



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, March 12, 2024

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-24:022](#) Minutes: February 27, 2024 MAPC Minutes

Attachments: [2.27.24 MAPC Minutes](#)

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

[CU-24-03](#) Conditional Use: 2210 Brazos Street

Harri Ramasubramaniam is seeking conditional use approval for a convenience store located at 2210 Brazos Street. This request is for 0.45 acres and located within the R-3, multi-family high density district.

Attachments: [Application](#)  
[Sign Posted](#)  
[Plat](#)  
[Deed](#)  
[Mail Receipt](#)  
[Staff Summary](#)

### 8. Rezoning

**RZ-24-03**

Rezoning: 1323 Strawfloor Drive

Horizon Land Surveying, LLC, on behalf of Tiller Land Development, LLC, is seeking a rezone from R-1, single family medium density to C-3 LUO, general commercial with a limited use overlay. This request is for 2.43 acres located at 1323 Strawfloor Drive.

**Attachments:**

[Signed Rezoning Application](#)

[H22-173 Phipps-Strawfloor-Rezoning Plat](#)

[COJ Rezoning - Adjoining Property Owner Notification](#)

[Certified Mail Receipt](#)

[Zoning Signs](#)

[Staff Summary](#)

**9. Staff Comments**

**COM-24:011**

Other Communication: Downtown Jonesboro Development Code (DJDC) Update

An update to the minimum building frontage requirement for general frontage lots.

**Attachments:**

[Exhibit A](#)

[Ordinance](#)

**10. Adjournment**



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300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-24:022

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Minutes

Minutes: February 27, 2024 MAPC Minutes



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

---

Tuesday, February 27, 2024

5:30 PM

Municipal Center, 300 S. Church

---

### 1. Call to order

### 2. Roll Call

**Present** 7 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Paul Ford and Jim Little

**Absent** 2 - Jeff Steiling and Dennis Zolper

### 3. Approval of minutes

[MIN-24:018](#) MAPC Minutes: February 13th, 2024

**Attachments:** [2.13.24 MAPC Minutes](#)

**Approved**

**Aye:** 6 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Paul Ford and Jim Little

**Absent:** 2 - Jeff Steiling and Dennis Zolper

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-24-03](#) Preliminary Subdivision: Wolf Trails

McAlister Engineering is seeking preliminary subdivision approval for Wolf Trails Subdivision; 30 lots on 7 acres. The site is located at 305 N. Airport and within the RS-8, single-family residential zoning district.

**Attachments:** [Application](#)  
[Subdivision Plans](#)  
[WOLF TRAILS DRAINAGE REPORT](#)  
[Staff Report](#)

**Item has been withdrawn by the Applicant.**

[PP-24-05](#) Preliminary Subdivision: The Orchard Phase II

Mark Morris is requesting preliminary subdivision approval for The Orchard Phase II, 115 lots on 35.5 acres. Located south of Red Maple Way, this property is located within the RS-8 LUO, single-family residential district.

**Attachments:**     [Plat](#)  
                              [Staff Report](#)  
                              [The Orchard - Phase 2 Application](#)

**Mark Morris (Proponent):** Good afternoon, my name is Mark Morris, we're seeking preliminary approval on The Orchard Phase 2.

**Lonnie Roberts (Chair):** City planner do you have staff comments on this development?

**Derrel Smith (City Planner):** Yes sir, we reviewed it and it meets the requirements of the subdivision code so we would recommend approval.

**Lonnie Roberts:** With that, I'll open up discussion for any questions from commissioners.

**A motion was made by Jimmy Cooper, seconded by Jim Little, that this matter be Approved . The motion PASSED with the following vote.**

**Aye:** 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Paul Ford and Jim Little

**Absent:** 2 - Jeff Steiling and Dennis Zolper

[PP-23-10](#)

PRELIMINARY SUBDIVISION: Pacific Grove Phase II

Mark Morris is requesting preliminary subdivision approval for Pacific Grove Phase 2; 37 lots on 13.64 acres. This property is located north of Beech Grove Drive and zoned R-1, single family medium density district.

**Attachments:**     [Application](#)  
                              [Overview](#)  
                              [KATHLEEN-REVISION](#)  
                              [PACIFIC GROVE PH2 PRELIM REVISED](#)  
                              [Staff Report](#)  
                              [MAPC Submittal](#)  
                              [Grading](#)

Items remains tabled

## **6. Final Subdivisions**

[PP-24-04](#)

Final Subdivision: HJH Properties Replat

Cross Development is seeking minor plat approval for 3921 S. Stadium. This 7.37 acre site is located within the C-3, general commercial zoning district.

**Attachments:**     [2024-01-17 Lot 1 HJH Properties Replat](#)  
[2024-01-17 Caliber Collision - Lot 1 Stadium Blvd. - Jonesboro, AR](#)  
[Application](#)  
[AR Jonesboro 3360-Owners Affidavit-2024.01.17](#)  
[Staff Report](#)  
[RP 20-63 H J H PROPERTIES REPLAT LOTS 1 AND 2 STADIUM BLVD AC](#)

DJ Strickland (Proponent): I'm DJ Strickland with Foresight Group representing the applicant, and our goal is to subdivide approximately a 2.3 acre portion of that 7.37 acre lot.

Lonnie Roberts (Chair): City planner do you have any staff comments on this?

Derrel Smith (City Planner): Yes sir, it does meet the requirements of the subdivision code so we would recommend approval.

Lonnie Roberts: I'll open up for any commissioner questions or comments or any motions.

A motion was made by Paul Ford, seconded by Kevin Bailey, that this matter be Approved . The motion PASSED with the following vote.

**Aye:** 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Paul Ford and Jim Little

**Absent:** 2 - Jeff Steiling and Dennis Zolper

## **7. Conditional Use**

### **CU-24-01**

Conditional Use: East Parker Road and Elmhurst Drive (Pvt.)

Davidson Engineering, on behalf of Glenwood Limited Partnership, is seeking conditional use approval for a climate controlled storage facility located at the intersection of Elmhurst and E. Parker. The site spans 6.35 acres and is situated within the C-3 general commercial zoning district.

**Attachments:**     [23-104 CONDITIONAL USE Submittal 1.17.2024](#)  
[RP 17-28 GLADIOLUS BUSINESS PARK](#)  
[Site](#)  
[Sign Posted](#)  
[23-104 Cert Mail](#)  
[Staff Summary](#)

Bear Davidson (Proponent): Bear Davidson with Davidson Engineering.

Lonnie Roberts (Chair): Anything you would like to add before we proceed?

Bear Davidson: Just a few things, this is on 6.35 acres this is southwest and adjacent to the Walmart Market, the structure itself is about 120,000 square feet. There was an area on our site plan we submitted reserved for detention on the western side of that 6.35 acres, and we have been in conversation with Walmart through this process and have reached an agreement with them, as that portion of Elmhurst drive is a public access road, but it's actually owned by the owner of the Walmart parcel, and also we got sites like this that have been built in the last 3 to 4 years in Benton, Springdale, Conway, Bentonville, this is climate controlled storage so it's a bit different than the old school row house type storage. It's got a front on it that looks more like commercial retail, with glass storefront and stone and brick façade. There's a picture there and

across the bottom is the frontage that you would see from that corner on Elmhurst. If there are any questions I will try and answer them.

Lonnie Roberts (Chair): City planner do you have staff comments?

Derrel Smith (City Planner): Yes we do, we got a question first, and Bear is that one story or two?

Bear Davidson (Proponent): It's one story. All one level.

Derrel Smith: Okay, so it's going to be one story.

Bear Davidson: Yes sir. Now the front of that building because of the slope, the roof will be taller, the last one we did ended up being 19, 20 feet tall, but it is all one story.

Lonnie Roberts: I have a quick question too before we proceed, you said that Walmart had owned the access that you would be adjoining, is that wall the way out to Parker Road or just the area where you'd be?

Bear Davidson: It's odd and I have a copy of the plat here with me that may be in your paperwork as well, so Elmhurst is kind of c-shaped, that eastern leg from the pivot point back to the east there is owned by Walmart, and is within an easement. That northern leg from the cursor to the north, is also shown on the plat as a variable width drive access for public use access with a 60 foot minimum width. It is also a public access it's not a city maintained road, and I brought that up cause I wanted to understand that a little better myself early on as far as the city's perspective. I know lot 3 has a small health clinic on it that was developed, since this was platted in '17 and they encountered the same thing I'm sure so, I just wanted to see how that would be evaluated by the planning commission.

Lonnie Roberts: We will proceed with staff comments, Derrel do you have anything to add?

Derrel Smith: If you decide to approve we would have the following stipulations that upon conditional use approval all of the required local, statewide, permits and inspections must be applied for and obtained. Any large scale commercial project over 75,000 square feet will have to come back to MAPC for approval.

Lonnie Roberts: This is a conditional use, I'm going to open up to the public, is anyone here to give public comments on this particular case? If not I'm going to open up for commissioners. Commissioners, questions and comments?

Paul Ford (Commission): My question is, is the access to the property, a private owned road? And if yes, does your client have an easement, or are they just relying on someone else's easement?

