



Legislation Details (With Text)

**File #:** ORD-24:014    **Version:** 2    **Name:** REZONING FROM R-1 TO C-3, LUO FOR PROPERTY LOCATED AT 4002 MT. CARMEL ROAD AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF RICK WHITE  
**Type:** Ordinance    **Status:** Passed  
**File created:** 4/25/2024    **In control:** City Council  
**On agenda:**    **Final action:** 6/4/2024

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3, LUO FOR PROPERTY LOCATED AT 4002 MT. CARMEL ROAD AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF RICK WHITE

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Application, 2. Rezoning Plat, 3. Cert Mail Receipts, 4. Adjoining Property Owner Notification, 5. Signs, 6. Staff Summary, 7. Tommy Gray Handout 06042024

Date	Ver.	Action By	Action	Result
6/4/2024	1	City Council	Passed as Amended	Pass
5/21/2024	1	City Council	Held at second reading	
5/7/2024	1	City Council	Held at one reading	

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3, LUO FOR PROPERTY LOCATED AT 4002 MT. CARMEL ROAD AS REQUESTED BY HORIZON LAND SURVEYING ON BEHALF OF RICK WHITE

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 District, R-1**  
**TO: Commercial District, C-3, LUO**

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION:**

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF

SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, RUN S88°57'21"W ALONG THE NORTH LINE OF SAID QUARTER, A DISTANCE OF 551.70 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH QUARTER LINE, RUN S00°28'48"W A DISTANCE OF 396.14 FT. TO A POINT; THENCE S88°57'21"W A DISTANCE OF 348.30 FT. TO A POINT; THENCE N01°02'39"W A DISTANCE OF 145.00 FT. TO A POINT; THENCE S88°57'21"W A DISTANCE OF 308.70 FT. TO A POINT; THENCE N00°59'12"E A DISTANCE OF 97.84 FT. TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF ARDOT JOB #100454 ; THENCE RUN ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: N89°15'09"E A DISTANCE OF 35.66 FT., N02°06'17"W A DISTANCE OF 46.30 FT., N16°44'35"E A DISTANCE OF 79.63 FT., N56°45'06"E A DISTANCE OF 25.00 FT., N00°40'28"W A DISTANCE OF 17.97 FT. TO A POINT ON AFORESAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN N88°57'21"E ALONG SAID QUARTER LINE A DISTANCE OF 583.67 FT. TO THE POINT OF BEGINNING, CONTAINING 4.80 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

**SECTION 2:**

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

1. THE PROPOSED SITE SHALL SATISFY ALL REQUIREMENTS OF THE CITY ENGINEER, ALL REQUIREMENTS OF THE CURRENT STORMWATER DRAINAGE DESIGN MANUAL AND FLOODPLAIN REGULATIONS REGARDING ANY NEW CONSTRUCTION.
2. A FINAL SITE PLAN SUBJECT TO ALL ORDINANCE REQUIREMENTS 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. THE SITE SHALL COMPLY WITH ALL OVERLAY DISTRICT STANDARDS.
5. THE LIMITED USE OVERLAY SHALL LIMIT THE FOLLOWING USES:

- Cemetery
- Communication Tower
- Adult Entertainment
- Homeless Shelter
- Medical Marijuana Dispensary
- Billboard Advertisement

6. PROHIBIT AN INGRESS OR EGRESS ACCESS DRIVE SOLELY FROM THIS PROPERTY TO MOUNT CARMEL ROAD.

PASSED AND APPROVED THIS 4TH DAY OF JUNE 2024.