



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, June 24, 2025

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of Minutes

[MIN-25:053](#) MAPC Minutes: June 10, 2025

Attachments: [6.10.25 MAPC Minutes](#)

4. Miscellaneous Items

[COM-25:020](#) Temporary Classroom Trailers

Nettleton Public Schools is requesting MAPC approval to place two temporary classroom trailers at the STEAM I Campus located at 2219 Thorn Street. The district plans to lease these buildings for two years.

Attachments: [Letter from Nettleton Schools](#)
[STEAM Temporary Classrooms](#)

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-25-04](#) Final Subdivision: Farmer Hills

Alec Farmer is seeking final subdivision approval for 3 lots on 10.03 acres. This property is zoned C-3, general commercial and located west of 3501 Southwest Drive.

Attachments: [Record Plat - Final](#)
[Site Development Plans](#)
[Staff Report](#)

7. Conditional Use

8. Rezoning

RZ-25-10

Rezoning: 200 Sartin Lane

Dat Nguyen is seeking a rezoning for 1.73 acres located at 200 Sartin Lane. The current zoning is C-4, neighborhood commercial and the requested zoning is RS-7, single family residential district.

Attachments:

[Application](#)

[Rezoning Information](#)

[Staff Summary](#)

[Rezoning Sign](#)

[Property Deed](#)

[Plat](#)

[Certified Mail](#)

RZ-25-11

Rezoning: Kathleen Street and Pacific Road

Fisher Arnold is seeking a rezoning on behalf of Phillips Family Investments LLC for 13.86 acres located at Kathleen Street and Pacific Road. The current zoning is AG-1, agricultural district and the requested zoning is RS-7, single family residential district.

Attachments:

[Application](#)

[Cover Letter](#)

[Certified Mail Receipt](#)

[Property Owner Notification Letter](#)

[Property Owner Notification](#)

[Rezoning Plat](#)

[Rezoning Signs](#)

[Staff Summary](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:053

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC Minutes: June 10, 2025



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, June 10, 2025

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Dennis Zolper

Absent 1 - Jim Little

3. Approval of Minutes

[MIN-25:049](#)

MAPC Minutes: May 27, 2025

Attachments: [5.27.25 MAPC Minutes](#)

A motion was made by Jeff Steiling, seconded by Dennis Zolper, that this matter be Approved . The motion PASSED with the following vote.

Aye: 7 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Dennis Zolper

Absent: 1 - Jim Little

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-25-02](#)

Preliminary Subdivision: Pacific Landing Phase 1

Fisher Arnold is requesting preliminary subdivision approval for Pacific Landing Phase 1; 105 lots on 33.04 acres. This site is located at Pacific Road and Kathleen Street in the, R-1, single family medium density district.

Attachments: [PRELIMINARY PLAT](#)
[Pacific Landing Civil Sheets](#)
[Staff Report](#)

Lonnie Roberts (Chair): Do we have the proponent for this item?
Garrett Dunnam (Proponent): Good evening, Garrett Dunnam for the Fisher Arnold, 3121 Galloway Court. We are seeking preliminary plat approval. I had a meeting yesterday, and the pre-meeting went well. Showing sidewalks and

lot sizes accurately. There was a discussion with fire as far as the second access. The two roads that go to Pacific don't meet the separation requirement for the size of the parcel that we're starting with. So, there is now control going to the west that will be phase two. We will develop that will give the second access to satisfy the fire code.

Lonnie Roberts: Okay. City Planner, do you have staff comments on this one?

Derrel Smith (City Planner): Yes, sir we do. We reviewed it and it does meet the subdivision requirements for preliminary subdivision per lap. We would recommend approval with a couple of stipulations that at the phase line on Thrasher Drive between phase 1 and 2 that they install a speed table. And then at the intersection of Thrasher Drive and Mary Grace Drive that they install raised crosswalks in the intersection. They also need a road that would maintain an eighty thousand pound firetruck all the way over to Kathleen.

Garret Dunham: Yes sir, that will be constructed with phase one.

Derrel Smith: All this will be phase one.

Lonnie Roberts: Speed bumps and pedestrian, you got that too.

Garret Dunham: So, the speed table will be in phase 1. I just want to ask for clarification so the street, it'll stop at the baseline but the request is the speed table is constructed in the phase one?

Derrel Smith: Phase one, yes. And also that the raised crosswalks will be-

Garret Dunham: Yes, sir.

Lonnie Roberts: Thank you, okay commissioners questions for the city staff or the proponent?

Dennis Zolper (Commission): Zolper, make a motion to approve the request with Derrel's stipulations. Thank you.

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

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford and Dennis Zolper

Absent: 1 - Jim Little

6. Final Subdivisions

[PP-25-03](#)

Final Subdivision: Stevenson's Replat

Brandon Wood Engineering & Surveying is requesting final subdivision approval for Stevenson's Replat; 3 lots on 0.33 acres. This site is located at 1233 Flint Street in the, NBT, neighborhood transitional district.

Attachments: [Stevenson Replat Lot 1 Burns Subd](#)
[Staff Report](#)

Lonnie Roberts (Chair): Do we have the proponent for this item?

Brandon Wood (Proponent): Brandon Wood, I'm the surveyor representing the owner. We're requesting final replat to convert one lot into three lots.

Lonnie Roberts: Okay, city planner any comments?

Derrel Smith (City Planner): Yes, we reviewed this, this is also in the downtown Jonesboro Redevelopment District. So, that's the reason the lot sizes can fluctuate the way they do. But we would recommend approval because it does comply with all the requirements of the final subdivision plan of chapter 1, 13 and so we would recommend approval for that.

Lonnie Roberts: Okay, commissioners have questions on this replat?

Kevin Bailey (Commission): Lonnie, I have a comment, yesterday we talked about it and all three of these structures do have separate utility services already. And so, it's not.

Brandon Wood: As far as we know, I do know 100% with the water meters, it's kind of hard to, I mean, they have all their utilities going to City Water and Light's utilities. So, I don't know of anything unusual. It's a very old neighborhood. I know, water, sewer, and electric but I don't know about gas and stuff.

Kevin Bailey: So, how would we confirm that, that has to be? Could we make that as an stipulation that the utilities are separate or do we have any?

Derrel Smith: They'll have to be separated once their individual lots anyway.

Lonnie Roberts: They'd have to be don't they?

Brandon Wood: I would think so, they all have their own meters and electric meters.

Lonnie Roberts: That would be caught at the permitting phase for sure.

Brandon Wood: They're addressed separately.

Kevin Bailey: I may be making something out of nothing but just to be sure that the utilities are all separated. That we're not dividing three lots with shared utilities.

Brandon Wood: I don't think so.

Lonnie Roberts: Anyone else?

Brandon Wood: City Water and Light has reviewed the, we provided them the above ground utilities and they reviewed them. We gave them a utility plan.

Lonnie Roberts: There have been cases where lots were separated but they didn't have separate utilities and that wasn't caught until later. So, that's definitely a legitimate concern I would say.

Monroe Pointer: So, would it be best to make that stipulation that Kevin was talking about? It sounds like that to me.

Derrel Smith: It wouldn't hurt.

Lonnie Roberts: Is anybody ready for a motion? Any other questions?

Kevin Bailey: I make a motion to approve with that stipulation that the utilities are separated into three lots, if you will.

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

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford and Dennis Zolper

Absent: 1 - Jim Little

7. Conditional Use

8. Rezoning

[RZ-25-09](#)

Rezoning: 4700 Industrial Drive

McAlister Engineering is seeking a rezoning on behalf of Dale Koehn for 4.9 acres located at 4700 Industrial Drive. The current zoning is R-1, single family medium density district and the requested zoning is I-2, general industrial district.

Attachments: [Application](#)
 [Certified Mail](#)
 [Deed](#)
 [Rezoning Plat](#)
 [Rezoning Signs](#)
 [Staff Summary](#)

Lonnie Roberts (Chair): Do we have the proponent for this item?

Megan McAlister (Proponent): Megan McAlister with McAlister Engineering on behalf of Koehn Contracting.

Dale Koehn (Owner): And I'm Dale Koehn the owner.

Lonnie Roberts: City Planner do you have staff comments on this?

Derrel Smith (City Planner): Yes, sir we do. If you look at the approval criteria you'll notice that they're not all green check marks but the reason for that is, because even though that area is kind of industrial already, there is no sewer service to the area. So, when they did the last land use plan they just left that as a rural area because you couldn't get sewer to it at the time. This lot doesn't need sewer. So, it does fit with the area and we are going to recommend approval with the following guidelines, the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Alright, with this being a rezoning request is there anyone here from the public who would like to add comments or ask questions regarding this rezoning? If not, I'll open up for commissioners questions or comments.

Paul Ford (Commission): What was your comment about the sewer? That it has sewer now or it doesn't?

Derrel Smith: It still does not, but this lot shouldn't need sewer as large as it is. It can operate on septic.

Paul Ford: I assume it's on septic now?

Derrel Smith: I'm sure it is.

Paul Ford: But with 5 acres it should be perked easy, depending on what's going to be used for there and their water use needs.

Derrel Smith: It shouldn't be a huge water usage. From what I understand it's not going to be a big water user.

Lonnie Roberts: Monroe you had a question?

Monroe Pointer (Commission): Yeah, so you said that's the only one in this area? Because it looks like everything on here is already.

Derrel Smith: No, it's the only one that's zoned I-2 but there's industrial uses going on in the area right now. City Water and Light has property in the area. I think they've got some kind of plan out in that area. Across the street there's more of an industrial use but they're all R-1, I mean they've probably been there forever and so they're considered a legal non-conforming use until they try to make a change.

Monroe Pointer: They would have to go through the same process?

Derrel Smith: They would have to go through the same process yes.

Lonnie Roberts: Any other questions? Commissioners?

A motion was made by Paul Ford, seconded by Jimmy Cooper, that this matter

be Approved . The motion PASSED with the following vote.

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff
Steiling;Paul Ford and Dennis Zolper

Absent: 1 - Jim Little

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-25:020

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

Temporary Classroom Trailers

Nettleton Public Schools is requesting MAPC approval to place two temporary classroom trailers at the STEAM I Campus located at 2219 Thorn Street. The district plans to lease these buildings for two years.

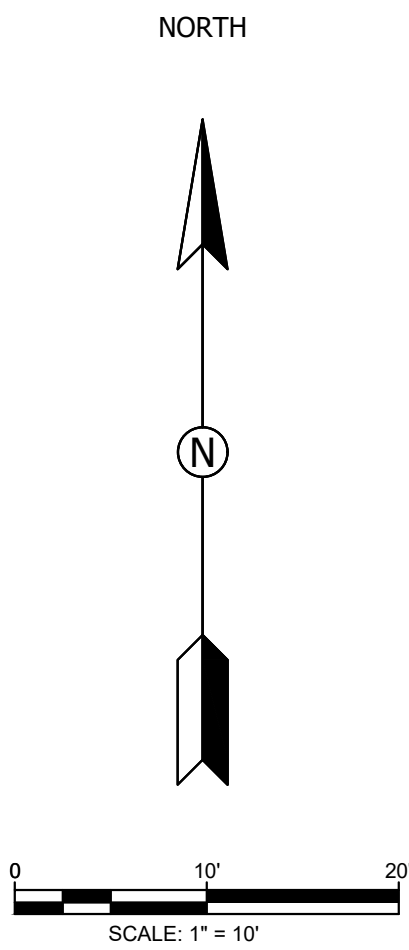
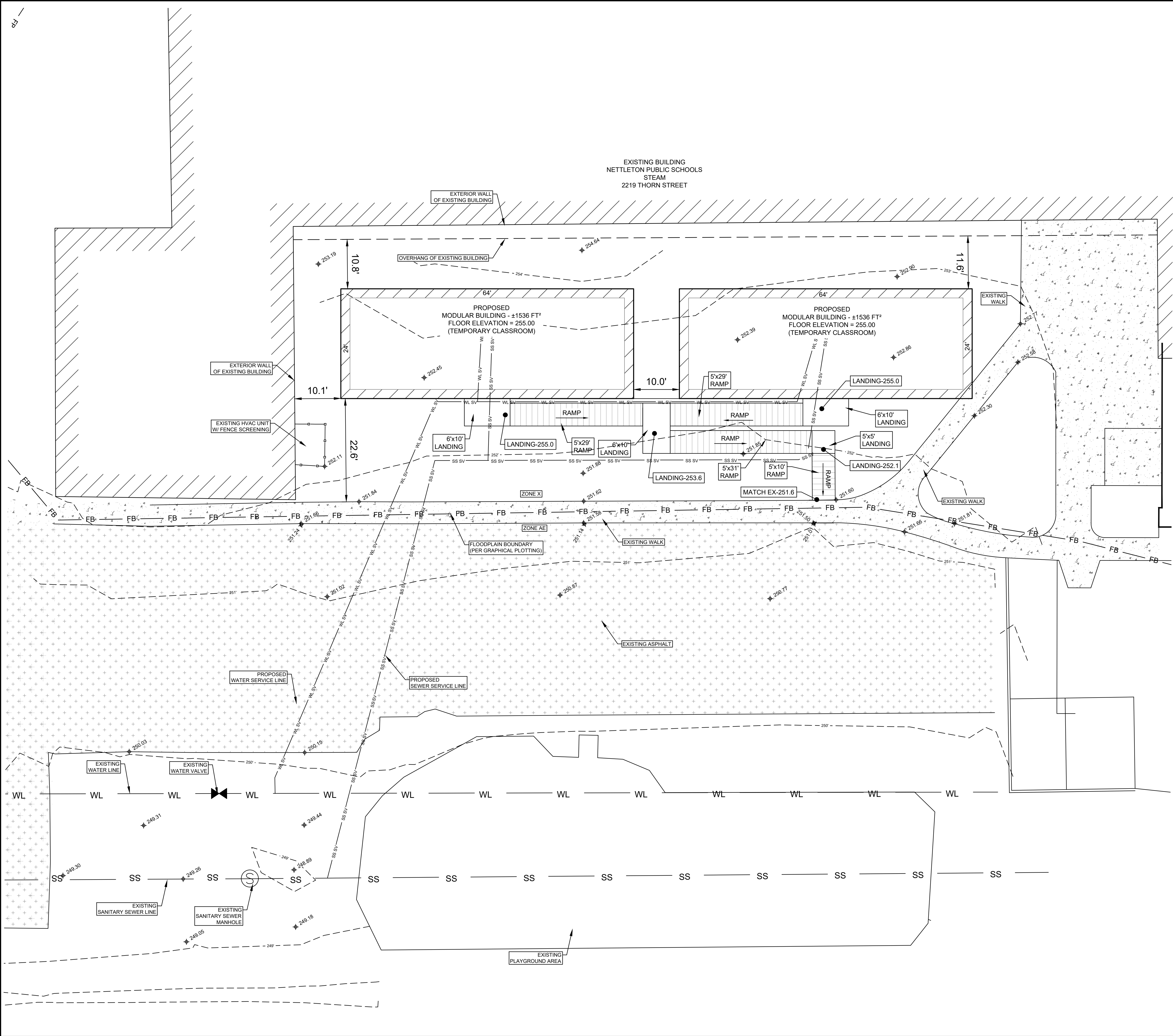
From: [Ronald Cooper](#)
To: [Monica Percy](#)
Subject: Nettleton Public Schools MAPC Request
Date: Thursday, June 19, 2025 2:59:13 PM