Bear Davidson (Proponent): So the answer for that is different for the different parts of that road, but I'll try to answer that clearly, the eastern portion of Elmhurst, from our northeast corner moving east, is actually owned by Walmart. But we have an agreement with them in place, today to use that. But even if we had not, that western portion that goes from our northeast corner due north to Parker is a platted public access easement, that was platted for the use and benefit of the lots in this subdivision. So it was platted there to access these parcels.

Paul Ford: Platted and benefited to, is that a burden that runs with your land or with the other individuals land?

Bear Davidson: It's not owned by those individuals like the portion on Walmart is, it's a public access easement and I would refer to that as a right of way but-

Paul Ford: My question is that if someone does not have that perpetual benefit, almost as a right of title, which is referred to as a benefit that runs with the land and is a burden that runs with the other person's land, if there is not that permanent benefit and burden then someone could take it away. And if the other property is, and then my next question is you have an agreement with

Walmart, but often Walmart's do not own their property, they just rent their properties and some other person owns that land, and if that agreement, if that's not an easement vs an agreement, and Walmart decides not to rent there anymore, and they leave it like Big Lots out on the other part of town, so my concern is that you're building this structure and we don't necessarily know that we have perpetual access to it by virtue of a city street or an easement. Bear Davidson: Mr. Ford it's a good question, I don't think I answered it well the first time, I'll try again. I think what you're saying is, say Walmart decides to stop honoring their agreement with us, allowing us to access, and they own the property under that easement, and so that access goes away, what I was trying to say is that these other lots, for instance lots 1 and 3 their parcel boundary does not overlap the easement, the easement is west of their parcel boundary so they don't own that easement. That easement is over and on top of lot 4 which is what we are buying a portion of its lot 4. Does that make more sense? Maybe not.

Carol Duncan (City Attorney): Who owns the remainder of that? How far down do you own? Or I guess does your client own? Like it wouldn't get you all the way to Parker Road correct?

Bear Davidson: Not property that we would own, just that easement that is part of lot 4, but the next step for us, we're here tonight to get a conditional use, this property is under contract but not yet closed on. And, if we secure a conditional use permit that give us the confidence with the project to move forward and our next steps with you would be to submit a full set of site plans to review and also, a final plat, to separate this portion of lot 4 from the rest of it. And as part of that final plat that easement would be shown for access from Parker which is a public street to our northeast corner. Right now it's just over and above lot 4, but lot 4 is not yet been subdivided.

Paul Ford (Commission): Maybe it's because I don't have northeast and all that stuff in my head but if we're looking at that property that is up there now, where it says Affordable Denture Implants and then to the south where I see Elmhurst Drive, that is between Affordable Dentures and Walmart Neighborhood, is that Elmhurst Drive a city street or a private owned street?

Carol Duncan (City Attorney): Private owned street.

Paul Ford: And do you have an easement of right, to that Elmhurst Drive or does your client have an easement that would be filed on record. Not an agreement. But an easement.

Bear Davison (Proponent): For that portion? James can you help me answer that?

James (Proponent): So I was involved in the development of all this, for the Wormack family, there is an easement agreement that is filed as a matter of record that controls both the portion of Elmhurst drive that's on the Walmart side of the property and the portion of Elmhurst drive that is not. It's a two way easement that is for the benefit of both the Wormack and for Walmart, so no one can take away access from either access point, from either Parker or Harrisburg Road. And it's filed so it can't be changed without the agreement of both parties.

Paul Ford: And then, when that property is sold, that benefit that runs with the land would transfer to the new buyers?

James: It is a matter of public record, and it can't be taken away.

Paul Ford: But if I have an easement, it can be personal but then it has to be transferred.

James: It is for the benefit of all the owners in this parcel.

Jimmy Cooper (Commission): The three businesses that are across the street would be in the same situation. The dental thing-



James: Right, the Home Depot-

Paul Ford: I wasn't here when those things were built or needed approval, I'm just questioning it because of what was said, that's all. I'm not trying to be difficult, but do we want to approve of something being built if there's not an easement right vs, an understanding or an agreement, that could change.

James (Proponent): The ECR agreement is the easement of right and it is recorded. It's not like a two parties agreeing, it's recorded. It's in place and it's described and it has legal description and all that is filed right now as a matter of record.

Carol Duncan (City Attorney): So the question that was proposed to me in advance was under the city code 113-80 subsection A, part of which says each lot must front on a public street or road which has a right away of not less than 50 feet in width. And I don't remember what happened to 2017 or how the others were developed without that, but that is the question that was proposed to me.

James: I completely agree, I own that Affordable Care Dentures building, and developed that and didn't have to have anything different.

Carol Duncan: Was it already properly zoned?

James: Yep it was zoned and-

Carol Duncan: So it was just approved by the planning department at that time?

James: What we did was when we did the Walmart development we platted those three lots, and we did this plat, so lot 4 the big lot is a part of that plat but I didn't have to anything different to get a building permit on lot 3 which doesn't-

Carol Duncan: I know this predates Derrel, but I don't know how that happened, with that has any consideration been given into making that a city street? Dedicating it, to solve the problem?

James: I begged and pleaded and argued, when we did the Walmart development that we needed to make that a city street, Walmart built all of Elmhurst Drive as part of their construction and they paid for that. And I tried to make the CR where it was built to city street specs, and dedicated as a public street. And they did not do that.

Carol Duncan: Walmart did not do that? What about the other direction?

There's two way to get-

James: They built all of it, they don't own but one part of it, but they built all of it.

Carol Duncan: They don't own the part that's not Elmhurst drive right? That goes to Parker Road?

James: It's all Elmhurst Drive.

Lonnie Roberts (Chair): Did they build that part as well that goes to Parker? Okay.

James: So, they built that whole c-shaped street. And part of it is their property and part of it is not. And they did not dedicate it to the city.

Carol Duncan: I understand that, but I'm asking who owns it now?

James: Okay, Walmart owns, the portion that goes to Harrisburg, the Wormacks own the part that goes to Parker.

Carol Duncan: And that's my question has any consideration been given to making that city street standard? That would eliminate all of Mr. Ford's questions.

James: I would love to do that if that was possible, my understanding was that, it may not be possible. Since it's already built and it wasn't inspected and done you know. Didn't go through the proper channels. To be dedicated when it was built.

Carol Duncan: Well, I don't know the answer to that cause I'm not a builder.

Michael Morris (City Engineer): I don't know if we wouldn't, we'd just have to look at it and see. I mean, I think it was built adequately you, I don't think it's a substandard street. Like we've had in other cases. We just make an assessment on it. I remember it being built, and it's held up all these years.

Carol Duncan: I'm just thinking that would solve the problem not only that they have, accessing and having fronting, but also for future development on the other side. If you parceled that out you're going to have the same problem with any parcel that doesn't front on Parker.

James: Right, when we originally did all this we envisioned lot 4 to be one development-

Carol Duncan: Which then would have Parker access?

James: Which would have about 50 feet of Parker access. I'll definitely have our engineers look into if there is a way to present it to the city, to dedicate it and make it a city street. I think Walmart would agree to that, and even if Walmart doesn't agree to that, we can do our part.

Carol Duncan: You can do half, you don't have to do their half.

James: That's right, so we could do that, and we'd be happy to.

Carol Duncan: I mean, I don't know if that solves your problems, when I read that and we started having this discussion I also looked at 113-82 which gives some consideration, I think to MAPC if it's in the opinion of the commission, any departure from the regulations of this article can be made without destroying the intent of the regulations, it gives you a little bit of leeway on large scale developments. But I didn't write that, so I don't know.

James: I don't know if that regulation hasn't always necessarily been enforced, and we have a commercial shopping center type of development. That it's more applicable to somebody trying to do a subdivision without wanting to go by the rules and doing a bunch of easements, so people can access their property which would skirt the subdivision requirements of the city.

Carol Duncan: That not what y'all are doing? I'm just going to be devil's advocate for a minute.

James: Well, it could be considered, in theory that way except, we are going to comply with everything that would normally be complied with if it were a city street.

Carol Duncan: I've tried to answer the questions that were inquired to me before the meeting.

Kevin Bailey (Commission): I have a question so the development to the south which is the medical community building that is going on, where the road extension is, and full disclosure, I am the contractor for that company, we have extended Gladiolas and brought a street through that development, city standards and everything, I kind of thought that would be tied together, everybody did, Jim you might speak up, and that Gladiola would get tied onto so that traffic would come on, back out through Parker.

Jim Little (Commission): It has an access easement through there you just can't see it.

James: So when the Wormacks bought this Gladiola property, the Ceras family kept that tract where you're putting the medical facility, they kept that space and it's too narrow for a city street, access easement to be determined, which never was determined over the years so we've drawn that in cause that does exist, we've drawn that in top go around the edge of this, when Kent sold that property he called me, okay so, someone came to this commission years ago trying to get it rezoned to R-3.

