



Legislation Text

File #: ORD-17:095, **Version:** 2

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-2 DOWNTOWN FRINGE COMMERCIAL DISTRICT TO C-1 DOWNTOWN CORE COMMERCIAL DISTRICT FOR PROPERTY LOCATED AT 527 W. WASHINGTON AVENUE AS REQUESTED BY PAUL FORD

WHEREAS, JNC Investments, Inc is the owner of the following real estate in Jonesboro, Craighead County, Arkansas:

The North 153 Feet Of Lot 6 Of Cobb's Survey Of The Southwest Quarter Of The Southwest Quarter Of Section 18, Township 14 North, Range 04 East, Less And Except The North 10 Feet Thereof Located In Craighead County, Arkansas.

The "Property."

WHEREAS, the current zoning classification for the Property is C-2 Downtown Fringe Commercial District; and

WHEREAS, the owner of the Property has requested that the Property be zoned C-1 Downtown Core Commercial District; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that:

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-2 Downtown Core Commercial District to C-1 Downtown Core Commercial District.

SECTION II: The rezoning of the Property shall be subject to final site plan approval by the Metropolitan Area Planning Commission and the following conditions:

- A. 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.
- B. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
- C. Any change of use shall be subject to Planning Commission approval in the future.
- D. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc., shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

- E. Any improvements required by the Planning Department, Engineering Department, Inspection Department and Fire Department shall be completed prior to any C.O. being issued.

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 lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this Ordinance.

EMERGENCY CLAUSE: The need to amend the official zoning district boundary map of the City of Jonesboro, Arkansas insofar as it relates to the lands described hereinabove, an emergency is hereby found to exist and this ordinance shall be in full force and effect from and after its passage.

PASSED AND APPROVED this 2nd day of January, 2018.