



## Legislation Text

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**File #:** ORD-18:009, **Version:** 1

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AN ORDINANCE AMENDING CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM RESIDENTIAL, R-1 TO GENERAL COMMERCIAL DISTRICT LUO, C-3 FOR PROPERTY LOCATED AT 2301 CULBERHOUSE AS REQUESTED BY BLUE PLATE, LLC

WHEREAS, Blue Plate, LLC, is the owner of the following real estate in Jonesboro, Craighead County, Arkansas, to-wit:

Lot 1 of the Replat of the East 128.0 feet of Lots 8, 9, and 10 of Cartwrights Second Addition to the City of Jonesboro, Arkansas, as shown by plat recorded in Plat Cabinet "C" page 149 at Jonesboro, Arkansas (hereinafter referred to as "Property" located at 2301 S. Culberhouse).

WHEREAS, the current zoning classification for the Property is R-1 Single Family Residential; and

WHEREAS, the owner of the Property has requested that the Property be rezoned to C-3 General Commercial District with a Limited Use Overlay (Restaurant/Food Establishment only, including catering); 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.

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 R-1 Single Family Residential to C-3 General Commercial District with a Limited Use Overlay (Restaurant/Food Establishment only, including catering).

SECTION II: The rezoning of the Property shall be subject to 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. The Property will only be allowed to operate as a restaurant and food establishment, including catering.

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.

Emergency Clause: The need to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the Property 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 6th day of February, 2018.