(Commission): It didn't have the right-

James: The family development didn't go right, they tried to use this easement

as a second entrance and it's not wide enough for a city street and so couldn't really get that done. Kent called me and I said, the buyers of the medical that is going to go up, are going to want to use that as an access, should we come up with a way to get traffic through there, and he said no, even though that is in their favor and they could use it, they don't want through traffic, in their development, they want a quiet use, and they like the property the way it is with one way in. It's not a high traffic lane.

Kevin Bailey: Not trying to put words in their mouth, but when that project went through the review process, Jim you might speak up, I always thought that the city's wanted that road to get connected back out the other way.

Jim Little (Commission): He's right for them to be able to use the rest of the property they another outlet they can't just come out it from one direction, so that was supposedly spoken as if it was a legal document and it was gonna connect through the north.

Kevin Bailey: North from the property you're talking about?

Jim Little: Right. Basically where they have their road roughed in.

James: I haven't been contacted or the Wormacks haven't been contacted by those owners to find where that easement is, and it still has never been defined and the agreement was that the Wormacks got to define where it went. So we have never done that cause we weren't sure what we were gonna do with this property and so now that we are doing this project we are going to define it out around the edge of it. To where it also lines up with the drives now. So if they did want to use it they could. But it wouldn't be able to be a public street because I think it's only 20 or 25 feet.

Kevin Bailey: That's the problem I have with it, not with necessarily what you're trying to do, it's just I want a street and I think the city of Jonesboro wants a street.

James: I haven't looked at any of the designs of that project, does it have a street that goes through and up connecting to the Wormack property?

Kevin Bailey: It does.

James: It does okay, well, we're open to working something out. We could go around the back of this project.

Kevin Bailey: It's not for this conversation but it should come into play at some point in time, because we specifically needed to do a city street in that development and I just think that the next development needs to do the same thing.

James: I agree and I never saw the drawings and so I didn't know that it was a public street that was going to connect, I had been told that the user didn't want through traffic in their development.

Kevin Bailey: They may very well not, but it's going to be through traffic because it's a city street that's been developed through there.

James: Well, we'll definitely take that into consideration and I'll request those plans so we can get something that might work.

Jim Little: And we can get you the sight plan as well.

James: And we'll do that to try to give Elmhurst drive to the city.

Carol Duncan (City Attorney): I mean, I just think that solves a lot of problems with developing a lot of those lots.

James (Proponent): I totally agree and will be happy to do that.

Carol Duncan: You're here under conditional use. That's a future problem.

Derrel Smith: That could be a condition.

Carol Duncan: Well, that could be a condition under the conditional use. That's true.

Lonnie Roberts (Chair): It would obviously have to be resolved before we get the site plan approval as well wouldn't you think? Okay, any other questions

commissioners? Now's your chance. Anybody ready with a motion? Are there any other questions that we need to consider on this side of the conditional use?

Paul Ford (Commission): So is the proposal that I think we were discussing, is that in addition to the structure that is being purposed to be built, that it must have a city street that it currently doesn't have?

Derrel Smith: I think as a condition of conditional use they need to dedicate Elmhurst from Parker to the property. So this will actually have frontage meet code. Then, I think they need to expand the city street to connect with the property to the south.

Paul Ford: That'd be two conditions.

Lonnie Roberts: So that will be a city street coming across that property and that will be a city street tied into the south, the provision that has already been made for a city street., Mr. Bailey spoke of.

Kevin Bailey: Michael can you speak up on that?

Michael Morris (City Engineer): I was pulling up the plans and trying to see, from the health building, theirs just goes across the property there's nothing really that turns north that I see.

Kevin Bailey: It goes across the property and goes west.

Michael Morris: West, correct. I was trying to see if there's anything that went north and there's not, back when they started this.

Jim Little: So from my understanding they would need to develop that further to achieve a connection.

Michael Morris: There's going to be requirements for fire, and I don't know when that trigger is going to happen. I just know that there is going to be one, even for this other development you may end up hitting another fire requirement for going in and out. For the Gladiolas. Well, no that's the one we looked at that's 124,000 with sprinklers and it was less than that, so this one here does not. I remember we looked at that yesterday. So they're under the requirement for fire code to have a secondary entrance, this development here.

Lonnie Roberts: So we're considering as a condition of the conditional use is there must be dedication from Elmhurst from Parker Road to the subject property. That's part one of that, was there a part 2 that said a city street has to be continued across the property-

Derrel Smith: He's going to have to extend to the property to the south and that's gonna be depending to where the property owners can make that connection work.

Jim Little: So we're talking about multiple properties then.

Unable to transcribe

Derrel Smith: That's going to be between you and property owners to make that connection work.

James: We got a lot we can run all the way to Gladiola

Commission: East of the cell tower.

James: That's correct it wouldn't get to the other.

Unable to transcribe

Lonnie Roberts: Anything else to add with the conditions

Commission: You think we're ready to vote on this when we don't have these questions, we don't even know what question to ask right.

Paul Ford: And I know there was a part of your initial condition that it be dedicated, but at some point in time, the city could reject it for whatever reason.

Derrel Smith: You're correct.

Paul Ford: Cause they city can go out and their and inspect and decide not to accept because they don't want to accept the maintenance or what may have

to be committed fund wise to fix whatever they offer them. So that just seems to be problematic.

Derrel Smith: So, let's say that they provide core samples showing that it meets city street design standards and then if it does that, they have to dedicate the street.

Paul Ford: I mean, I don't know what it takes for a street to be dedicated, I know that there are but I don't know what they are.

Derrel Smith: The core samples will tell us if that street is built adequately for the city to maintain it.

Lonnie Roberts: So I guess going back to what Mr. Little said are we ready to vote on this?

Bear Davison (Proponent): Can I ask a question, sorry to interrupt, I understand the first condition that in order to meet the code we gotta have frontage for our parcel, but the second to continue that further south, seems to me to be serving a parcel other than ours, it just seems like a burden to take care of a parcel to our south being placed as a condition on us because I don't believe based on our square footage there's a need for multiple-

Derrel Smith: The original property owner agreed to have that connection, now that he sold it off it doesn't mean that we're not still going to make that requirement. So, your property owner had the entire parcel at one time.

Bear Davidson: The previous seller

Derrel Smith: Yes and they were aware there was going to be a requirement for a connection from back when they tried to apartments in there, they knew there was going to be a requirement to make a connection up to Parker Road.

James: Okay that wasn't us though, that was the other tract. That's the medical development.

Derrel Smith: But this seller had both properties, they had all of that at one time. Wasn't this the Wormack property?

James: We bought what was platted, what you saw in the plat, the Ceros family that originally owned it all kept, the 20 acres to the south that's now being developed for the medical facility. So we never had that or split that off,

Monroe Pointer (Commission): So, if that wasn't split off, let's just say for conversation and the part that was going to be connected to, is that Green Meadow, is that going to connect through there or at Gladiolas? Where is that supposed to be connecting at?

Derrel Smith: Gladiolas was going to go into whatever development was going to be there and there was gonna be a connection, from the north to get it up to Parker Road.

Bear Davison: I understand, that maybe we should be required to accommodate for space or for an easement, of a future city street to the south. But what seems burdensome is to have to go ahead and construct that when it would be to serve developments to our south and our development doesn't require multiple egresses. So it's not the accommodating for the road but the construction of it that seems.

Lonnie Roberts: I think part of it is, that now your property is going to cut off the connection to the north and the connection to the south if I understand that correctly. Is that correct?

Commission: Someone has to bridge that gap.

James: It would probably be better to put it further to the west, if we built a city street that went along the north side, of this tract, that their trying to get the conditional use on, and then south, didn't you say there was a connector road somewhere from the medical development that we could hook onto, at that point instead of running it?

Commission: There was a place that was going to be, but yes that is further

west.

Unable to transcribe

Lonnie Roberts: At this point we're trying to plan streets and I think we need to get honed back in to our conditional use and make a decision. I know the site plan is going to be subject to that, so at some point along the way we'll have to see something that would satisfy our requirements on that, between now and the approval for the site plan.

Paul Ford: I guess the reason for my hesitation tonight is that, I hate to be put into a situation where, somebody gave me a conditional use and I bought a piece a land and came back for site approval and they reject it.

Lonnie Roberts: I agree completely with you.

Paul Ford: And then I got this piece of property that I can't do what I bought it for. I would be unhappy. So, I would rather fight the battle now than I would later. That's the reason for my concern tonight.

Lonnie Roberts: So, how do we take our plans for the city street, Derrel?

Derrel Smith: I think right now if you make it conditional that the right away for the street that's built, Elmhurst, can become a city street and a right away dedicated to this property line, then you have made this lot a buildable lot.

Lonnie Roberts: So, my point on that then is we make this conditional use, conditional upon that, if they don't approve the city street then the conditional use goes away.

Derrel Smith: Then it's null and void, and then the right of way dedication, we'll look at in the future with the site plan. Once we know exactly where everything's going how they're going to lay the buildings out, and we'll look at doing a right of way dedication during the site plan.

Bear Davison: I have 70 feet to play with and that can be on the west end or the east end, so that helps us know we are allowed to build storage here, so that's beneficial for us.

