



Legislation Text

File #: ORD-20:034, **Version:** 1

AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES OF JONESBORO, ARKANSAS, FROM C-3, GENERAL COMMERCIAL DISTRICT TO RS-7 SINGLE FAMILY RESIDENTIAL DISTRICT FOR PROPERTY LOCATED AT 1330 WEST MONROE AS REQUESTED BY ALBERTO MORALES.

WHEREAS, ALBERTO MORALES, is the owner of the following real estate in Jonesboro, Craighead County, AR, to wit: LOT 6 IN BLOCK 'B' OF OAKHURST ADDITION TO THE CITY OF JONESBORO, ARKANSAS AS RECORDED IN DEED BOOK 36, PAGE 175, IN THE CIRCUIT COURT CLERK'S OFFICE, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 0.166 ACRES, MORE OR LESS.

WHEREAS, the current zoning classification for the Property is C-3 General Commercial; and

WHEREAS, the owner of the Property has requested that the Property be rezoned to; Single Family Residential District RS-7: minimum 6,222 sq.ft lot, and

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 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 C-3 General Commercial to RS-7 Single Family Residential District: Minimum 6,222 Sq.Ft. Lot

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 construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department 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.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.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 hereinabove so that the zoning

classification of said Property shall be in accordance with the provisions of this Ordinance.

PASSED AND APPROVED THIS 8TH DAY OF OCTOBER 2020.