You don't often get email from ron.cooper@nettletonschoools.net. [Learn why this is important](#)

Ms. Percy,

Nettleton Public Schools is requesting to be placed on the agenda for the planning committee meeting scheduled for June 24, 2025. The school is needing to place two portable classrooms at the STEAM I Campus located at 2219 Thorn Street. The district will be leasing these buildings for a two year period. The expected delivery date is scheduled for July 10th. The district is attempting to have the utilities roughed in for these buildings by July 3rd with the final terminations being made July 15 or shortly thereafter delivery.

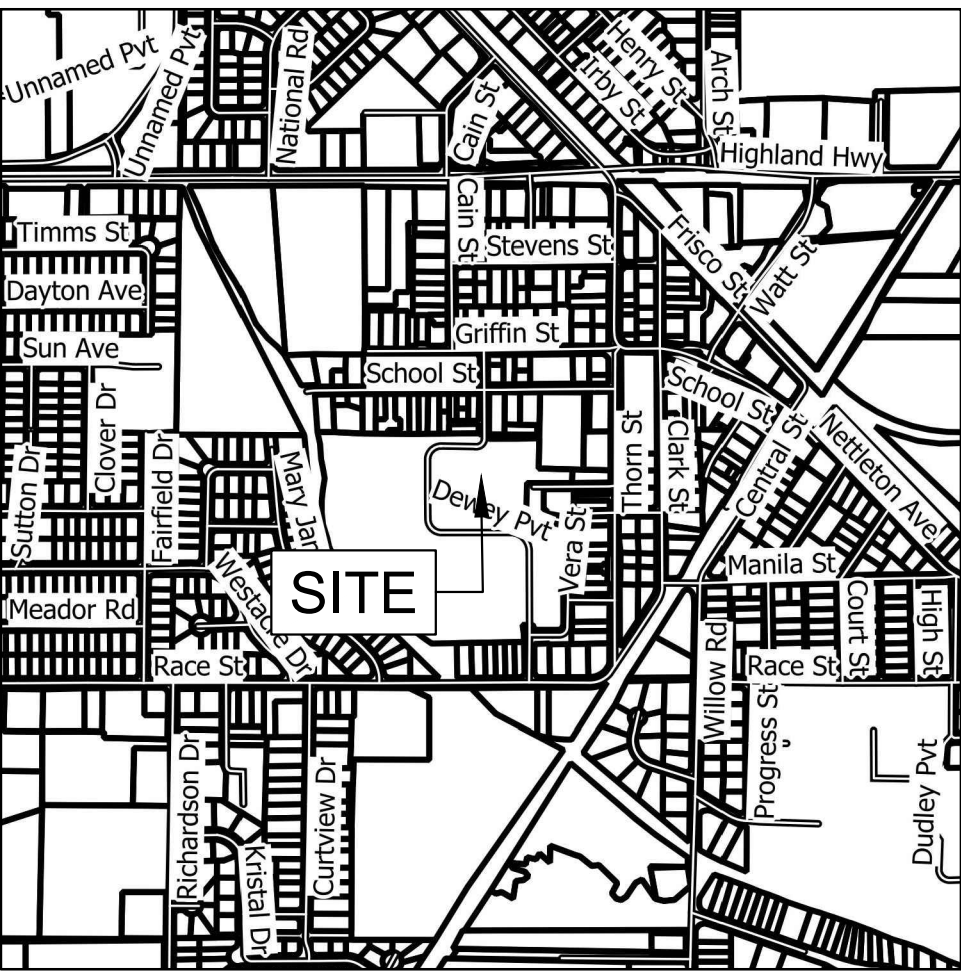
Thanks
Ron Cooper
Facilities Director



LEGEND	
	EXISTING ASPHALT
	CONCRETE
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	FG - FINISHED GRADE
	TC = TOP CURB
	GT = GUTTER
	PVT = PAVEMENT
	FL = FLOWLINE
	EXISTING SPOT ELEVATION
	FB — FLOODPLAIN BOUNDARY
	SS — SEWER LINE
	WL — WATER LINE
	SS SV — SEWER SERVICE LINE
	WL SV — WATER SERVICE LINE



ARKANSAS ONE-CALL SYSTEM, INC.
1-800-482-8998 OR 811



VICINITY MAP
SCALE: 1" = 1000'

SP-1

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 13854
BRANDON G. WOOD

NETTLETON STEAM TEMPORARY CLASSROOMS
2219 THORN ST., JONESBORO, AR

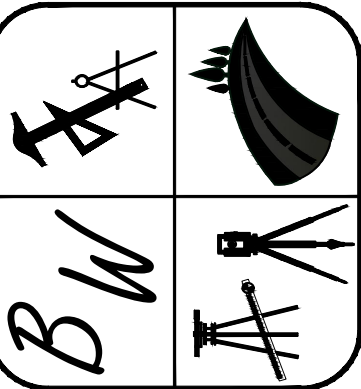
SITE PLAN

DATE: 06/06/2025
REV:

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING

112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENR.COM
WWW.BWOODENGINEERING.COM





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-25-04

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Final Subdivision: Farmer Hills

Alec Farmer is seeking final subdivision approval for 3 lots on 10.03 acres. This property is zoned C-3, general commercial and located west of 3501 Southwest Drive.

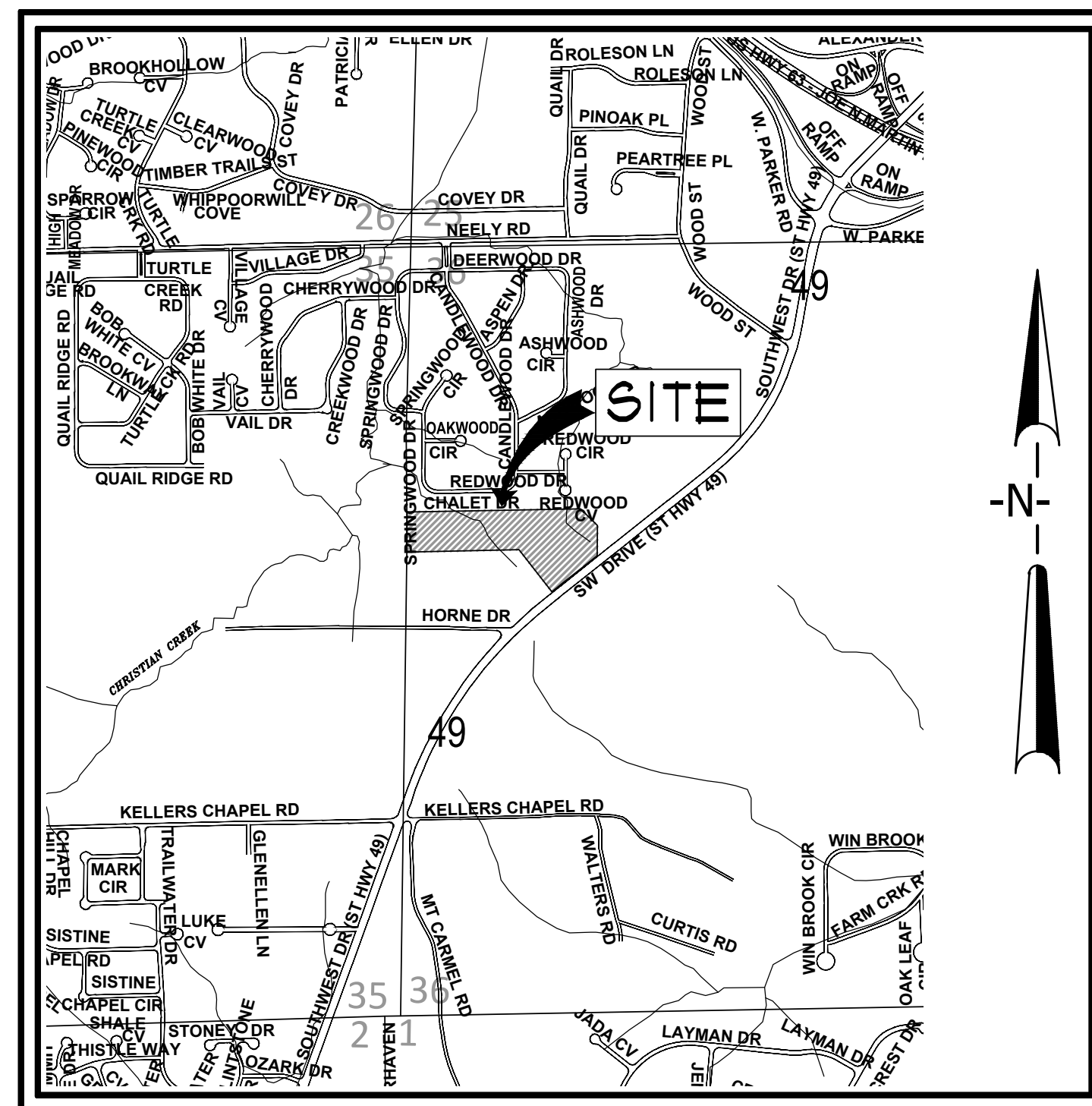
SITE DEVELOPMENT PLANS

FARMER HILLS

A COMMERCIAL DEVELOPMENT

PREPARED FOR
FARMER ENTERPRISES, INC.