Lonnie Roberts: So, as a condition of the conditional use the city street approval has to be met.

Michael Morris: When they go to subdivide that lot number 4 that's when that roadway and the future extensions will be brought up. But then it's going to become that if you put it on an easement and you put the roadway in there we're going to require a performance bond to be built.

Lonnie Roberts: Any thoughts on that Mr. Ford?

Paul Ford: What you're saying is we grant a conditional use subject to the conditions of meeting city street access whether that be to the north or the south.

Derrel Smith: It will only be on Elmhurst going to Parker. We will look at it further when they get closer to development but to make this a buildable lot we need to get a minimum of 50 foot of right of way from Parker down to this lot. And that is going to require that northern part of Elmhurst being a city street.

Paul Ford: And is that 50 feet? Is it now?

Bear Davison: There is a 60 foot easement through there now.

Derrel Smith: 60 right now so that should be fine.

Lonnie Roberts: Any other questions? Anyone ready to make a motion?

Carol Duncan: Moving for approval of the conditional use permit, with the stipulations of staff and the additions of Elmhurst north to Parker being approved as a dedicated city street.

A motion was made by Jim Little, seconded by Jimmy Cooper, that this matter be Approved . The motion PASSED with the following vote.

Aye: 4 - Kevin Bailey;Stephanie Nelson;Paul Ford and Jim Little

**Nay:** 2 - Jimmy Cooper and Monroe Pointer

**Absent:** 2 - Jeff Steiling and Dennis Zolper

## **8. Rezoning**

## **9. Staff Comments**

[COM-24:009](#)

Other Communication: Sidewalk In-lieu Fee Update

**Attachments:** [2024 Sidewalk In-lieu Fee Update](#)

Lonnie Roberts (Chair): The next item we have on the agenda is the communication provision of the sidewalk in-lieu of update, and I'll turn it over to Michael Morris.

Michael Morris (City Engineer): So, I put a spread sheet in front of all of you and it shows basically how much in-lieu fee we have acquired since 2018. We have one project that we pulled money out of it, it was 57,000 it was we had done Wilbeton, Rainwood, down to Nettleton so we did about 60 percent of that with this fund. Currently the balance is 95,000 and some, that is currently in the account, we have some that have been approved by this MAPC, but they have not paid for yet, and three of those have not been started. The TA express is under construction and they'll have to pay that fee before they get their certificate of occupancy and I thought you all may want to know how much had been denied so I put that on there as well. Just to give y'all an update of where we stand, when we get these requests and if you got any questions, I'll be happy to answer them.

Lonnie Roberts: Any questions at this point?

Michael Morris: And I was going to tell you that we're going to pull the 95,000 out and take that account to zero cause we did Simms Avenue, we're gonna use the money from that for Simms. So the next invoice we get for Simms we're going to use that amount, there's a new connection from Wood Street to Culberhouse.

Lonnie Roberts: Everybody happy with that?

Commission: Thank you.

Kevin Bailey (Commission): So, I got a question for you Derrel, when are we as a city going to start slowing down, I didn't want to beat up these guys that were here before, but when are we as a city gonna look at stop for mini storages are we ever?

Paul Ford (Commission): It's in the same category as apartments.

Carol Duncan (City Attorney): I think that what most of the case law says is that you're free market determines when you have too many, and they can't use them and they'll quit building them.

Lonnie Roberts: Well, that's when they're sitting there empty though.

Carol Duncan: I get it, same for apartment's right?

Lonnie Roberts: I agree and I think as planners, you're right and I think we need to take the responsibility and if we're really going to plan that's what we need to look at.

Monroe Pointer: So by me voting no and everybody else voting yes, I felt almost obligated to say yes, but is there a problem because I said no? Because I think we're getting to the point where we have too many mini storages? Attorney wise?

Carol Duncan: I think that, we need to do a little research on, apartments are protected by fair housing, which would be different than mini storages, but I think generally it becomes a legal issue if you prohibit one business over another. Like, if you say we have too many McDonald's so we're going to approve any more for example or we have too much fast food so we're not gonna approve any more fast food. In general people in the United States have the right to within zoning requirements develop their property how they want to. They take the risk of whether it's a successful business or not.

Paul Ford: If this development went bad, you can make condos out of it.

Carol Duncan: I do understand the concern.

Lonnie Roberts: At this point though, to lend to what Monroe said, we made a special permission for this one.

Derrel Smith: Right, because they're conditional in C-3 or general commercial zones, they're only allowed by right, in industrial. So you are giving them special permission to operate in C-3.

Carol Duncan: And you could stop doing that, legally. We have been discussing a multitude of projects with the Municipal League and I'll add this to the list. And I'll try to give y'all some feedback. But definitely you can turn down a conditional use and I will get you some feedback.

#### **10. Adjournment**





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: CU-24-03

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Conditional Use

Conditional Use: 2210 Brazos Street

Harri Ramasubramaniam is seeking conditional use approval for a convenience store located at 2210 Brazos Street. This request is for 0.45 acres and located within the R-3, multi-family high density district.



**CITY OF JONESBORO  
CONDITIONAL USE APPLICATION**

Case Number \_\_\_\_\_ MAPC Deadline \_\_\_\_\_  
Date Submitted \_\_\_\_\_ MAPC Meeting Date \_\_\_\_\_

**OWNER/APPLICANT INFORMATION**

Property Owner	_____	Applicant	<u>HARIKRISHNAN (HARRY)</u>
Address	_____	Address	<u>RAMASUBRAMANIAM</u>
Phone	_____	Phone	<u>305 OXFORD CV</u>
Signature	_____	Signature	<u>870-273-6503</u>
			<u>R. Hari Krishnan</u>

**PARCEL INFORMATION**

Address/Location 2210 BRAZOS ST  
Current Zoning R3 Existing Land Use \_\_\_\_\_  
Adjacent Zoning North \_\_\_\_\_ East \_\_\_\_\_ South \_\_\_\_\_ West \_\_\_\_\_

**REQUESTED CONDITIONAL USE**

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

CONVENIENCE STORE :- None available in about  
2 mile radius.

**GENERAL SUBMITTAL INFORMATION**

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay fee according to fee schedule.



Longwood Vets  
Veterans Affairs  
1111 1st St  
Longwood, NC 27040  
Phone: 704/338-1111  
Fax: 704/338-1112





Conditional Use  
Permitted  
Use of Property  
for a Single-Family  
Residential Unit  
on a Lot of 1.0  
Acres or More  
Subject to the  
following conditions:  
1. The use shall be  
compatible with the  
surrounding area.





# UNITED STATES POSTAL SERVICE.

CARAWAY JONESBORO  
2404 RACE ST  
JONESBORO, AR 72401-9997  
(800)275-8777

02/12/2024

10:14 AM

Product	Qty	Unit Price	Price
US Flag Bklt/20	1	\$13.60	\$13.60

Grand Total: \$13.60

Debit Card Remit \$13.60

Card Name: MasterCard  
Account #: XXXXXXXXXXXX3576  
Approval #: 001352  
Transaction #: 831  
Receipt #: 081376  
Debit Card Purchase: \$13.60  
AID: A0000000042203 Chip  
AL: Debit  
PIN: Verified

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

Preview your Mail  
Track your Packages  
Sign up for FREE @  
<https://informedelivery.usps.com>

All sales final on stamps and postage.  
Refunds for guaranteed services only.  
Thank you for your business.

Tell us about your experience.  
Go to: <https://postalexperience.com/Pos>  
or scan this code with your mobile device.



or call 1-800-410-7420.

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – CU 24-03, 2210 Brazos Street**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on March 12, 2024***

**REQUEST:** Applicant is requesting conditional use approval to allow a convenience store within an R-3, multi-family high density district.

