



Legislation Text

File #: ORD-17:052, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 TO C-2 FOR PROPERTY LOCATED AT 1121 SOUTH MAIN STREET AS REQUESTED BY SARAH RUSSELL AND DEREK SPIEGEL
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I:

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: R -2, MULTI-FAMILY LOW DENSITY DISTRICT

TO: C-2, DOWNTOWN FRINGE COMMERCIAL DISTRICT, LUO- OFFICE GENERAL ONLY

THE FOLLOWING DESCRIBED PROPERTY: 1121 SOUTH MAIN STREET, JONESBORO, AR 72401

DESCRIPTION:

THE SOUTH 75 FEET OF LOT OR BLOCK 21 OF KNIGHT'S FIRST ADDITION TO THE CITY OF JONESBORO, ARKANSAS AS SHOWN BY PLAT IN DEED BOOK 9 @ PAGE 374 & 375 IN THE OFFICE OF CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER, CRAIGHEAD COUNTY, ARKANSAS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF ELM AVENUE WITH THE EAST LINE OF UNION STREET; THENCE NORTHWARDLY WITH THE EAST LINE OF UNION STREET 75 FEET; THENCE EASTWARDLY PARALLEL WITH THE NORTH LINE OF ELM AVENUE 190 FEET TO THE WEST LINE OF MAIN STREET, THENCE SOUTHWARDLY ALONG THE WEST LINE OF MAIN STREET 75 FEET TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF ELM AVENUE; THENCE WESTWARDLY ALONG THE SAID NORTH LINE OF ELM AVENUE TO THE POINT OF BEGINNING.

SECTION II:

MAPC FIND THAT TO REZONE PROPERTY FROM "R-2" MULTI-FAMILY LOW DENSITY DISTRICT TO "C-2" DOWNTOWN FRINGE COMMERCIAL DISTRICT LIMITED USE OVERLAY WITH 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 MAPC, PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.

3. ANY CHANGE OF 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 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.

5. THE PROPERTY SHALL BE LIMITED TO GENERAL OFFICE USE ONLY.

SECTION III:

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 18th day of July, 2017.