JONESBORO, ARKANSAS
FEBRUARY, 2024



VICINITY MAP

NOT TO SCALE

INDEX TO SHEETS

CO01	COVER SHEET
CO02	GENERAL NOTES
CO03	TOPOGRAPHIC SURVEY
CO04	RECORD PLAT
CO05	UTILITY PLAN
CO06	GRADING/PROFILE PLAN
CO07	EROSION CONTROL PLAN
CO08	STANDARD DETAILS
CO09	EROSION CONTROL DETAILS

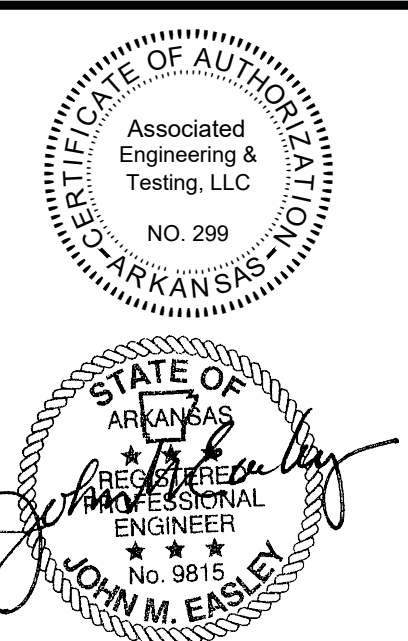
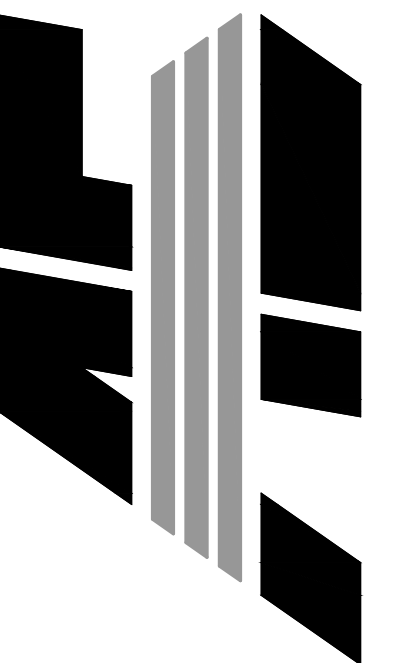


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FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
3.	COU COMMENTS	03/08/24

COVER
SHEET

DATE: 02/21/2024	DRAWN: CMH
CADD FILE: 21104-SDP-R3	CHECKED: JME
DWG#	SHEET
SCALE: AS SHOWN	CO01

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
DERREL SMITH, CITY PLANNER
300 SOUTH CHURCH STREET
JONESBORO, AR 72401
879-932-0406
2. CITY OF JONESBORO - ENGINEERING
CRAIG LIGHT, P.E.
CITY ENGINEER
307 VINE STREET
JONESBORO, AR 72401
870-932-2438
3. CODES DEPT. FIRE MARSHALL
JASON WILLIS
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
870-932-2428
4. CITY WATER AND LIGHT - ENGINEERING
JAKE RICE, P.E., P.S. - MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
870-935-5581, FAX: 870-930-3303
SUSAN MIERDIEH - ENGINEERING SERVICES DIRECTOR
870-930-3320
5. CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3013 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
CELL: 870-897-3750
6. AT&T
723 CHURCH, ROOM B 27
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
870-972-7827, FAX: 870-972-7610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
870-972-7587, FAX: 870-972-7533
7. SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB PROCK - CONSTRUCTION MANAGER
870-933-8409 EXT: 212, FAX: 870-972-8141
DEANNA HORNBACK - MANAGER
JIMMY YANCY - FIELD MANAGER
CELL: 870-219-8583

GENERAL NOTES

1. SCREENING AND BUFFERING ARE AS SHOWN.
2. EASEMENTS ARE AS SHOWN.
3. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT.



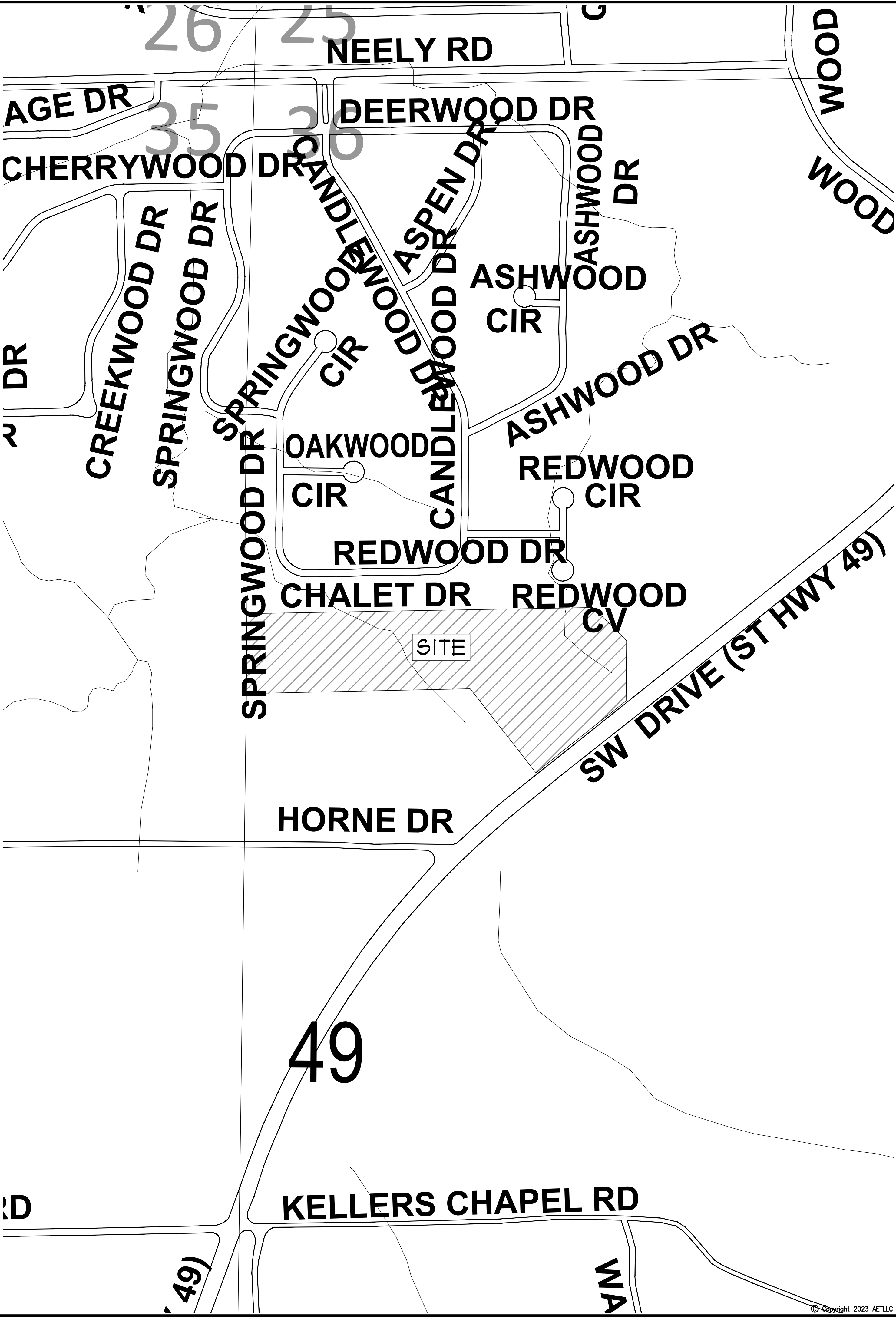
Know what's below.
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BENCHMARK LIST

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. BENCHMARK #1 (ELEV.=419.62) IS TOP OF SANITARY SEWER MANHOLE LOCATED ON THE NORTH SIDE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE) APPROXIMATELY 132 FEET NORTH AND 151 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

LEGEND

	• BOUNDARY LINE		• EXISTING FIRE HYDRANT		• DOWNSPOUT
	• LOT LINES		• PROPOSED FIRE HYDRANT		• SPRINKLER CONTROL
	• FOUND IRON PIPE		• VALVE BOX		• MAILBOX
	• FOUND COTTON-PICKER SPINDLE		• FIRE PROTECTION		• TRASH COMPACTOR
	• FOUND REBAR		• EXISTING OVERHEAD ELECTRICAL LINE		• COLUMN
	• CITY OF JONESBORO G.P.S. MONUMENT		• EXISTING UNDERGROUND ELECTRICAL LINE		• BOLLARD
	• BENCH MARK		• ELECTRIC TRANSFORMER / ELECTRIC METER		• HANDICAP SIGN
	• R/W MONUMENT		• POWER POLE		• EXISTING FENCE LINE
	• SET 1 1/4" IRON PIPE		• POWER JUNCTION / COMMUNICATIONS BOX		• EXISTING GROUND CONTOUR
	• EXISTING SANITARY SEWER LINE		• SIGN LIGHTS / FLOOD LIGHTS		• FINISHED GROUND CONTOUR
	• PROPOSED SANITARY SEWER LINE		• LIGHT POLE		• EXISTING TREE/SHRUB
	• EXISTING SANITARY SEWER MANHOLE		• TRAFFIC SIGN		• BASIN BOUNDARY
	• PROPOSED SANITARY SEWER MANHOLE		• TRAFFIC SIGNAL		• DRAINAGE FLOW
	• EXISTING SANITARY SEWER CLEANOUT		• TRAFFIC LIGHT CONTROL		• GENERAL DRAINAGE FLOW
	• PROPOSED SANITARY SEWER CLEANOUT		• TRAFFIC SIGNAL W/ POLE		• SWALE FLOW DIRECTION
	• PROPOSED SANITARY SEWER SERVICE LINE		• EXISTING OVERHEAD COMMUNICATION LINE		• SILT FENCE
	• EXISTING WATER LINE		• EXISTING UNDERGROUND COMMUNICATION LINE		• ROCK CHECK DAM
	• PROPOSED WATER LINE		• TELEPHONE FEDESTAL		• RIP RAP AREA
	• EXISTING WATER METER		• EXISTING GAS LINE		• INLET PROTECTION
	• PROPOSED WATER METER		• GAS METER		• ROCK CHECK DAM
	• EXISTING WATER VALVE		• EXISTING STORMY WATER MANHOLE		
	• PROPOSED WATER VALVE		• GRATED INLET		



FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

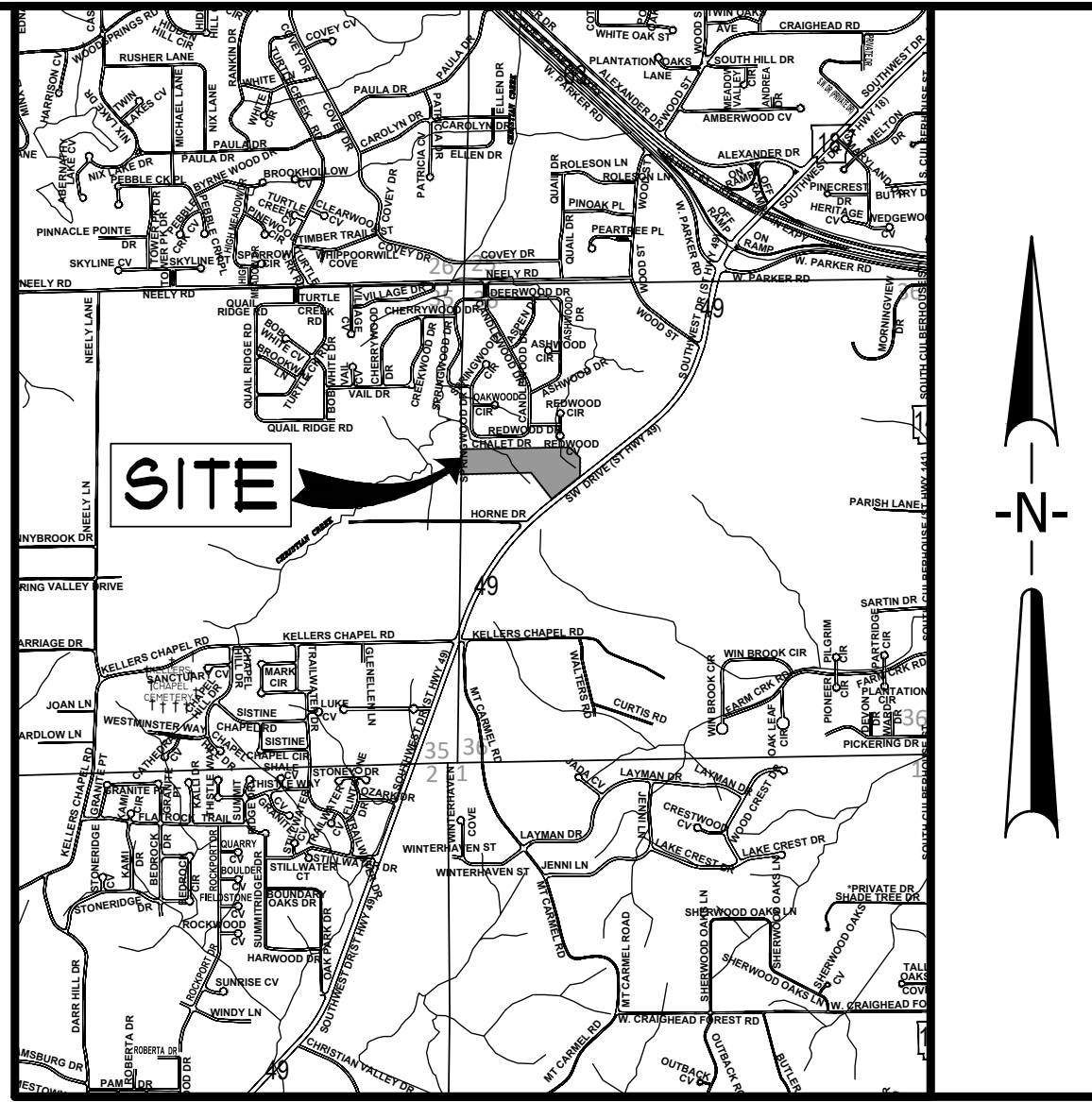
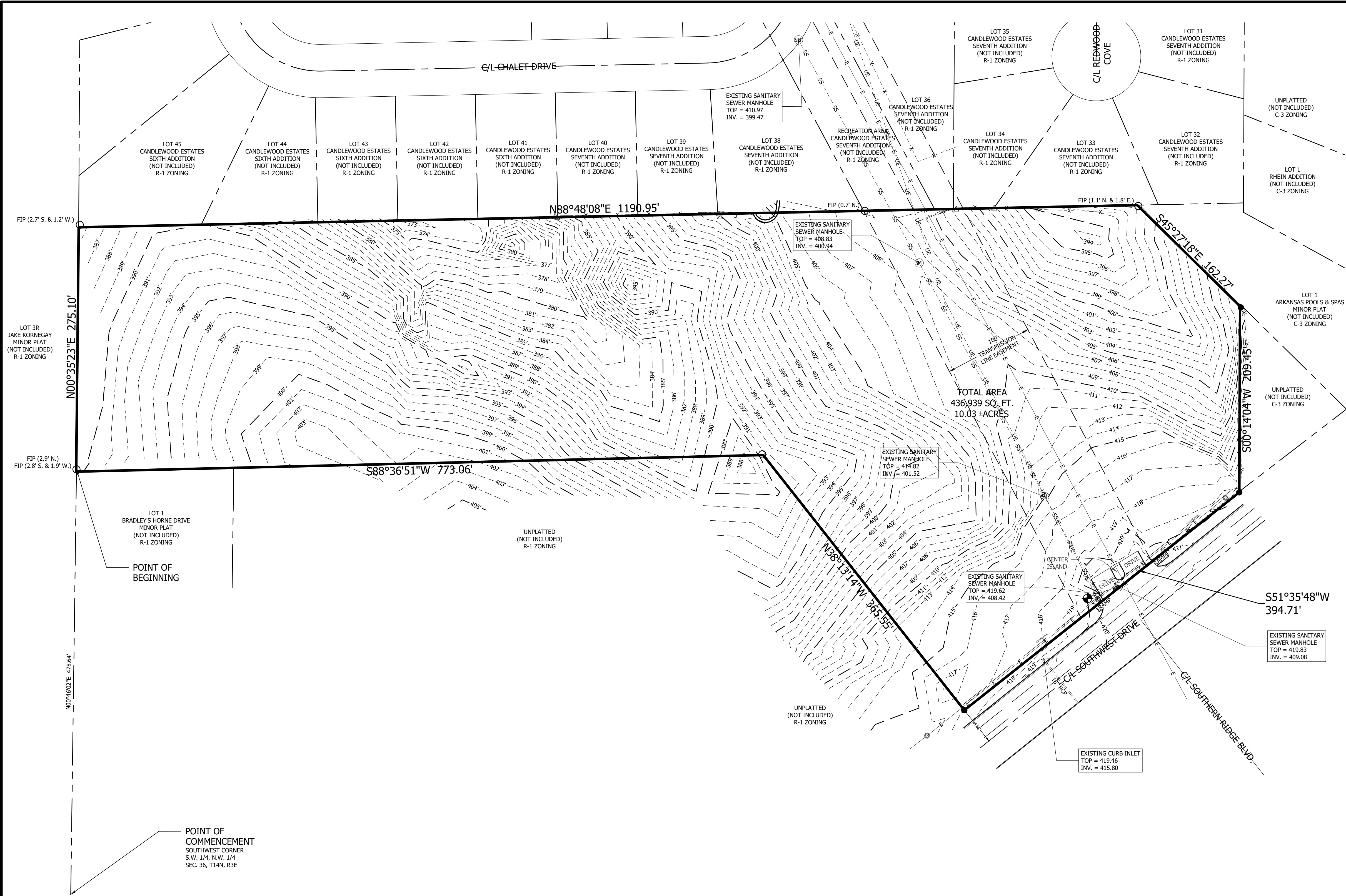
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Associated Engineering & Testing, LLC
NO. 289
STATE OF ARKANSAS
Professional Engineer
No. 9815
JOHN M. EASLEY

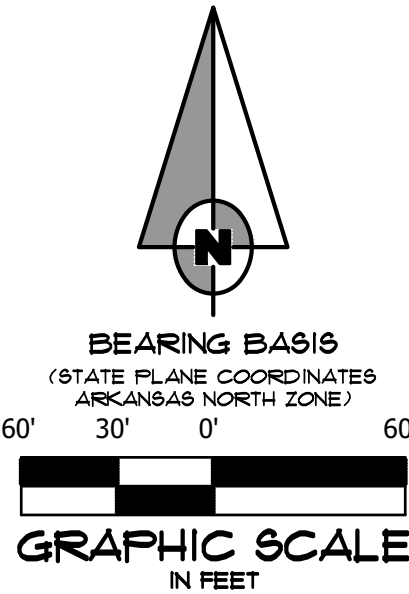
NO.	DESCRIPTION	DATE
3.	COJ COMMENTS	23/08/24

INDEX
SHEET

DATE: 02/21/2024	DRAWN: COH
CADD FILE: 21104-SDP-R3	CHECKED: JME
DWG#	SHEET
SCALE: AS SHOWN	C002



VICINITY SKETCH
NOT TO SCALE



LEGEND	
	= BOUNDARY LINE
	= ADJACENT LOT LINE
	= EASEMENT LINE
	= FOUND IRON PIPE
	= FOUND REBAR
	= SET 1-1/4" IRON PIPE W/ PS #1314 CAP
	= EXISTING SANITARY SEWER LINE
	= SANITARY SEWER MANHOLE
	= EXISTING SANITARY SEWER LINE
	= WATER VALVE
	= FIRE HYDRANT
	= EXISTING OVERHEAD ELECTRICAL LINE
	= POWER POLE
	= GUY WIRE
	= ELECTRIC PULL BOX
	= TELEPHONE PEDESTAL
	= STORM GRATED INLET
	= EXISTING FENCE LINE
	= EXISTING GROUND CONTOUR
	= BENCHMARK

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR FARMER ENTERPRISES, INC. AND IS NOT ASSIGNABLE.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1 (ELEV.=419.62) IS TOP OF SANITARY SEWER MANHOLE LOCATED ON THE NORTH SIDE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE) APPROXIMATELY 132 FEET NORTH AND 151 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3 AND R-1 AS SHOWN. STANDARD BUILDING SETBACKS FOR C-3 ZONING ARE AS FOLLOWS: STREET=25' SIDE=10' REAR=20' MAXIMUM LOT COVERAGE IS SIXTY PERCENT (60%). MAXIMUM HEIGHT LIMITATION IS FORTY-FIVE FEET (45').
- SUBJECT PROPERTY IS LOCATED WITHIN "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL 05031C0150C (PANEL 150 OF 200). EFFECTIVE DATE- SEPTEMBER 27, 1991.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
A. RECORD PLAT OF CANDLEWOOD ESTATES SEVENTH ADDITION, RECORDED IN PLAT CABINET "A", PAGE 60 AT JONESBORO, ARKANSAS.
B. RECORD PLAT OF CANDLEWOOD ESTATES SIXTH ADDITION, RECORDED IN PLAT CABINET "A", PAGE 28 AT JONESBORO, ARKANSAS.
C. PLAT OF SURVEY FOR PAUL FINNICUM BY DALE ADAMSON, RECORDED IN PLAT BOOK "H", PAGE 87 AT JONESBORO, ARKANSAS.
D. UNRECORDED PLAT OF SURVEY FOR ALEC FARMER BY TROY L. SHEETS, DATED MAY 14, 1992.

DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS: THENCE NORTH 00°46'02" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 478.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°35'23" EAST, A DISTANCE OF 275.10 FEET; THENCE NORTH 88°48'08" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 1190.95 FEET; THENCE SOUTH 45°27'18" EAST, A DISTANCE OF 162.27 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE SOUTH 00°14'04" WEST, ALONG SAID EAST LINE, A DISTANCE OF 209.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE); THENCE SOUTH 51°35'48" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 394.71 FEET; THENCE NORTH 38°13'14" WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 365.55 FEET; THENCE SOUTH 88°36'51" WEST, A DISTANCE OF 773.06 FEET TO THE POINT OF BEGINNING.
CONTAINING IN ALL 436,939 SQ. FT. OR 10.03 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 10/11/2023

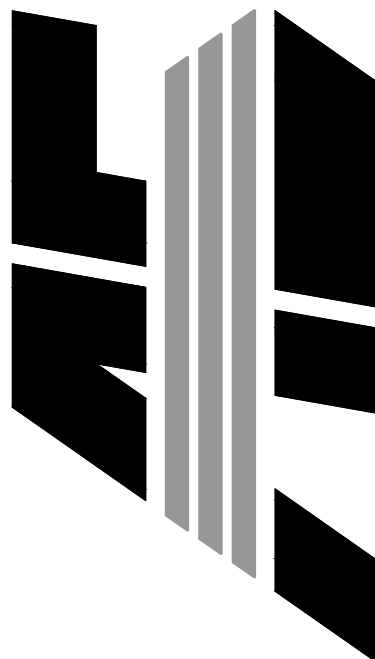
NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

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FARMER ENTERPRISES, INC.

SOUTHWEST DRIVE
SECTION 36, T14N, R3E
JONESBORO, ARKANSAS

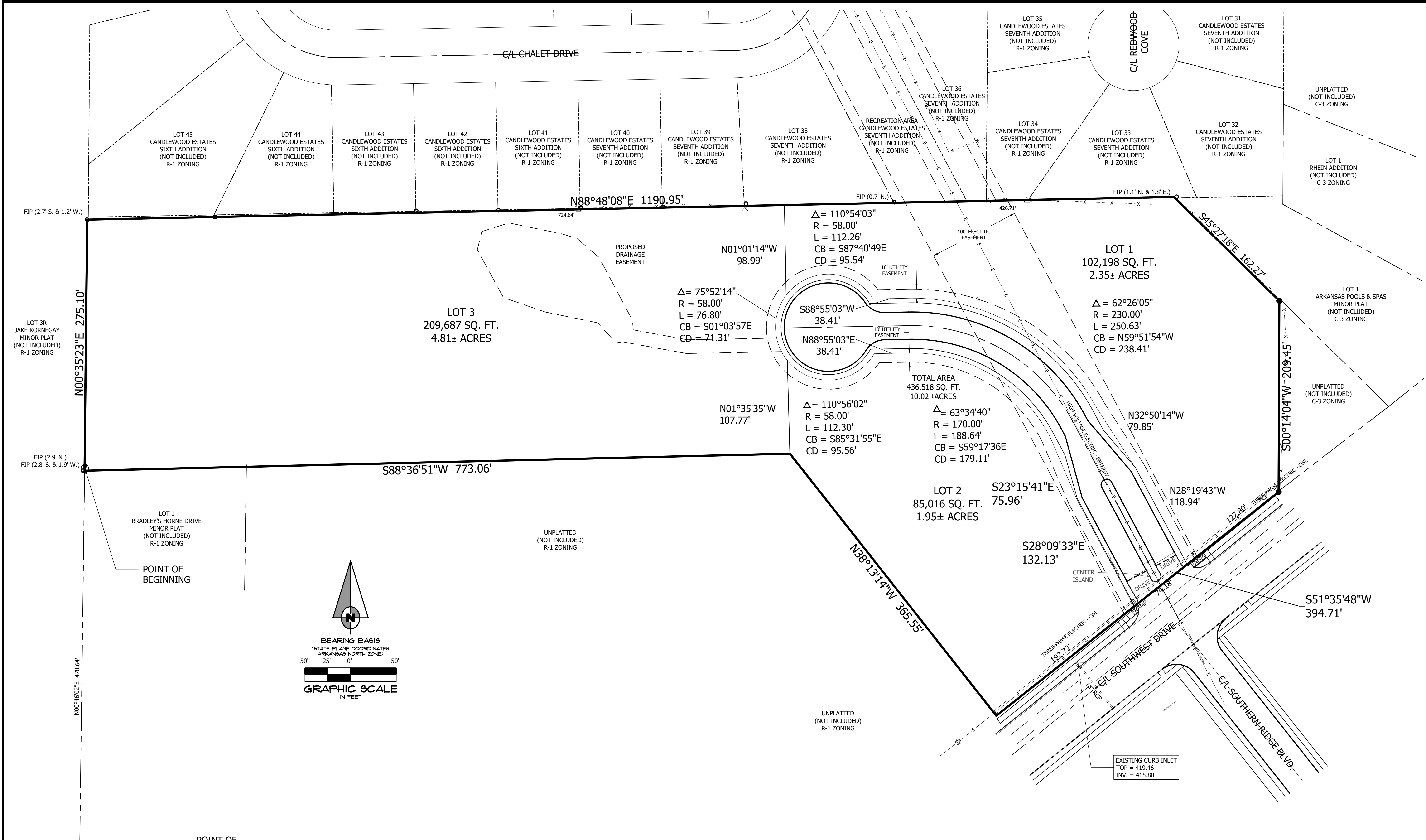
ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