**APPLICANT OWNER:** Harikrishnan Ramasubramaniam, 305 Oxford Cv., Jonesboro AR

**LOCATION:** 2210 Brazos Street

**SITE DESCRIPTION:** Tract Size: 0.45 +/- Acres  
 Frontage: Approx. 93' along Brazos St.  
 Topography: Flat Lot.  
 Existing Development: Vacant worship center

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3	House
South:	R-3	Fire Station
East:	R-3	House
West:	R-3	House

**HISTORY:** Church use

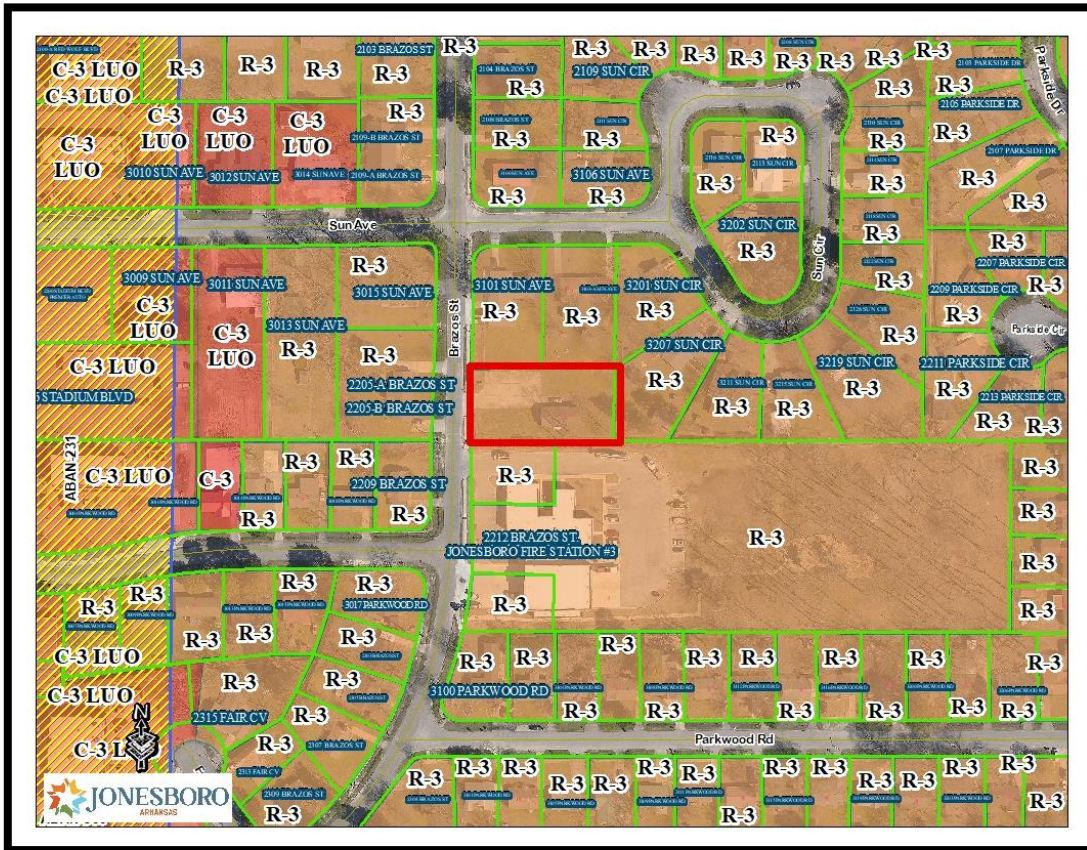
**Zoning Code Analysis:**

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific **conditional use** location.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.



(8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor, are addressed. (Zoning Ord., § 14.24.02)



**Zoning Map**

**Applicant's Proposal:**

The applicant is seeking approval to use the property as a convenience store. The proposed use must be approved through the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

*Convenience store* means an establishment, not exceeding 3,500 square feet of gross floor area, serving a limited market area, and engaged in the retail sale of food, beverages, gasoline and other frequently or recurrently needed merchandise for household or automotive use, and which may specifically include a car wash as an accessory use.



**Conclusion:**

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. Upon issuance of the Conditional Use Approval, all other required local and statewide permits and inspections must be applied for and obtained.
2. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
3. 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.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:**

I move that we place Case: CU-24-03 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RZ-24-03

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Rezoning

Rezoning: 1323 Strawfloor Drive

Horizon Land Surveying, LLC, on behalf of Tiller Land Development, LLC, is seeking a rezone from R-1, single family medium density to C-3 LUO, general commercial with a limited use overlay. This request is for 2.43 acres located at 1323 Strawfloor Drive.



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: 03/12/2024

Date Received: \_\_\_\_\_

Meeting Deadline: 02/20/2024

Case Number: \_\_\_\_\_

## LOCATION:

Site Address: 1323 STRAWFLOOR DR.

Side of Street: WEST between I-555 and STRAWFLOOR DR.

Quarter: SW Section: 23 Township: 14N Range: 03E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

## SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: C-3 LUO

Size of site (square feet and acres): 2.43 Street frontage (feet): 462.18 FT.

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: STRAWFLOOR DR. & I-555 IN GOOD CONDITION

Does public water serve the site? YES

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? UTILITY EXTENSION/SEPTIC

Use of adjoining properties:

North UNDEVELOPED

South I-555

East VACANT

West I-555

Physical characteristics of the site: VACANT WITH FEW TREES

Characteristics of the neighborhood: RESIDENTIAL/INTERSTATE

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

## REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:* SEE ATTACHED


- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

## OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.


### Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: TILLER LAND DEVELOPMENT, LLC  
Address: 2216 WINELAND ST.  
City, State: JONESBORO, AR ZIP 72404  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Signature: 

### Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: HORIZON LAND SURVEYING, LLC  
Address: 2918 WOOD ST.  
City, State: JONESBORO, AR ZIP 72404  
Telephone: 870-243-0092  
Facsimile: \_\_\_\_\_  
Signature: 

**Deed:** Please attach a copy of the deed for the subject property.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

## Rezoning Information

- (1). How was the property zoned when the current owner purchased it?  
**R-1**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
**So the property can be used for its highest and best use.**
- (3). If rezoned, how would the property be developed and used?  
**The property will be developed for a commercial use.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
**If rezoned the new development would be required to build per the regulations of the new zoning.**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?  
**No, the property is in the Moderate Intensity Growth Sector, however, it is adjacent to both I-555 and C-3 zoned properties.**
- (6). How would the proposed rezoning be the public interest and benefit the community?  
**This rezoning would be a benefit to the nearby residents by allowing some commercial services to be closer to the area.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
**The subject property would be consistent with neighboring properties along I-555 with regards to zoning, however, most adjoining properties are undeveloped at this time.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
**The existing zoning does not permit the desired development by the applicant.**
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.  
**There should be no adverse impact to the adjoining property owners.**
- (10). How long has the property remained vacant?  
**Undetermined. Property has been unutilized for several years.**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?  
**There will be no adverse impact on utilities, streets, drainage, or emergency services.**
- (12). If the rezoning is approved, when would development or redevelopment begin?  
**Not known at this time.**
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*  
**No meeting has been held at this time.**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.  
**All allowed per zoning with exclusion of:  
Carwash; Cemetery; Communication Tower; Convenience Store; Adult Entertainment;  
Homeless Shelter; Hotel or Motel; Medical Marijuana Dispensary; Pawn Shops; Fast Food Restaurant;  
Service Station; and Vehicle Repair, general.**



EXISTING R-1 ZONING  
REQUESTED C-3 LUO ZONING

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER ALL BEING IN SECTION 23, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE N88°49'52"E A DISTANCE OF 27.92 FT. TO A POINT ON THE WEST RIGHT OF WAY LINE OF STRAWFLOOR ROAD; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 13.70 FT., A RADIUS OF 1382.95 FT., A CHORD BEARING OF S00°56'14"W AND A CHORD LENGTH OF 13.70 FT. TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 555; THENCE LEAVING SAID STRAWFLOOR ROAD RIGHT OF WAY, RUN ALONG SAID INTERSTATE 555 WEST RIGHT OF WAY LINE AS FOLLOWS: S41°19'40"W A DISTANCE OF 8.38 FT. TO A POINT, S09°41'04"W A DISTANCE OF 218.30 FT. TO A POINT, S25°36'04"W A DISTANCE OF 221.80 FT. TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID INTERSTATE 555; THENCE LEAVING SAID WEST RIGHT OF WAY LINE, RUN ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE AS FOLLOWS: N35°01'56"W A DISTANCE OF 347.20 FT. TO A POINT, N48°15'05"W A DISTANCE OF 214.90 FT. TO A POINT; THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, RUN N89°06'59"E A DISTANCE OF 470.10 FT. TO THE POINT OF BEGINNING, CONTAINING 2.43 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

