

ORDINANCE NO. 300

AN ORDINANCE AMENDING TITLE 14 OF THE GREENLAND MUNICIPAL CODE REGARDING AMENDMENTS TO THE CONDITIONAL USE LANGUAGE IN EACH ZONING DISTRICT.

WHEREAS, after a thorough review of zoning provisions in the Greenland Municipal Code, the Planning Commission has recommended that revisions be made with respect to less intensive uses in each zoning district;

WHEREAS, after due notice as required by law, the City of Greenland Planning Commission has heard all persons desiring to be heard with regard to the suggested amendments on September 6, 2011; and,

WHEREAS, although agreeing that less intensive uses should be allowed in each zoning district, the Planning Commission desires to protect the public and the City's overall plan by requiring that less intense uses in any zoning district be permitted by the conditional use procedure.

WHEREAS, it is it desire of the Mayor and City Council that Planning Commission recommendations regarding amendments to the conditional use language in each zoning district be approved and put into effect.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GREENLAND, ARKANSAS:

SECTION 1: That Title 14, Chapter 14.04, Section 14.04.07 District Regulations, part B thereof is hereby amended as follows:

- 1) under the R-E, Residential Estates portion, the paragraph numbered "3." Is

hereby amended to read:

“3. Conditional Uses See the Use Table which is attached hereto as Appendix A. Conditional use application procedures, and consideration criteria are discussed in 14.04.08. Also, see Appendix B, the Site Plan, Conditional Use Application Checklist. Other uses deemed by the Planning Commission to be consistent with the basic intent of this district, and that are equal to or less intense than was permitted in this district, may also be considered.”

2) under the R-1, Low Density Residential portion, the paragraph numbered

“3” is hereby amended to read:

“3. Conditional Uses See the Use Table, which is attached hereto as Appendix A. Conditional use application procedures, and consideration criteria are discussed in 14.04.08. Also, see Appendix B, the Site Plan/Conditional Use Application Checklist. Other uses deemed by the Planning Commission to be consistent with the basic intent of this district, and that are equal to or less intense than was permitted in this district, may also be considered.”

3) under the R-2, Medium Density Residential portion, the paragraph

numbered “3” is hereby amended to read:

“3. Conditional Uses See the Use Table, which is attached hereto as Appendix A. Conditional use application procedures, and consideration criteria are discussed in 14.04.08. Also, see Appendix B, the Site Plan/Conditional Use Application Checklist. Other uses deemed by the Planning Commission to be consistent with the basic intent of this district, and that are equal to or less intense than was permitted in this district, may also be considered.”

4) under the R-3, High Density Residential portion, the paragraph numbered

“3” is hereby amended to read:

“3. Conditional Uses See the Use Table, which is attached hereto as Appendix A. Conditional use application procedures, and consideration criteria are discussed in 14.04.08. Also, see Appendix B, the Site Plan/Conditional Use Application Checklist. Other uses deemed by the Planning Commission to be consistent with the basic intent of this district, and that are equal to or less intense than was permitted in this district, may also be considered.”

5) under the C-1, Highway 71 Business District portion, the paragraph

numbered “3” is hereby amended to read:

“3. Conditional Uses See the Use Table, which is attached hereto as Appendix A. Conditional use application procedures, and consideration criteria are discussed in 14.04.08. Also, see Appendix B, the Site Plan/Conditional Use Application Checklist. Provided further, mixed use developments, including retail/office/residential/personal services, and uses deemed by the Planning Commission to be consistent with the basic intent of this district, and that are equal to or less intense than uses permitted in this district, may also be considered.”

6) under the C-2, Neighborhood Commercial portion, the paragraph

numbered “3” is hereby amended to read:

“3. Conditional Uses See the Use Table, which is attached hereto as Appendix A. Conditional use application procedures, and consideration criteria are discussed in 14.04.08. Also, see Appendix B, the Site Plan/Conditional Use Application Checklist. Other uses deemed by the Planning Commission to be consistent with the basic intent of this district, and that are equal to or less intense than was permitted in this district, may also be considered.”

7) under the C-3, Thoroughfare Commercial portion, the paragraph

numbered “3” is hereby amended to read:

“3. Conditional Uses See the Use Table, which is attached hereto as Appendix A. Conditional use application procedures, and consideration criteria are discussed in 14.04.08. Also, see Appendix B, the Site Plan/Conditional Use Application Checklist. Other uses deemed by the Planning Commission to be consistent with the basic intent of this district, and that are equal to or less intense than was permitted in this district, may also be considered.”

8) under the I-1, Light Industrial portion, the paragraph numbered “4” is

hereby amended to read:

“4. Conditional Uses See the Use Table, which is attached hereto as Appendix A. Conditional use application procedures, and consideration criteria are discussed in 14.04.08. Also, see Appendix B, the Site Plan/Conditional Use Application Checklist. Other uses deemed by the Planning Commission to be consistent with the basic intent of this district, and that are equal to or less intense than was permitted in this district, may also be considered.”

SECTION 2: That review of zoning regulations is ongoing by the Planning Commission and other changes will no doubt be suggested, discussed, opened to comment by the public and

recommended to the Council, but as of this time the remainder of Title 14, Chapter 14.04, specifically Section 14.04.07 is ratified and confirmed.

PASSED AND APPROVED this 10 day of OCT, 2011.



BILL GROOM, Mayor

ATTEST:



DONNA CHEEVERS, Recorder-Treasurer