TOPOGRAPHIC
SURVEY

DATE: 10/23/2023	DRAWN: CCH
CADD FILE: 21104-001	CHECKED: JME
DWG# 0314364.XXXX	SHEET
SCALE: 1" = 60'	1 OF 1



SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR FARMER ENTERPRISES, INC. AND IS NOT ASSIGNABLE.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
- BENCHMARK #1 (ELEV.=419.62) IS TOP OF SANITARY SEWER MANHOLE LOCATED ON THE NORTH SIDE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE) APPROXIMATELY 132 FEET NORTH AND 151 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT. ADJACENT PROPERTIES ARE ZONED C-3 AND R-1 AS SHOWN. STANDARD BUILDING SETBACKS FOR C-3 ZONING ARE AS FOLLOWS: STREET=25' SIDE=10' REAR=20' MAXIMUM LOT COVERAGE IS SIXTY PERCENT (60%). MAXIMUM HEIGHT LIMITATION IS FORTY-FIVE FEET (45').
- SUBJECT PROPERTY IS LOCATED WITHIN "7" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL 05031C0150C (PANEL 150 OF 200). EFFECTIVE DATE - SEPTEMBER 27, 1991.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - RECORD PLAT OF CANDLEWOOD ESTATES SEVENTH ADDITION, RECORDED IN PLAT CABINET "A", PAGE 60 AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF CANDLEWOOD ESTATES SIXTH ADDITION, RECORDED IN PLAT CABINET "A", PAGE 28 AT JONESBORO, ARKANSAS.
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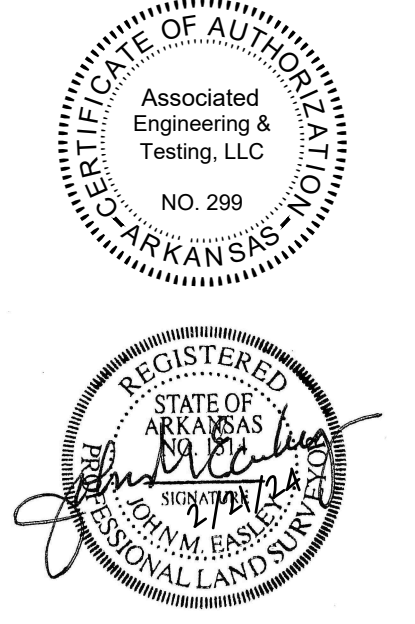
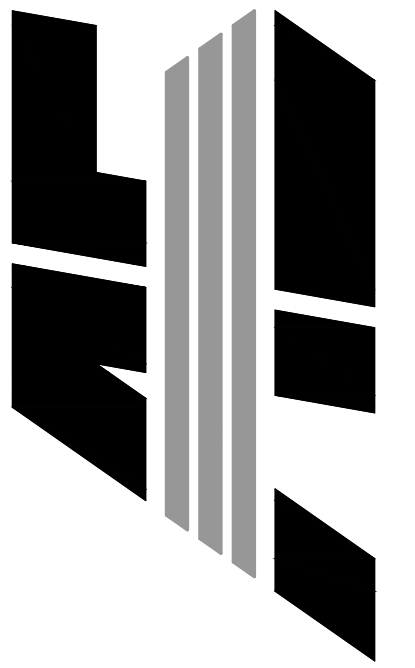
OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE REQUEST THIS RECORD PLAT AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON.

FARMER ENTERPRISES, INC.
ALEC FARMER, OWNER

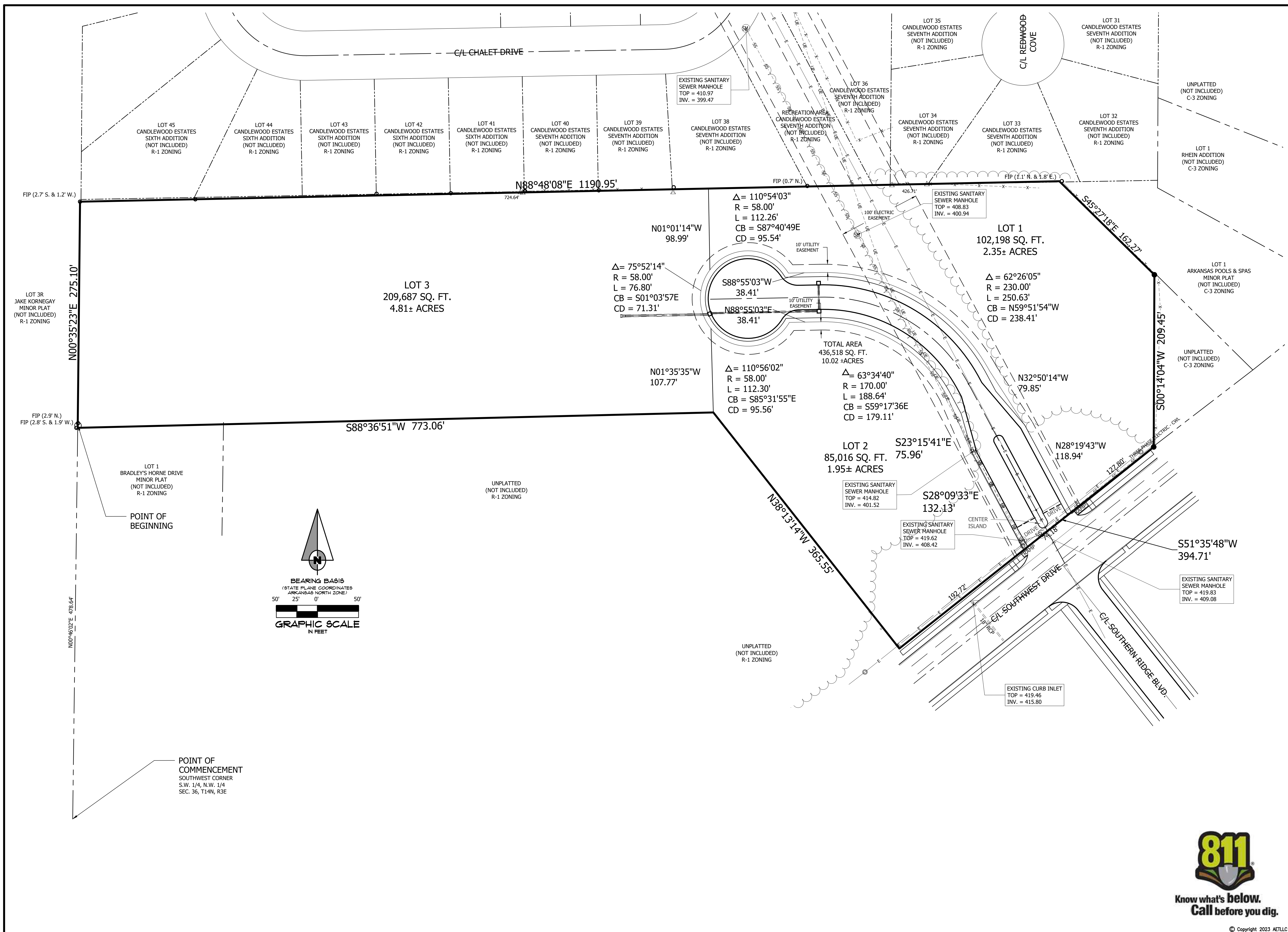
FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

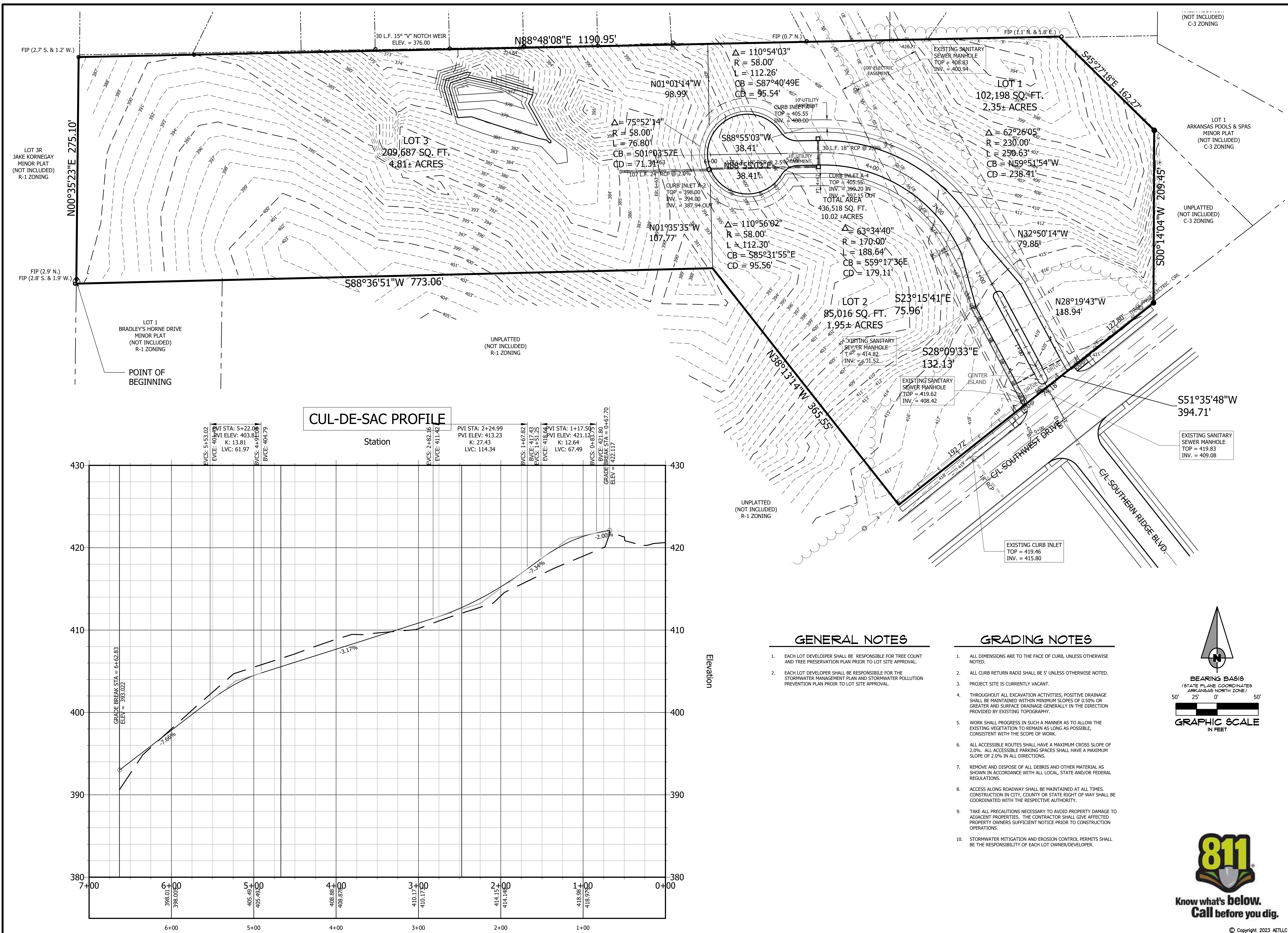
ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