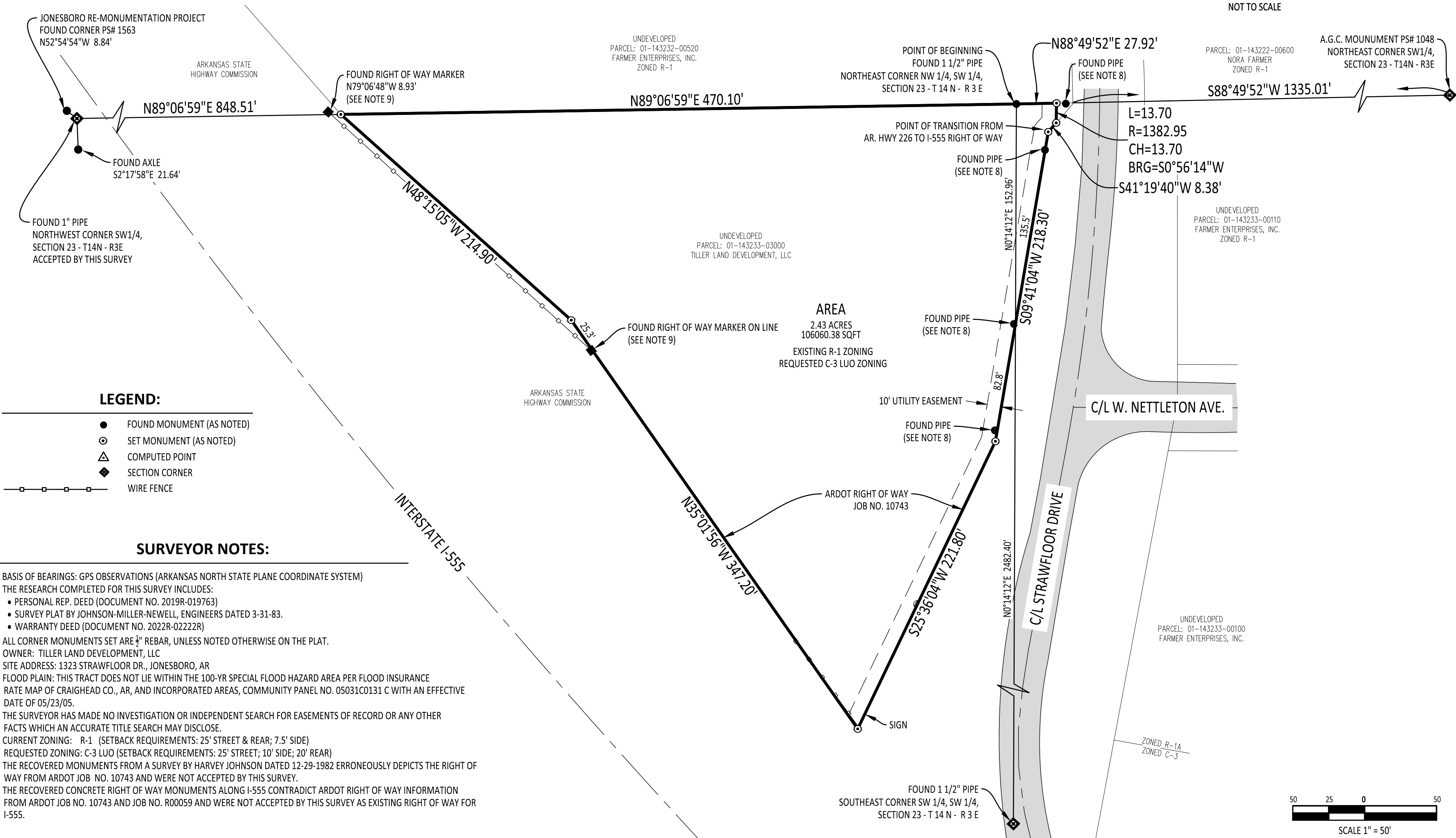
CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.



VICINITY MAP

NOT TO SCALE



LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- WIRE FENCE

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
  - PERSONAL REP. DEED (DOCUMENT NO. 2019R-019763)
  - SURVEY PLAT BY JOHNSON-MILLER-NEWELL, ENGINEERS DATED 3-31-83.
  - WARRANTY DEED (DOCUMENT NO. 2022R-02222R)
- 3) ALL CORNER MONUMENTS SET ARE 3/4" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: TILLER LAND DEVELOPMENT, LLC  
SITE ADDRESS: 1323 STRAWFLOOR DR., JONESBORO, AR
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0131 C WITH AN EFFECTIVE DATE OF 05/23/05.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: R-1 (SETBACK REQUIREMENTS: 25' STREET & REAR; 7.5' SIDE)  
REQUESTED ZONING: C-3 LUO (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE; 20' REAR)
- 8) THE RECOVERED MONUMENTS FROM A SURVEY BY HARVEY JOHNSON DATED 12-29-1982 ERRONEOUSLY DEPICTS THE RIGHT OF WAY FROM ARDOT JOB NO. 10743 AND WERE NOT ACCEPTED BY THIS SURVEY.
- 9) THE RECOVERED CONCRETE RIGHT OF WAY MONUMENTS ALONG I-555 CONTRADICT ARDOT RIGHT OF WAY INFORMATION FROM ARDOT JOB NO. 10743 AND JOB NO. R00059 AND WERE NOT ACCEPTED BY THIS SURVEY AS EXISTING RIGHT OF WAY FOR I-555.

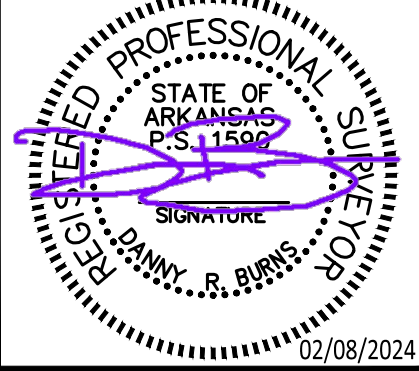
Horizon  
LAND SURVEYING, LLC

PHONE: 870-243-0092

2918 WOOD STREET, JONESBORO, AR 72404

PROJECT:  
PT. SW 1/4, S23-T14N-3E  
JONESBORO, AR

CLIENT:  
TILLER LAND DEVELOPMENT



DRAWING INFO			
DRAWN BY:	BRE	SCALE:	1" = 50'
DATE:	02/08/2024	JOB NO.:	H22-173

REZONING PLAT

SHEET NUMBER:

1 of 1



**CITY OF JONESBORO  
REZONING PROPERTY OWNER NOTIFICATION**

The MAPC, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY March 12, 2024 AT 5:30**

One item on the agenda for this meeting is a request to Commission to approve a rezoning ordinance concerning property that is within 200 ft of the property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Tiller Land Development, LLC

DATE: 02/08/2024

SUBJECT PROPERTY ADDRESS: 1323 Strawfloor Dr.

DESCRIPTION OF REZONING REQUESTED: R-1 to C-3 LUO

In affixing my signature below, I am acknowledging my understanding of this request for a rezoning. I further understand that my signature only indicates my receipt of notification of the request for an appeal of the Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

\_\_\_\_\_  
Printed Name of Property Adjacent Owner

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



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Jonesboro AR 72401

33









***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 24-03, 1323 Strawfloor Drive**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on March 12, 2024***

**REQUEST:** To consider a rezoning of one tract of land containing 2.43 +/- acres  
**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district, to “C-3 LUO” general commercial district with a limited use overlay.  
**APPLICANT:** Horizon Land Surveying, 2918 Wood Street, Jonesboro, AR 72404  
**OWNER:** Tiller Land Development, LLC, 2216 Wineland Street, Jonesboro, AR 72404  
**LOCATION:** 1323 Strawfloor Drive, Jonesboro, AR 72401  
**SITE DESCRIPTION:** **Tract Size:** Approx. 2.43 Acres  
**Street Frontage:** Approx. 462 ft. on Strawfloor Drive.

**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 – Residential (Cemetery)
South	C-3 – General Commercial (Vacant)
East	R-1/R-1A/C-3 – Residential & Commercial (Vacant)
West	R-1 – Residential (Vacant)

**HISTORY:** Property has been vacant for several years.

## **ZONING ANALYSIS:**

*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

### **Comprehensive Plan Land Use Map:**

The Current/Future Land Use Map recommends this location as a **Moderate Intensity** Growth Sector.

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

### **Typical Land Uses:**

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

**Density:** 1/5 to 1/3 acre lots for Single Family

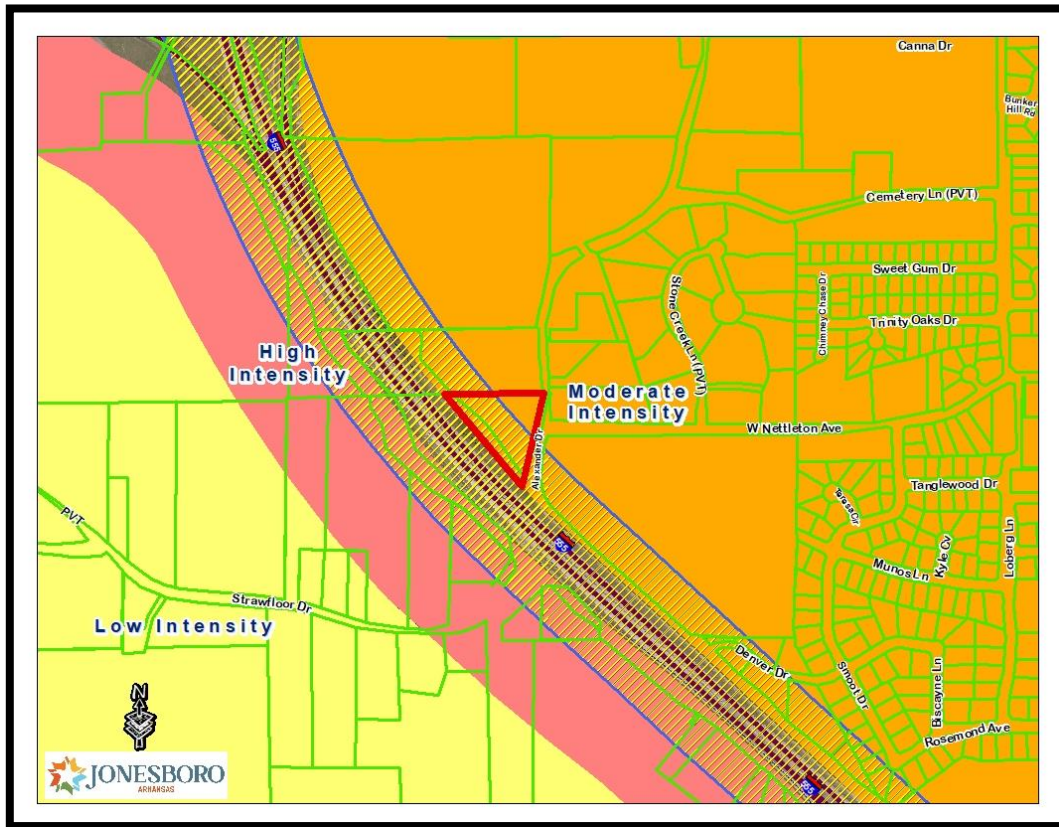
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street

Plan stands that serve the development.

