File #: ORD-26:004, **Version:** 1

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO RS-7 FOR PROPERTY LOCATED AT 1306 CHARLES DR. AS REQUESTED BY WESTON WAGNER
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: **Residential R-1**

TO: **Residential RS-7**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lot 19 of Pratt's Second addition to the city of Jonesboro, Arkansas as shown by plat in deed record 158 page 95 at Jonesboro, Arkansas, and to easements of record and shown on recorded plat. Parcel 01-144082-14600

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, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.

2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements

for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. 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 Department approval in the future.

4) This development shall comply with all Overlay District requirements.

PASSED AND APPROVED THIS 3RD DAY OF MARCH 2026.

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