



## Legislation Details (With Text)

<b>File #:</b>	ORD-20:036	<b>Version:</b>	1	<b>Name:</b>	REZONING PROPERTY LOCATED 3707 S. CARAWAY ROAD FROM R-1 RESIDENTIAL TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY AS REQUESTED BY JOSHUA MOSS ON BEHALF OF SOUTH CARAWAY BAPTIST CHURCH
<b>Type:</b>	Ordinance	<b>Status:</b>	Passed		
<b>File created:</b>	9/10/2020	<b>In control:</b>	City Council		
<b>On agenda:</b>		<b>Final action:</b>	10/20/2020		
<b>Title:</b>	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 R-1 RESIDENTIAL TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 3707 S. CARAWAY ROAD AS REQUESTED BY JOSHUA MOSS ON BEHALF OF SOUTH CARAWAY BAPTIST CHURCH				

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**Attachments:** 1. Application (2), 2. 19313-01 rezoning, 3. Staff Summary - City Council, 4. Legal Description, 5. Map of Zonings Marked (1), 6. Returned Signed Notifications, 7. Rezoning Plat (2), 8. USPS Receipts

Date	Ver.	Action By	Action	Result
10/20/2020	1	City Council	Passed	Pass
10/8/2020	1	City Council	Held at second reading	
9/15/2020	1	City Council	Held at one reading	

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 R-1 RESIDENTIAL TO C-3 GENERAL COMMERCIAL DISTRICT LIMITED USE OVERLAY FOR PROPERTY LOCATED AT 3707 S. CARAWAY ROAD AS REQUESTED BY JOSHUA MOSS ON BEHALF OF SOUTH CARAWAY BAPTIST CHURCH

Whereas, South Caraway Baptist Church, is the owner of the following real estate in Jonesboro, Craighead County, AR, to wit:

### LEGAL DESCRIPTION:

A PART OF CARAWAY ROAD CHAPEL ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF CARAWAY ROAD CHAPEL ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°34'39" WEST, 1267.20 FEET; THENCE NORTH 00°28'04" EAST, 371.37 FEET; THENCE NORTH 89°28'22" EAST, 255.62 FEET; THENCE NORTH 00°28'04" EAST, 255.62 FEET; THENCE NORTH 89°28'22" EAST, 1011.27 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CARAWAY ROAD; THENCE SOUTH 00°26'09" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 629.30 FEET TO THE POINT OF BEGINNING,

CONTAINING 16.77 ACRES (730,452 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

Whereas, the current zoning classification for the property is R-1 residential; and

Whereas, the owner of the property has requested that the property be rezone to C-3 general commercial; and

Whereas, it appears that all applicable laws of the state of Arkansas in the ordinances of the City of Jonesboro have been complied with in presenting this ordinance to the City Council.

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 to C-3 General Commercial

Section II: The rezoning of this property shall adhere to 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 in floodplain regulations regarding any new construction.
2. A final site plan subject all ordinance requirements shall be submitted, reviewed, and approved by the planning department, prior to any redevelopment of the property.
3. Any deviation of the approved you shall be subject to planning commission approval in the future.
4. A final site plan illustrating compliance with the site requirements for parking, signage, landscaping, fencing buffering, outdoor storage, to dumpster enclosure, sidewalks etc. Shall be submitted to the planning department prior to any re-development of this property.

Section III: All ordinances and parts of ordinances in conflict here with our hereby repealed.

PASSED AND APPROVED THIS 20TH DAY OF OCTOBER 2020.