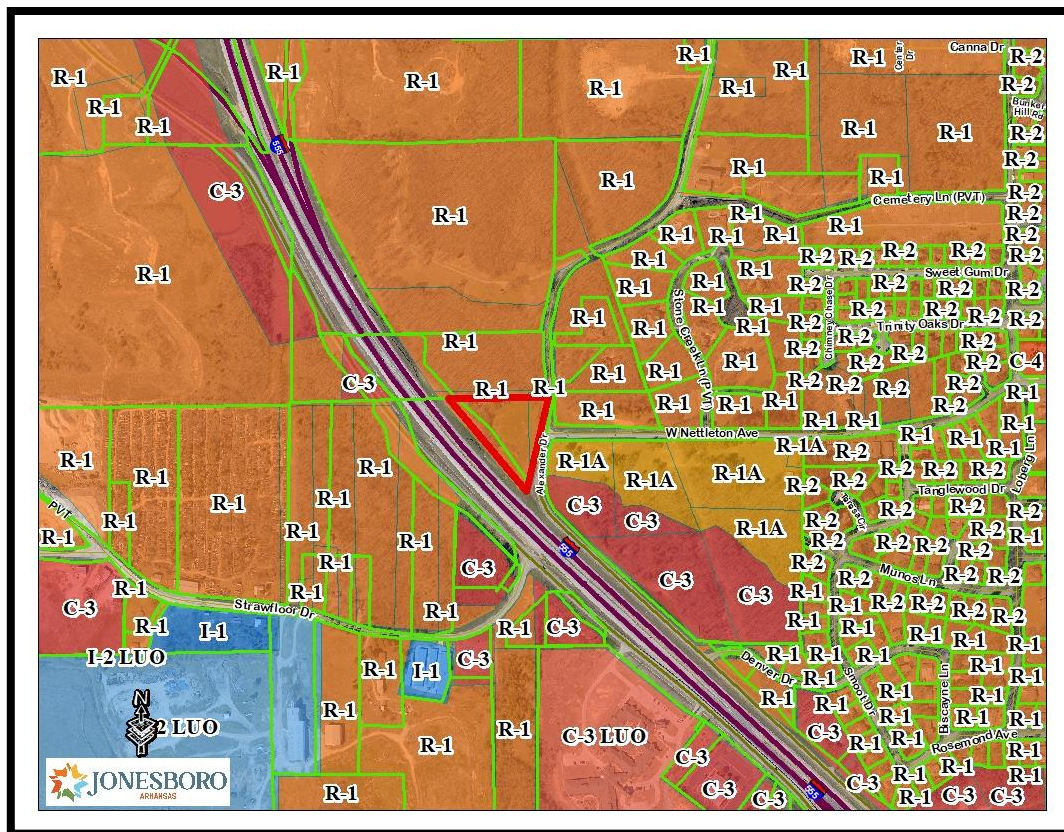
**Height:** 4 stories

**Traffic:** Approximately 300 peak hour trips (Commercial Only)





*Land Use Map*



*Zoning Map*



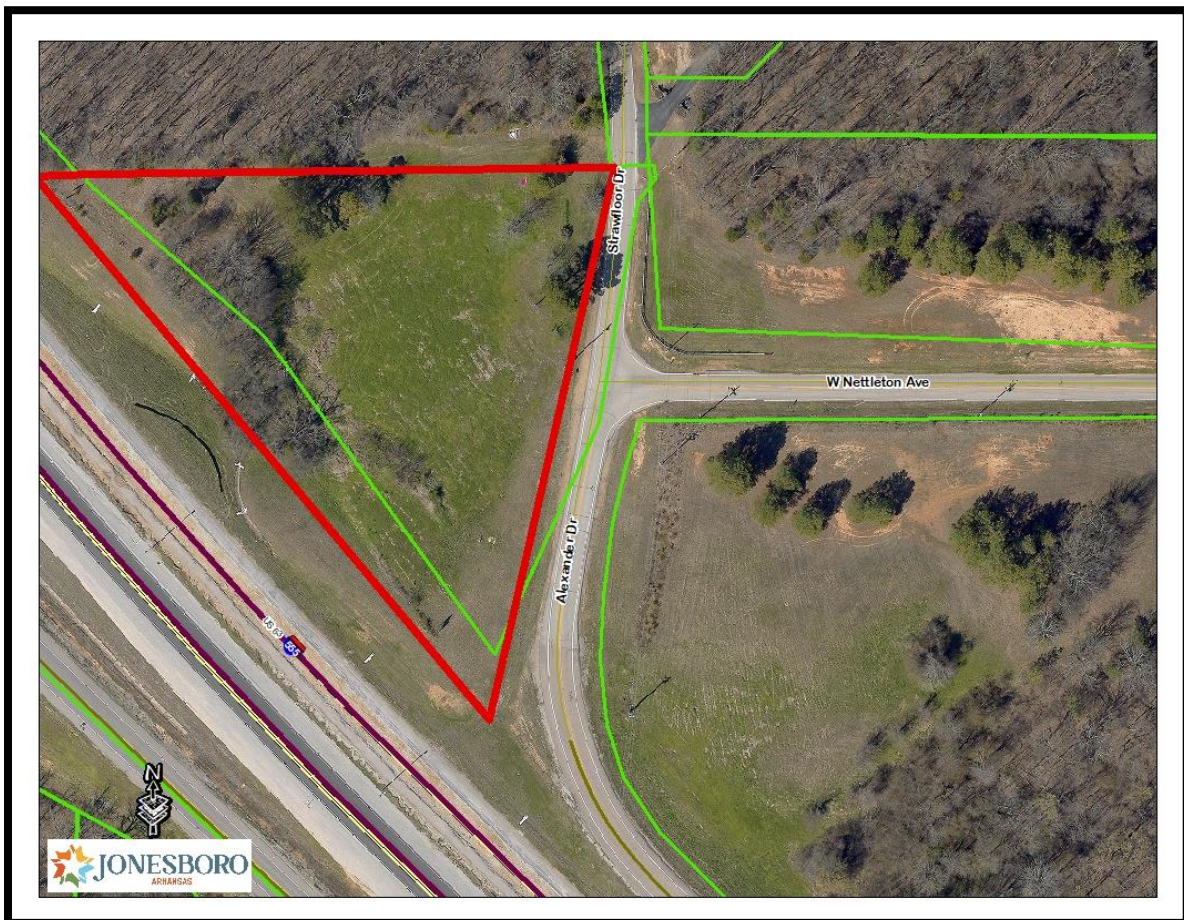
### Master Street Plan/Transportation

The subject property will be served by Strawfloor Drive. The Master Street Plan classifies this road as a **Local Street**.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents

**FUNCTION:** The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

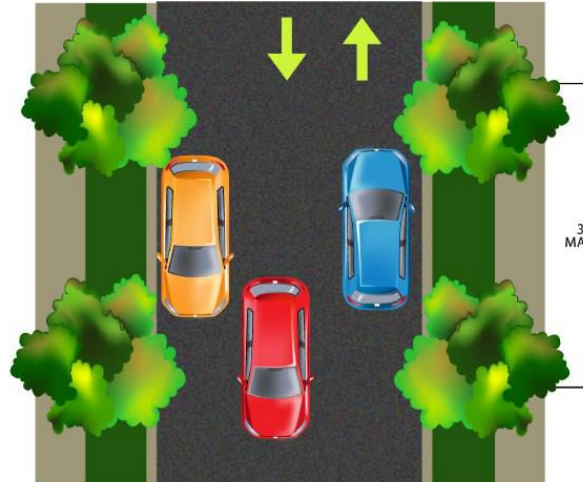
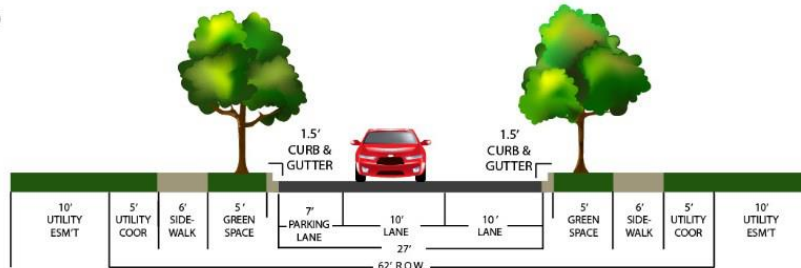
**DESIGN:** Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