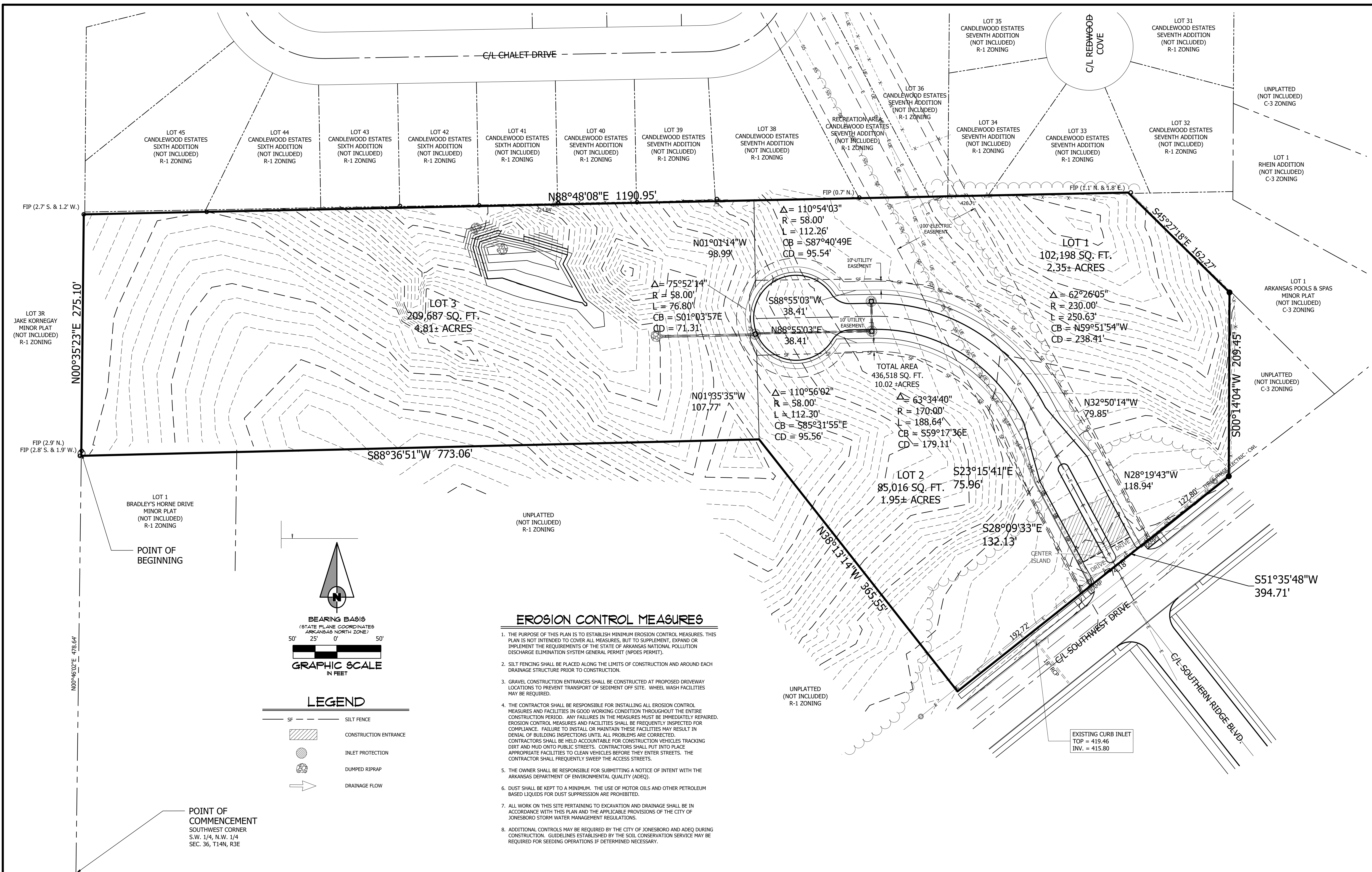


NO.	DESCRIPTION	DATE
3.	COV COMMENTS	23/08/24

RECORD PLAT	
DATE: 02/21/2024	DRAWN: CCH
CADD FILE: 21104-SDP-R3	CHECKED: JME
DWG# XXXXXXXX.XXXX	SHEET
SCALE: 1" = 60'	C003







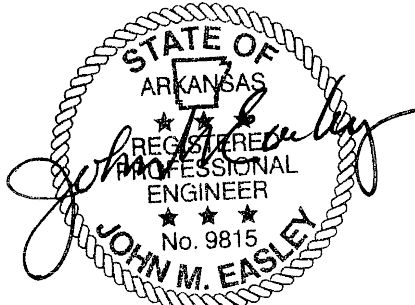
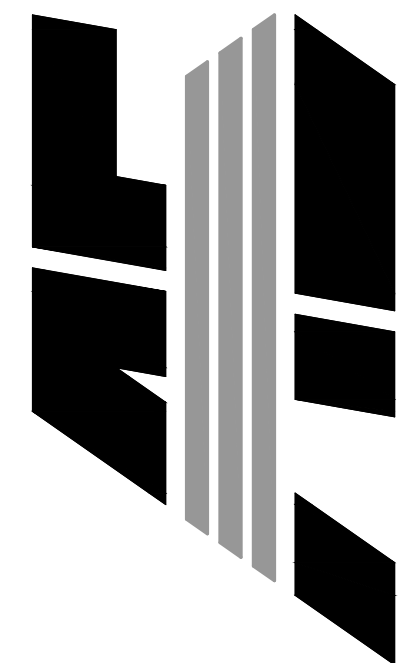
FARMER HILLS
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**ASSOCIATED
ENGINEERING, LLC**

CIVIL ENGINEERING • LAND SURVEYING
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103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403

PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
3.	COJ COMMENTS	03/08/14

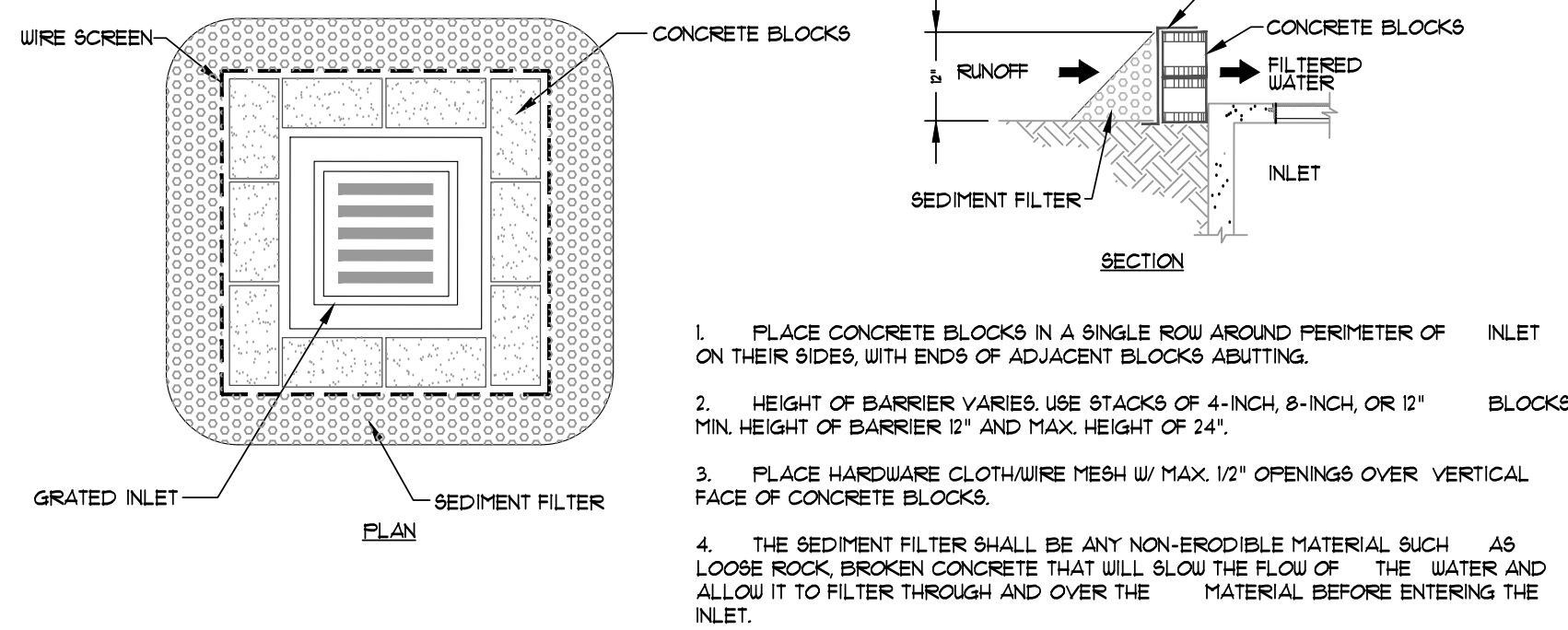
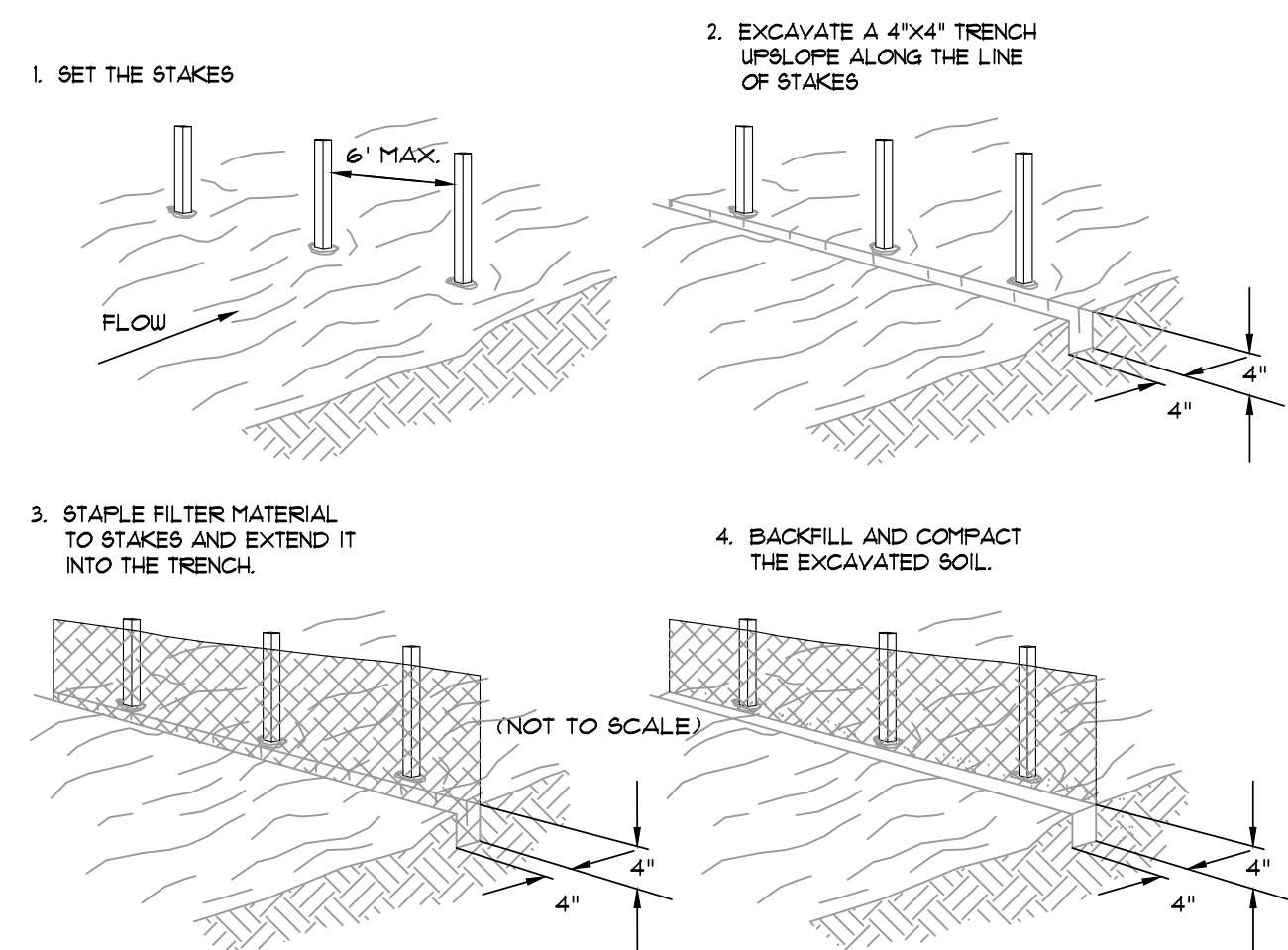
EROSION PLAN

DATE: 02/13/2024	DRAWN: CCH
ADD FILE: 21104-SDP	CHECKED: JME
WGA: XXXXXXXX.XXXX	SHEET C007
SCALE: 1" = 60'	



