



Legislation Text

File #: ORD-17:076, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 TO C-3 FOR PROPERTY LOCATED AT 800 SOUTHWEST DRIVE AS REQUESTED BY FIRST NATIONAL BANK
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:

TRACT I:

FROM R-2 MULTI-FAMILY LOW DENSITY RESIDENTIAL TO C-3 GENERAL COMMERCIAL, THE FOLLOWING DESCRIBED PROPERTY:

ALL OF LOT 7R, MELTON MANOR ADDITION, CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, BEING A RE-PLAT OF LOT 7 AND PART OF LOT 8, MELTON MANOR ADDITION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY A PLAT OF RECORD IN PLAT CABINET B AT PAGE 56, SUBJECT TO ANY EASEMENTS OF RECORD, LESS AND EXCEPT PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF THE ARKANSAS STATE HIGHWAY COMMISSION RECORDED IN DEED BOOK 549 AT PAGE 561.

SECTION II: The requested rezoning Classification is further restricted as follows:

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.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.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 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 3rd day of October, 2017.