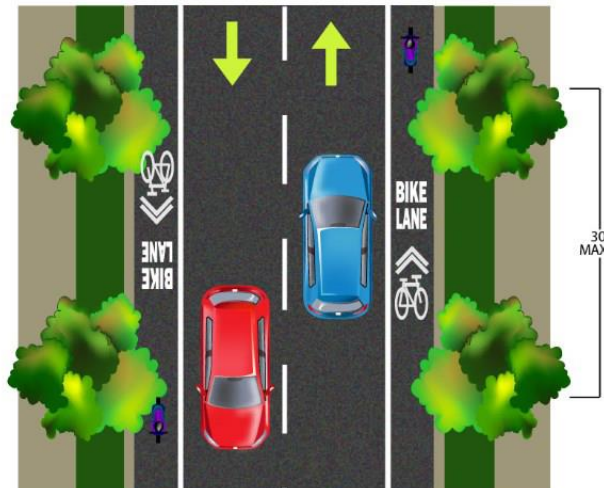
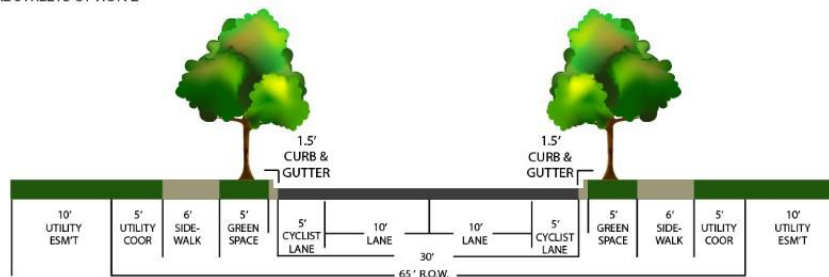


## Local Street

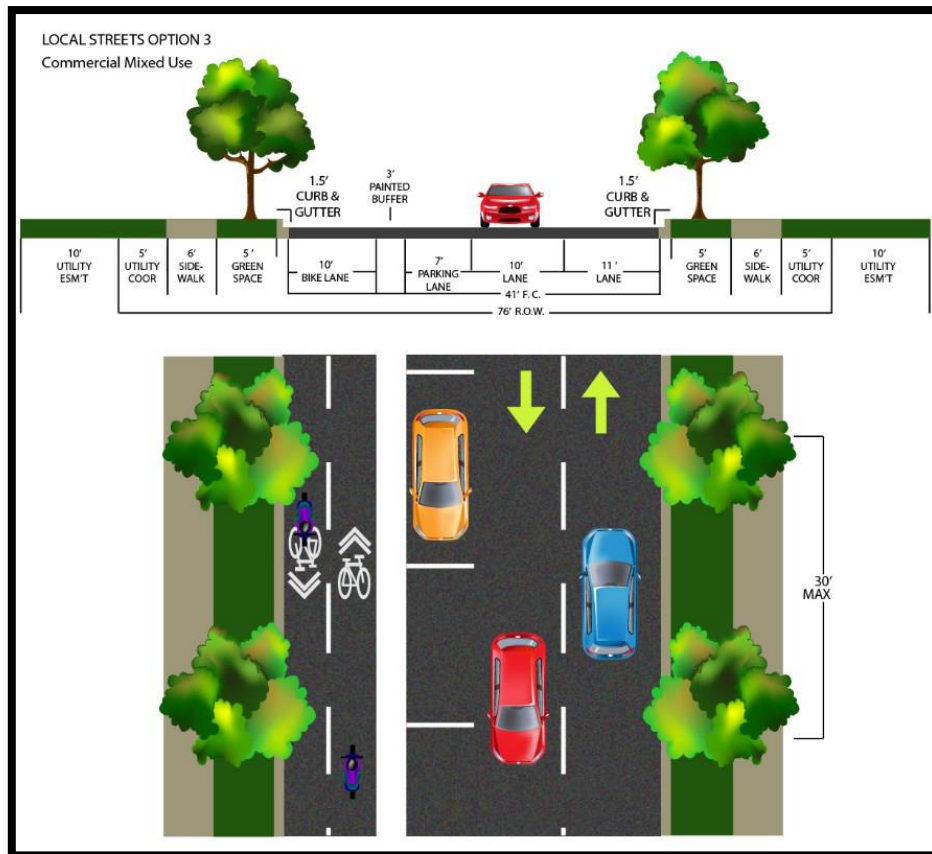
LOCAL STREETS OPTION 1  
VPD < 3,000



LOCAL STREETS OPTION 2









## Local Street Cont.



**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is not consistent with the Adopted Land Use Plan. The property is located in the moderate intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes commercial zonings.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as a commercial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that the majority of property is vacant in the area.	

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as "R-1" single family medium density district. The applicant is applying for a rezoning to allow commercial uses at this location.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

### Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

*C-3, general commercial district.* The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

### Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

**Conclusion:**

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-03 a request to rezone property “R-1” single family medium density district, to “C-3 LUO” general commercial with a limited use overlay; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain 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 following uses shall be excluded:
  - Carwash
  - Cemetery
  - Communication Tower
  - Convenience Store
  - Adult Entertainment
  - Homeless Shelter
  - Hotel or Motel
  - Medical Marijuana Dispensary
  - Pawn Shop
  - Fast Food Restaurant
  - Service Station
  - General Vehicle Repair

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

\*\*\*\*\*

**Sample Motion:**

I move that we place Case: RZ 24-03 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” single family medium density district, to “C-3 LUO” general commercial with a limited use overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: COM-24:011

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

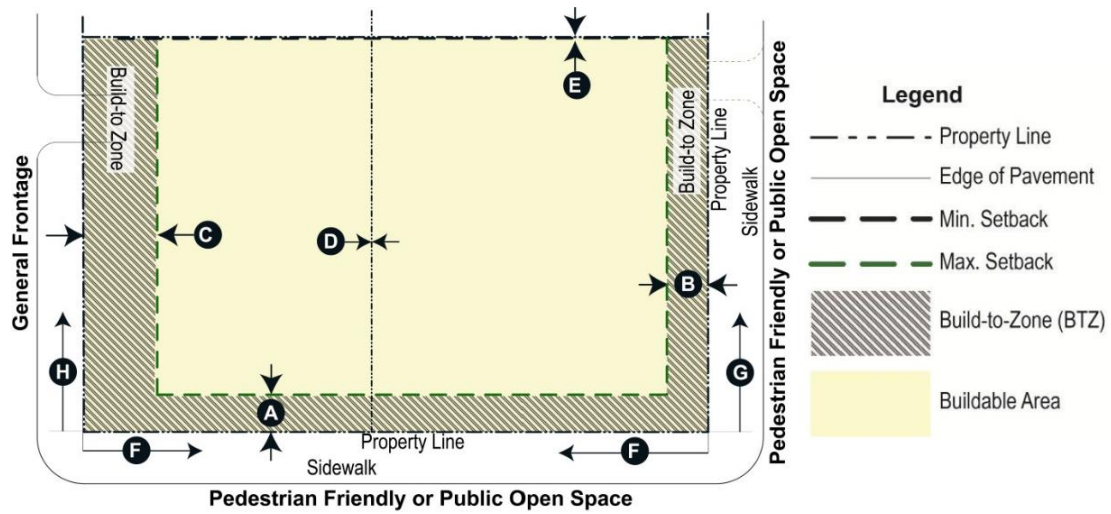
**In Control:** Metropolitan Area Planning Commission

**File Type:** Other  
Communications

Other Communication: Downtown Jonesboro Development Code (DJDC) Update

An update to the minimum building frontage requirement for general frontage lots.

b) Building Placement:



(i) Build-to Zones (BTZs) and Setbacks (Distance from property line to edge of the zone)		
Pedestrian-Friendly Frontage / Public Open Space	0' min. setback – 25' max. setback	A / B
General Frontage	10' min. setback – 45' max. setback	C
Side	0' min. setback; no max. setback	D
Rear	0' min. setback; no max. setback	E
(ii) Building Frontage		
Pedestrian-Friendly Frontage / Public Open Space Frontage	70% min.	F / G
General Frontage	30% min.	H



AN ORDINANCE TO REPEAL AND REPLACE SECTIONS OF THE DOWNTOWN  
JONESBORO DEVELOPMENT CODE (DJDC) IN THE CITY OF JONESBORO

WHEREAS, Section 4.3 Commercial Mixed Use (COM) contains rules which need to be updated, and

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO,  
ARKANSAS:

SECTION ONE: That Section 4.3 Commercial Mixed Use (COM) b) Building Placement: shall be repealed and replaced according to Exhibit “A” hereto attached.

SECTION TWO: The requirements of said code shall be enforced by the City of Jonesboro Planning Department, Inspections Department, and/or Engineering Department. Violations of the code will be cited to Craighead County District Court as a violation of city ordinance, subject to fines and costs as prescribed in the Jonesboro City Code of Ordinances.

SECTION THREE: The provisions of this ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, each invalidity shall not affect the remainder of the sections, phrases or provisions.