



Legislation Text

File #: ORD-20:037, **Version:** 1

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM CR-1, COMMERCIAL RESIDENTIAL MIXED USE DISTRICT TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR THE PROPERTY LOCATED AT 911 PARKER ROAD AS REQUESTED BY ASHLEY TALLANT

WHEREAS ASHLEY TALLANT, is the owner of the following real estate in Jonesboro, Craighead County, AR to wit: Lot2 of the replat of Sirois 2nd addition to the city of Jonesboro Arkansas as shown by plat in plat book 179 at page 43 in the office of the circuit clerk and ex-officio recorder, Craighead county Arkansas and less and except Arkansas state highway No. 1 Right of way and being more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence South 18 degrees 01'45" East 105.00 feet; thence South 67 degrees 27"36" West 110.21 feet to the Easterly right of way of Arkansas Highway No. 1 (Harrisburg Road); thence North 19 degrees 10"18" West 92.04 feet along said right of way; thence North 23 degrees 27"20" East 38.79 feet along said right of way to the North line of aforesaid; thence North 76 degrees 55"05" East 86 .33 feet to the point of beginning proper, having an area of 12270.73 square feet, 0.28 acres more or less and being subject to all public and private roads and easements.

WHEREAS, the current zoning classification of property is CR-1, Commercial Residential mixed use;

WHEREAS, the owner of the property has requested that the Property be rezoned to; C-3 General Commercial District Limited Use Overlay allowing Retail/Salon and Light Office use.

WHEREAS, it appears that all applicable laws of the State of Arkansas and the ordinances of the City of Jonesboro have been complied with in presenting this ordinance to the City of Council.

SECTION I: Chapter 117, known as the Zoning Ordinance of the City of Jonesboro, Arkansas, codified as Title 14 of the Jonesboro Municipal Code, should be, and it hereby is amended so that the Property is zoned from CR -1Commercial Residential Mixed Use District to C-3 General Commercial District Limited Use Overlay.

SECTION II: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING CONDITIONS:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new constructions.
2. A final Site plan subject to all ordinance requirement shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any deviation of the approved use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage , to dumpster enclosure, sidewalks, etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
5. This Rezoning is a Limited Use Overlay with the following
 - a. Retail/Salon Use

b. Light Office Use

SECTION III : All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the Property described herein above so that the zoning classification of said property shall be in accordance with the provisions of this Ordinance.

PASSED AND APPROVED THIS 20TH DAY OF OCTOBER 2020.