

**ORDINANCE NO. 2024-22**

**AN ORDINANCE AMENDING ORDINANCE NO. 296, AS AMENDED,  
WITH REFERENCE TO ZONING WITHIN THE CITY LIMITS  
OF THE CITY OF MOUNTAIN HOME, ARKANSAS, RELATIVE TO  
CHANGING AREA ZONED AS COMMERCIAL C-3 TO RESIDENTIAL R-4**

**WHEREAS**, a proper petition was filed by a property owner requesting a map change in zoning; said petition was submitted to the Planning Commission of the City of Mountain Home, Arkansas; notice of said petition and public hearing thereon was published in a newspaper having local circulation as required by Ordinance; a public hearing was held and all remonstrances were heard, after which the Planning Commission recommended the property described herein be rezoned.

**NOW, THEREFORE, BE IT ORDAINED  
BY THE CITY COUNCIL OF MOUNTAIN HOME ARKANSAS:**


The following real estate in Baxter County, Arkansas be, and it hereby is changed in zoning from Commercial C-3 to Residential R-4.

THAT PART OF THE N1/2 SE1/4 OF SECTION 17 T19N R13W BAXTER COUNTY, ARKANSAS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

*FROM THE NE CORNER SE1/4 SE1/4 OF SECTION 17, THENCE N 89°30'21" W 579.00 FEET, THENCE S 78°48'14" W 769.62 FEET, THENCE N 14°54'42" W 1101.35 FEET TO A 1/2" REBAR AT THE SW CORNER OF SYCAMORE FLATS, THENCE N 74°55'58" E 473.97 FEET TO A 1/2" REBAR, FOR THE POINT OF BEGINNING, THENCE ALONG THE EAST LINE OF SYCAMORE FLATS N 14°37'37" W 275.98 FEET TO A 1/2" REBAR, THENCE LEAVING SAID EAST LINE N 74°55'18" E 141.77 FEET TO THE WEST R/W OF HWY. 62/412 BYPASS, THENCE GO ALONG SAID R/W S 64°09'43" E 3.42 FEET TO A R/W MARKER, THENCE S 50°15'33" E 185.73 FEET TO A R/W MARKER, THENCE S 42°39'14" E 137.62 FEET, THENCE LEAVING SAID R/W S 74°55'58" W 317.25 FEET TO THE POINT OF BEGINNING. CONTAINING 1.49 ACRES*

The above-described property is located at U.S. Highway 62W and U.S. Highway 62/412 Bypass in Mountain Home, Arkansas.

**PASSED AND APPROVED THIS 19<sup>TH</sup> DAY OF DECEMBER, 2024.**

  
\_\_\_\_\_  
**HILLREY ADAMS, MAYOR**

**ATTEST:**

  
\_\_\_\_\_

**SCOTT LILES, CITY CLERK**



## PETITION

City of Mountain Home  
File Marked this 18 day  
of October, 2024  
City Clerk, [Signature]

**TO: PLANNING COMMISSION  
CITY OF MOUNTAIN HOME  
MOUNTAIN HOME, ARKANSAS**

**MAYOR AND CITY COUNCIL  
CITY OF MOUNTAIN HOME  
MOUNTAIN HOME, ARKANSAS**

The petitioner, Sycamore Properties LLC, hereby petitions you to rezone certain residential property described below. The petitioner requests that the property be rezoned from Commercial C-3 to Residential R-4. The property to be rezoned is described below, to-wit:

PART OF THE N1/2 SE1/4 OF SECTION 17 T19N R13W BAXTER COUNTY, ARKANSAS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

*FROM THE NE CORNER SE1/4 SE1/4 OF SECTION 17, THENCE N 89°30'21" W 579.00 FEET, THENCE S 78°48'14" W 769.62 FEET, THENCE N 14°54'42" W 1101.35 FEET TO A 1/2" REBAR AT THE SW CORNER OF SYCAMORE FLATS, THENCE N 74°55'58" E 473.97 FEET TO A 1/2" REBAR, FOR THE POINT OF BEGINNING, THENCE ALONG THE EAST LINE OF SYCAMORE FLATS N 14°37'37" W 275.98 FEET TO A 1/2" REBAR, THENCE LEAVING SAID EAST LINE N 74°55'18" E 141.77 FEET TO THE WEST R/W OF HWY. 62/412 BYPASS, THENCE GO ALONG SAID R/W S 64°09'43" E 3.42 FEET TO A R/W MARKER, THENCE S 50°15'33" E 185.73 FEET TO A R/W MARKER, THENCE S 42°39'14" E 137.62 FEET, THENCE LEAVING SAID R/W S 74°55'58" W 317.25 FEET TO THE POINT OF BEGINNING. CONTAINING 1.49 ACRES, MORE OR LESS*

The property is located at US Highway 62W and US Highway 62/412 Bypass in Mountain Home, Arkansas.

