



Legislation Text

File #: ORD-19:081, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-3 GENERAL COMMERCIAL DISTRICT TO CR-1 COMMERCIAL RESIDENCE MIXED USE DISTRICT FOR 1.11 ACRES +/- OF LAND LOCATED AT 2750 BROWNS LANE ADJACENT SOUTH OF 2606 BROWNS LANE AS REQUESTED BY ERIC BURCH OF BURCH HOMES LLC

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: 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: C-3 General Commercial District
TO: CR-1 Commercial Residence Mixed Use District

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOT 2-B OF BURRIS SECOND REPLAT OF LOT 2 OF CAMERON'S PROFESSIONAL ADDITION, TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "C" PAGE 250 AT JONESBORO, ARKANSAS

CONTAINING IN ALL 1.11 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

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 illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
3. Any change of use shall be subject to Planning Department approval in the future.

PASSED AND APPROVED THIS 21ST DAY OF JANUARY, 2020.