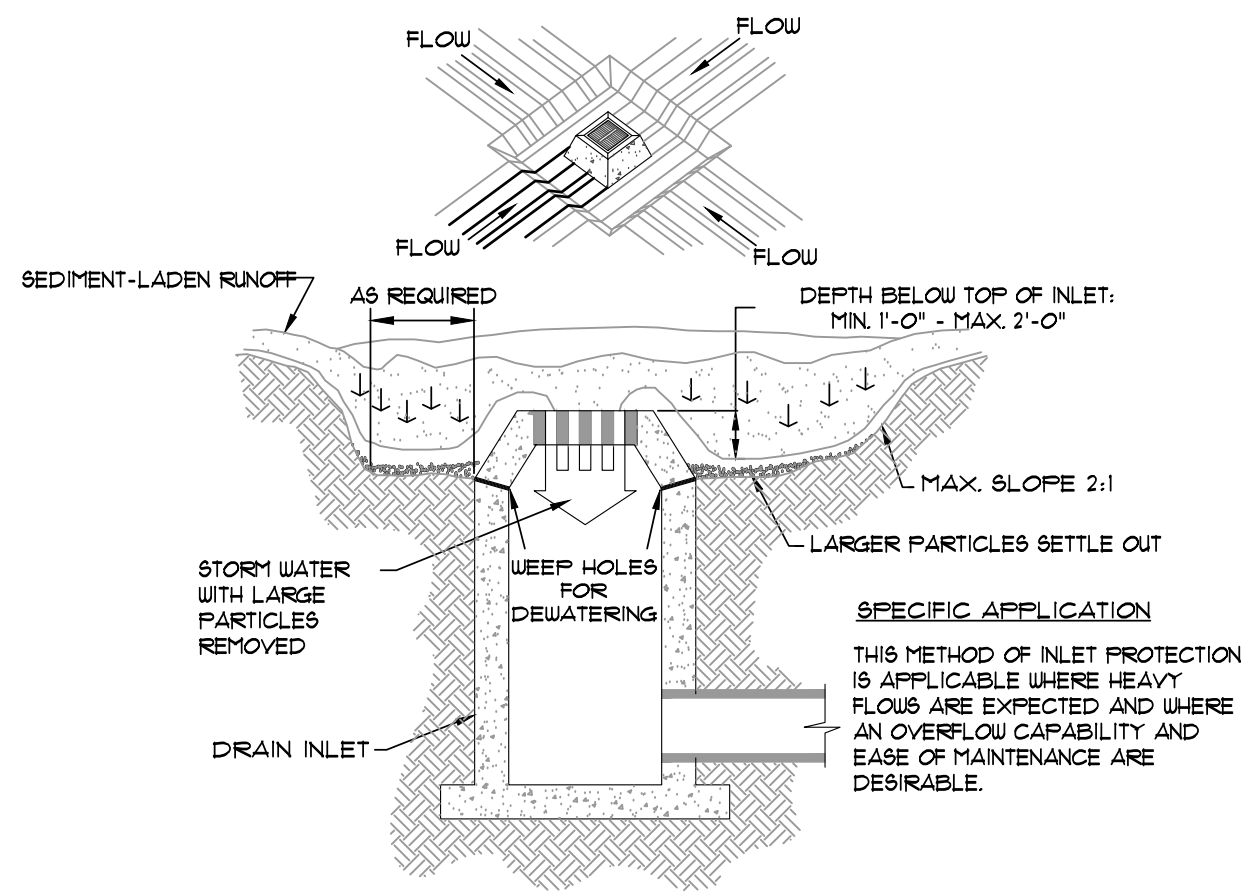
Know what's **below.**
Call before you dig.

© Copyright 2023 AETLLC



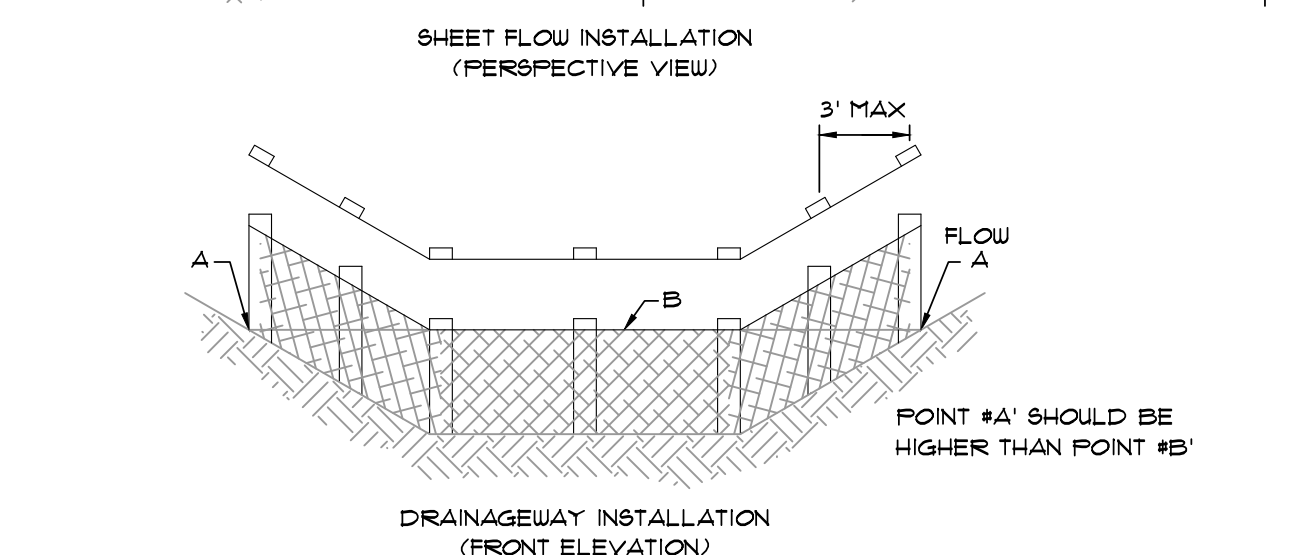
BLOCK AND AGGREGATE INLET SEDIMENT FILTER

SCALE: 1/2" = 1'-0"



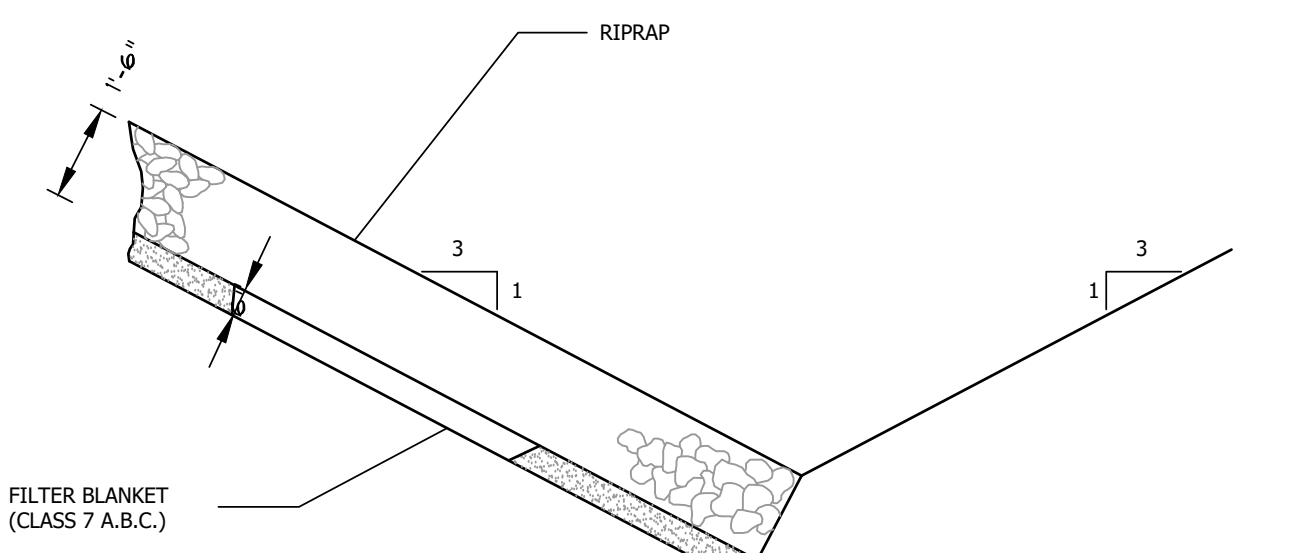
EXCAVATED INLET SEDIMENT TRAP

SCALE: 1/4" = 1'-0"



FILTER BARRIER

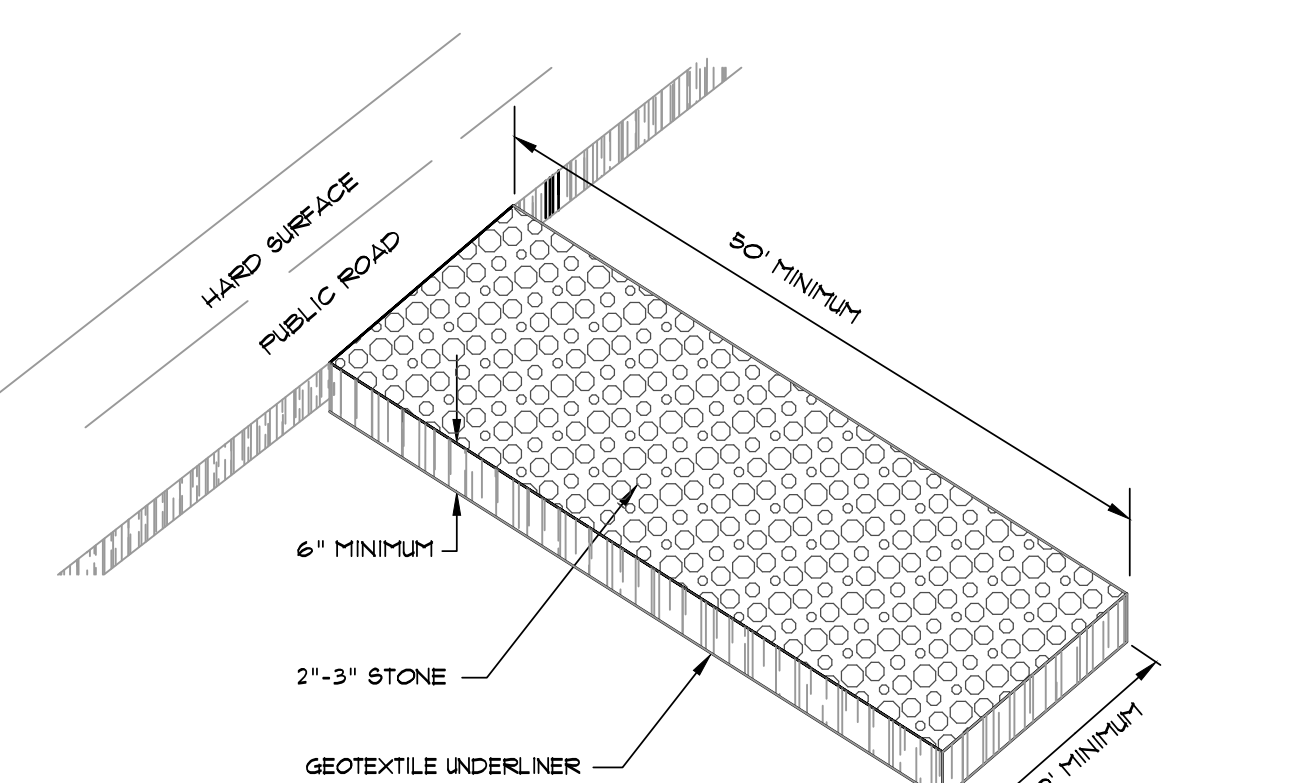
SCALE: 1/4" = 1'-0"



NOTE: IN LIEU OF AN AGGREGATE FILTER BLANKET, A SYNTHETIC FIBER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF ASTM D288 MAY BE USED. IN LIEU OF RIPRAP, AN EROSION CONTROL MAT MAY BE USED.