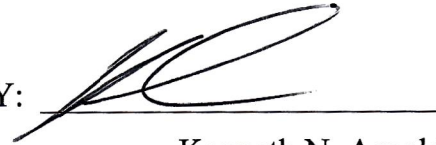
The rezoning of this property will not conflict with the surrounding land uses because of multiple zoning classifications that exist in the vicinity.

A diagram of the property and vicinity is attached hereto and marked Exhibit "A."

It is the opinion of the petitioner that this property is no longer practical or desirable for Commercial C-2 use.

SYCAMORE PROPERTIES LLC

BY:

A handwritten signature in black ink, appearing to be 'K. Arnold', written over a horizontal line.

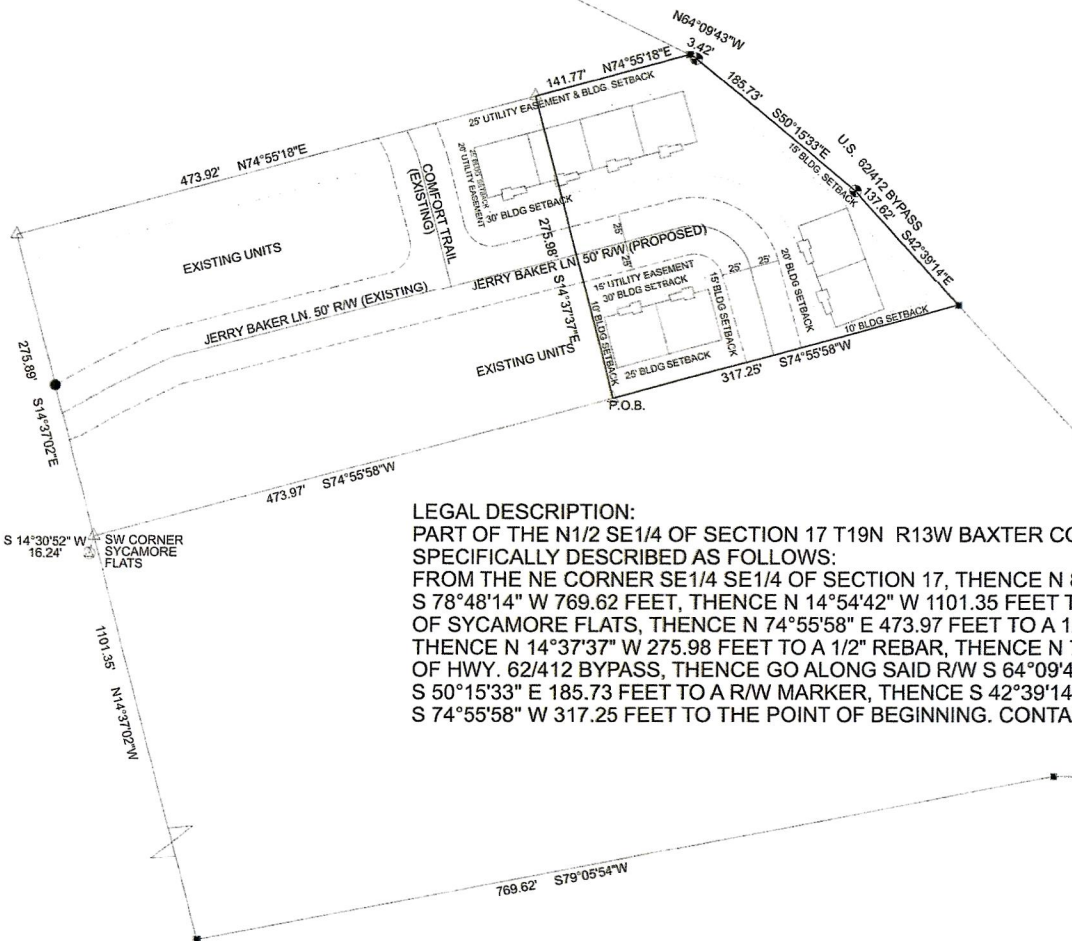
Kenneth N. Arnold

Authorized Signer

165 Jerry Baker Lane

Mtn. Home, AR 72653





# SKETCH PLAN FOR SYCAMORE FLATS PHASE II 1.49 ACRES

## LEGAL DESCRIPTION:

PART OF THE N1/2 SE1/4 OF SECTION 17 T19N R13W BAXTER COUNTY, ARKANSAS BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:  
FROM THE NE CORNER SE1/4 SE1/4 OF SECTION 17, THENCE N 89°30'21" W 579.00 FEET, THENCE S 78°48'14" W 769.62 FEET, THENCE N 14°54'42" W 1101.35 FEET TO A 1/2" REBAR AT THE SW CORNER OF SYCAMORE FLATS, THENCE N 74°55'58" E 473.97 FEET TO A 1/2" REBAR, FOR THE POINT OF BEGINNING, THENCE N 14°37'37" W 275.98 FEET TO A 1/2" REBAR, THENCE N 74°55'18" E 141.77 FEET TO THE WEST R/W OF HWY. 62/412 BYPASS, THENCE GO ALONG SAID R/W S 64°09'43" E 3.42 FEET TO A R/W MARKER, THENCE S 50°15'33" E 185.73 FEET TO A R/W MARKER, THENCE S 42°39'14" E 137.62 FEET, THENCE LEAVING SAID R/W S 74°55'58" W 317.25 FEET TO THE POINT OF BEGINNING. CONTAINING 1.49 ACRES

S 14°30'52" W  
16.24'

1101.35' N 14°37'02" W

579.00' N 89°12'41" W

NE CORNER  
SE1/4 SE1/4  
SECTION 17  
T19N R13W

769.62' S 79°05'54" W

0 10 20



STRIDER CONSULTING  
142 South College Street  
Mountain Home, AR 72653  
970-424-4330  
http://www.striderconsulting.com

DRAWN BY:  
S. N. M.

SCALE:  
1"=50'

JOB #:  
24-0223

DATE:  
07/17/2024

REVISION:  
A1

SHEET:  
S1.1

SKETCH PLAN

PROJECT

NICK ARNOLD/  
SYCAMORE PROPERTIES  
210 W 7TH STREET  
