



Legislation Details (With Text)

**File #:** ORD-23:044    **Version:** 1    **Name:** REZONING FROM C-4 LUO TO C-3 LUO FOR PROPERTY LOCATED AT 604 E. HIGHLAND DRIVE AS REQUESTED BY HORIZON LAND SURVEYING, LLC

**Type:** Ordinance    **Status:** Passed

**File created:** 11/16/2023    **In control:** City Council

**On agenda:**    **Final action:** 12/19/2023

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-4 LUO TO C-3 LUO FOR PROPERTY LOCATED AT 604 E. HIGHLAND DRIVE AS REQUESTED BY HORIZON LAND SURVEYING, LLC

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Rezoning application, 2. Rezoning Questionnaire, 3. Rezoning Signs, 4. Staff Summary - Highland - CC, 5. Mail Receipt, 6. Plat, 7. Publication Fee Receipt

Date	Ver.	Action By	Action	Result
12/19/2023	1	City Council	Passed	Pass
12/5/2023	1	City Council	Held at second reading	
11/21/2023	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 C-4 LUO TO C-3 LUO FOR PROPERTY LOCATED AT 604 E. HIGHLAND DRIVE AS REQUESTED BY HORIZON LAND SURVEYING, 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:** Commercial District, C-4 LUO  
**TO:** Commercial District, C-3, LUO

THE FOLLOWING DESCRIBED PROPERTY:

**LEGAL DESCRIPTION :**

A PART OF LOT 15 OF SENTER & COMPANY'S ADDITION TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, RUN N01°02'32"E A DISTANCE OF 60.97 FT. TO A POINT; THENCE S88°57'28"E A DISTANCE OF 30.12 FT. TO A POINT ON THE EAST RIGHT OF WAY LINE OF RAINS STREET AND THE NORTH RIGHT OF WAY LINE OF HIGHLAND DRIVE (AR HIGHWAY 18) AND THE POINT OF BEGINNING; THENCE N00°43'42"E ALONG SAID EAST RIGHT

OF WAY LINE A DISTANCE OF 255.41 FT. TO A POINT; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, RUN S89°35'52"E A DISTANCE OF 336.98 FT. TO A POINT; THENCE S00°40'22"W A DISTANCE OF 269.46 FT. TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AS FOLLOWS: N88°54'35"W A DISTANCE OF 233.75 FT. TO A POINT, N83°23'38"W A DISTANCE OF 104.04 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 2.06 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 LIMITED USE OVERLAY SHALL PROHIBIT:
  - Adult Entertainment
  - Communication Tower
  - Funeral Home
  - Marijuana Dispensary
  - Freight Terminal
  - RV Park
  - Pawn Shop
  - Cemetery

PASSED AND APPROVED THIS 19TH DAY OF DECEMBER, 2023.