



Legislation Text

File #: ORD-19:049, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FOR PROPERTY LOCATED AT 516 W. JEFFERSON BY GARY HARPOLE

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

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

SECTION 1. Chapter 117, Article III, 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 C-2, Downtown Fringe Commercial District to RI-U, Residential District Limited Use Overlay, that land described as follows:

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 OF THE JEFFERSON REPLAT OF BICENTENNIAL SUBDIVISION AND PART OF LOTS 2 AND 3, BLOCK 12 OF FLINT'S ADDITION, JONESBORO, ARKANSAS, AS RECORDED IN C, PAGE 335 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS,

CONTAINING SOME 27,060 SQ. FT. OR 0.62 ACRES, MORE OR LESS,

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

SECTION II: All ordinances and parts of ordinances in conflict herewith are hereby repealed. SECTION III: The rezoning of this property shall adhere to the following conditions:

- A.) That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Regulations regarding any new construction.
- B.) 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.
- C.) Any change of use shall be subject to Planning Commission approval in the future.
- D.) A final site plan illustrating compliance with the site requirements for the RI-U Residential District shall be submitted to the Planning Department prior to any redevelopment.
- E.) The Limited Use Overlay for this is that no duplex or multi-family will be built on this lot.

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.

PASSED AND APPROVED THIS 1ST DAY OF OCTOBER, 2019.