MOUNTAIN HOME, AR, 72653  
SUITE 1

CUSTOMER



SHEET SIZE

D

## NOTICE

City of Mountain Home  
File Marked this 18 day  
of October, 2024  
City Clerk, [Signature]

**NOTICE** is hereby given that a petition has been filed with the Planning Commission and City Council of Mountain Home, Arkansas, by the owner of the following described property situated in Baxter County, Arkansas, to-wit:

*THAT PART OF THE N1/2 SE1/4 OF SECTION 17 T19N R13W BAXTER COUNTY, ARKANSAS, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:*

*FROM THE NE CORNER SE1/4 SE1/4 OF SECTION 17, THENCE N 89°30'21" W 579.00 FEET, THENCE; S 78°48'14" W 769.62 FEET, THENCE N 14°54'42" W 1101.35 FEET TO A 1/2" REBAR AT THE SW CORNER OF SYCAMORE FLATS, THENCE N 74°55'58" E 473.97 FEET TO A 1/2" REBAR, FOR THE POINT OF BEGINNING, THENCE ALONG THE EAST LINE OF SYCAMORE FLATS N 14°37'37" W 275.98 FEET TO A 1/2" REBAR, THENCE LEAVING SAID EAST LINE N 74°55'18" E 141.77 FEET TO THE WEST R/W OF HWY. 62/412 BYPASS, THENCE GO ALONG SAID R/W S 64°09'43" E 3.42 FEET TO A R/W MARKER, THENCE S 50°15'33" E 185.73 FEET TO A R/W MARKER, THENCE S 42°39'14" E 137.62 FEET, THENCE LEAVING SAID R/W S 74°55'58" W 317.25 FEET TO THE POINT OF BEGINNING. CONTAINING 1.49 ACRES MORE OR LESS*

The above described property is located at U.S. Highway 62W and U.S. Highway 62/412 Bypass in Mountain Home, Arkansas.


Said petition seeks the rezoning of the property from Commercial C-3 to Residential R-4.

The hearings related to said petition will be held as follows:

1. The Planning Commission will hear objections and make its determination on said petition at City Hall on November 18, 2024, at 1 p.m.
2. The City Council will make its determination on said petition at City Hall on December 5, 2024, at 5 p.m.

The petitioner is Sycamore Properties LLC, the record owner of the property, and it has named Kenneth N. Arnold to act for it in this proceeding.



  
SCOTT LILES, CITY CLERK

**ONE PUBLICATION:**

October 25, 2024