



## Legislation Text

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**File #:** ORD-20:047, **Version:** 1

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AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1, RESIDENTIAL TO RM-8, RESIDENTIAL LUO FOR PROPERTY LOCATED AT 2512 AND 2514 CURTVIEW STREET AS REQUESTED BY GEORGE HAMMAN ON BEHALF OF KENNY AND SHELIA THROGMARTIN  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

**SECTION 1:** CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

**FROM:** Residential R-1  
**TO:** Residential RM-8, LUO

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

Lots 10 and 11 in Block "A" of Curtview Acres, Jonesboro, Arkansas, as shown by Plat in Deed Record 158 Page 6 at Jonesboro, Arkansas.

**SECTION 2:** THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 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) A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
- 4) Any change of use shall be subject to Planning Department approval in the future.
- 5) If duplexes are constructed, the new development will have to develop as the new Duplex Guidelines state.
- 6) The Limited Use Overlay (LUO) Proposed Limitations are:  
The two parcels can only be used for a single family home or one duplex on each lot.

PASSED AND APPROVED THIS 1ST DAY OF DECEMBER, 2020.