



## Legislation Text

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**File #:** ORD-19:017, **Version:** 1

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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 FROM I-1, LIMITED INDUSTRIAL DISTRICT TO C-1, DOWNTOWN CORE DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 304,310,312,316,318 CATE AVENUE AS REQUESTED BY INDIA OLSON OF EDG ON BEHALF OF TED HERGET OF MATH INVESTMENTS  
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 in 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 (“MAPC”) by the changes in zoning classification as follows:

FROM: I-1 - Limited industrial district

TO: C-1 - Downtown core district, limited use overlay

For the following described property:

**LEGAL DESCRIPTION:**

**TRACT A:**

LOTS 2, 3, 4, 5, 6, AND 7, BLOCK 1 OF HURLEY AND MOORE ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS RECORDED IN BOOK 15, PAGE 527.

**TRACT B:**

LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 2 OF HURLEY AND MOORE ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS RECORDED IN BOOK 15, PAGE 527.

**SECTION 2:**

All ordinances and parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3:**

The rezoning of this property shall adhere to the following conditions:

1. 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.
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. Any change of use shall be subject to Planning Commission approval in the future.

PASSED AND APPROVED this 7th day of May, 2019.