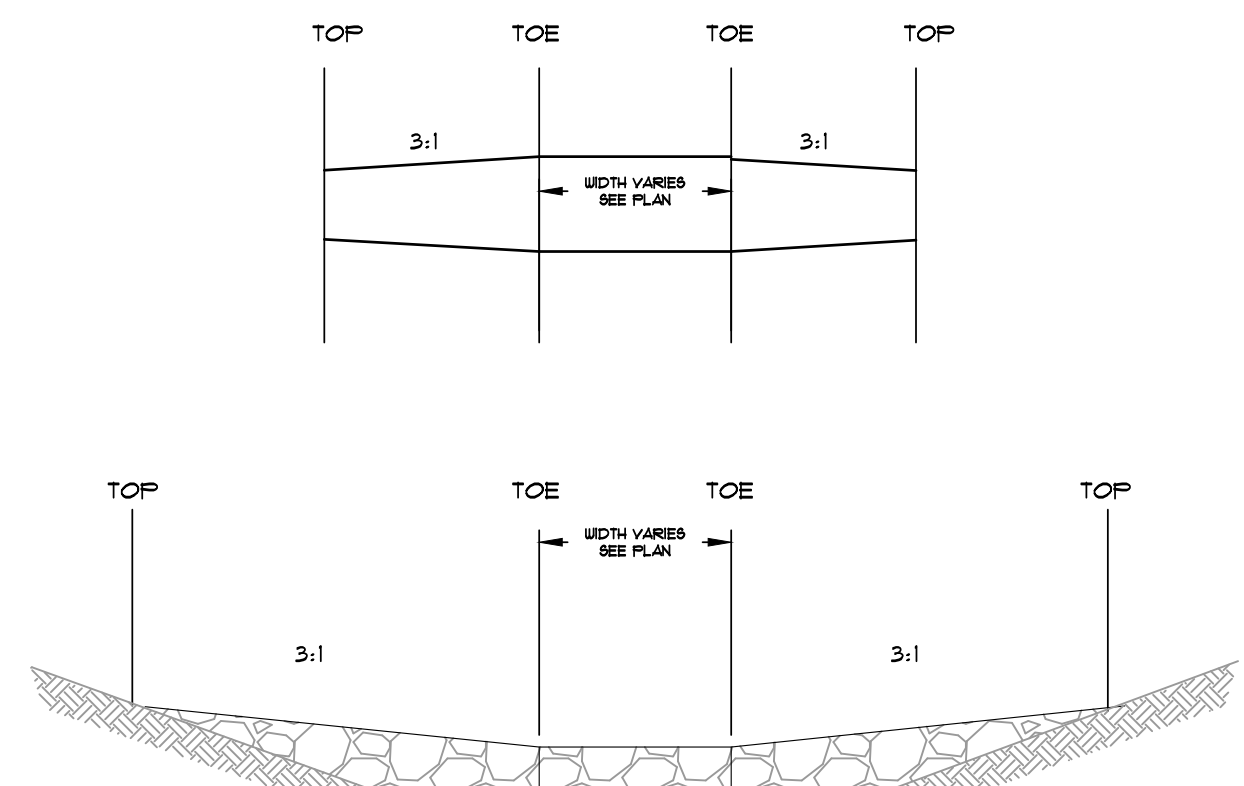
SECTION - DUMPED RIPRAP

TOE EXCAVATION IN SOIL



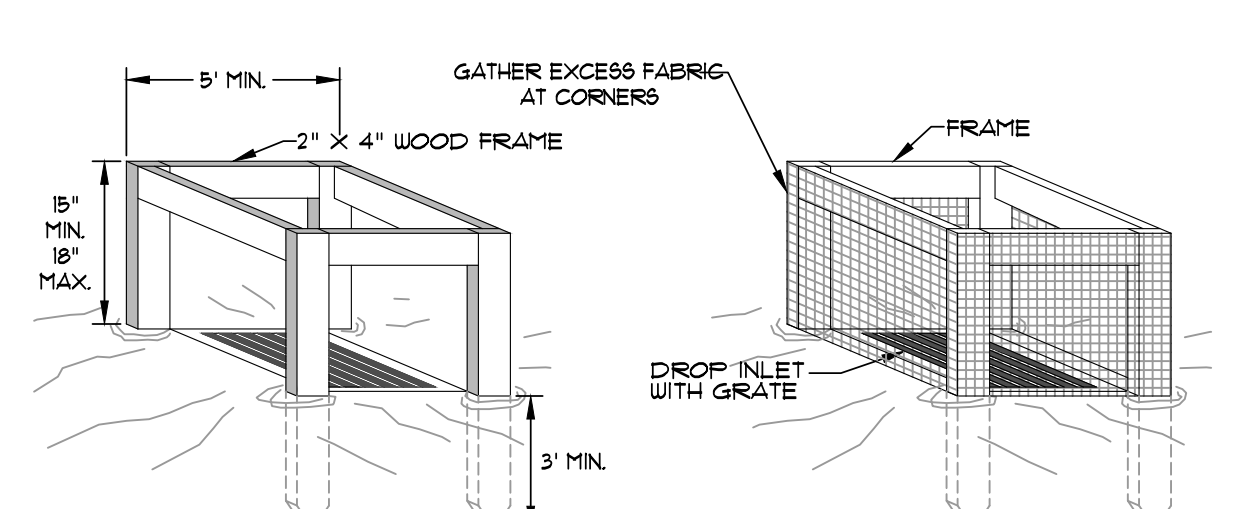
CONSTRUCTION ENTRANCE

NOT TO SCALE



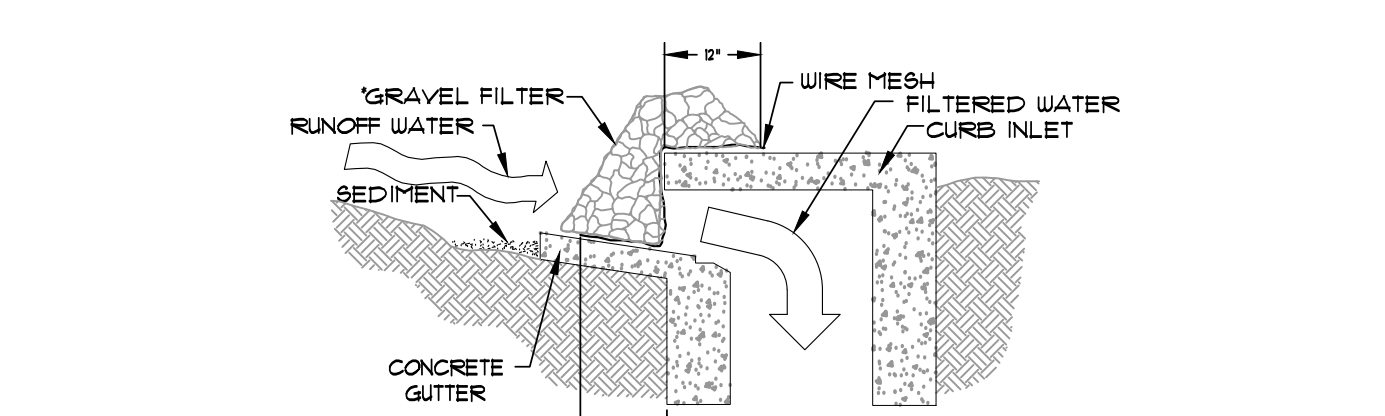
ROCK CHECK DAM

SCALE: 1/2" = 1'-0"



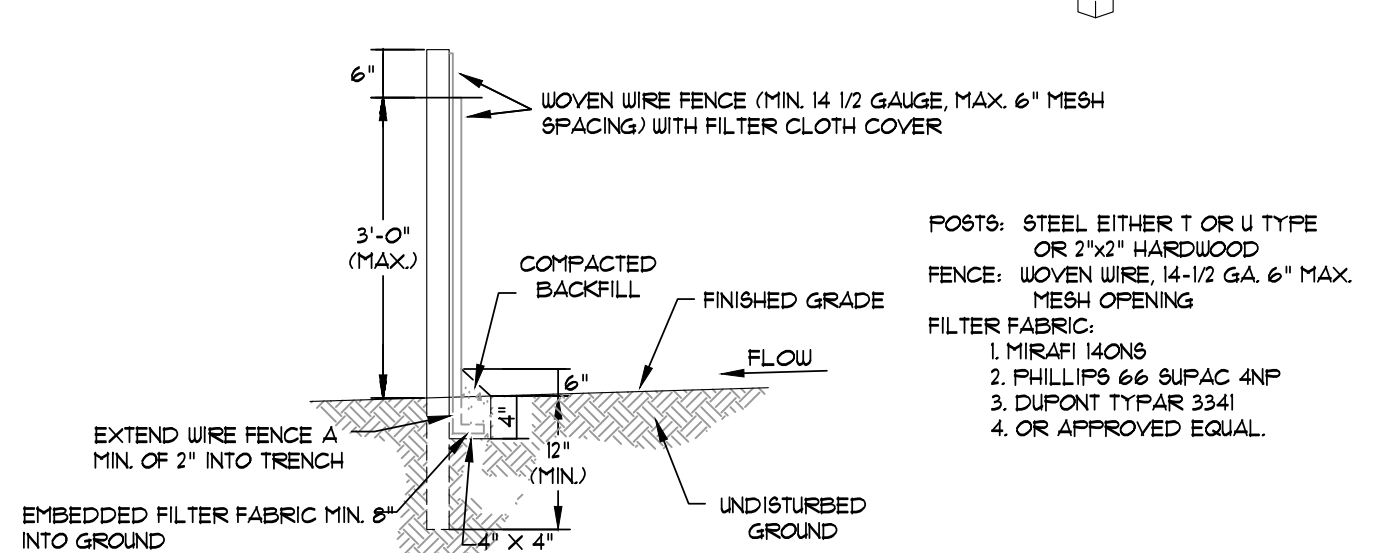
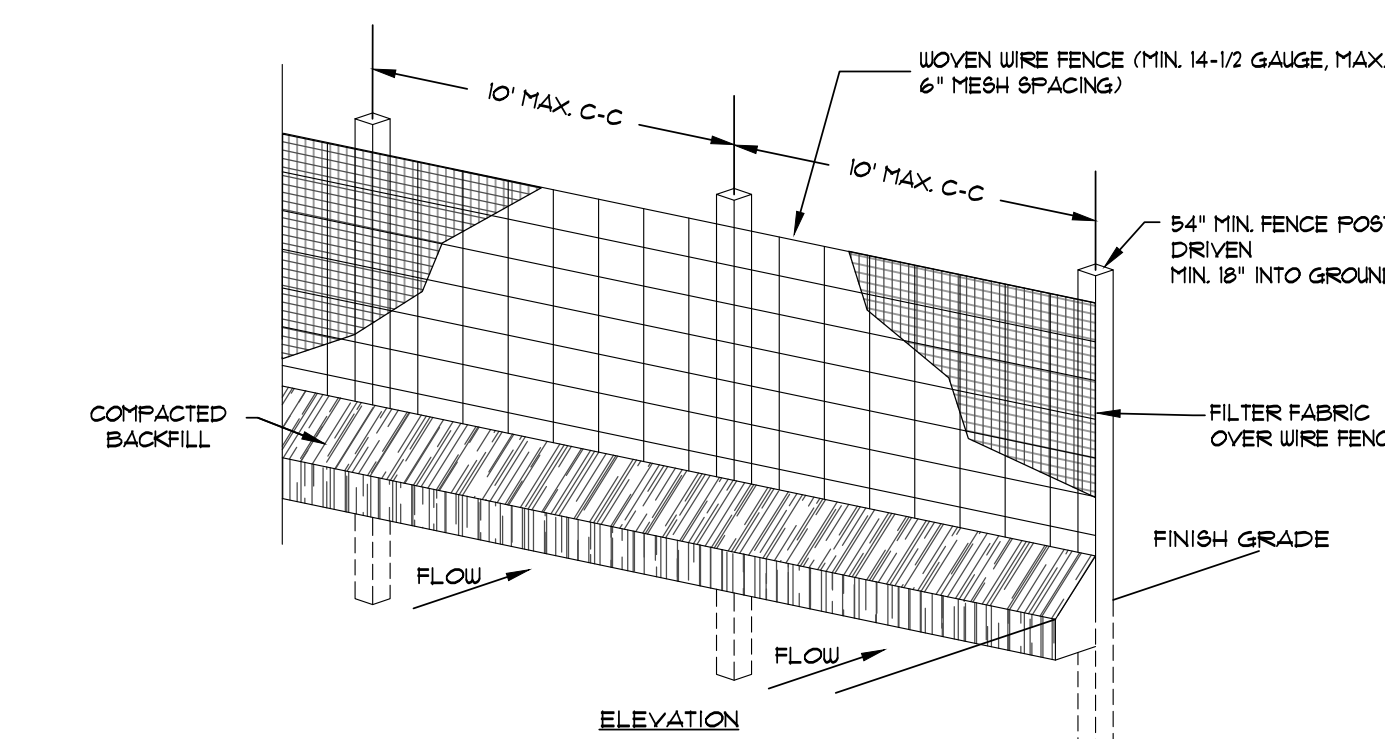
SILT FENCE INLET PROTECTION

SCALE: 1/2" = 1'-0"



GRAVEL CURB INLET SEDIMENT FILTER

SCALE: 1/2" = 1'-0"



1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.

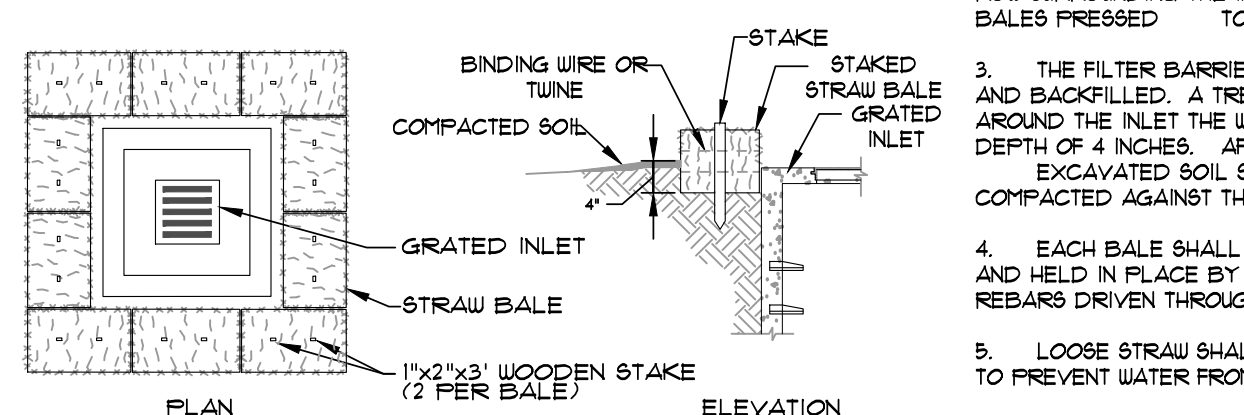
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.

4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN 'BULGES' DEVELOP IN THE SILT FENCE.

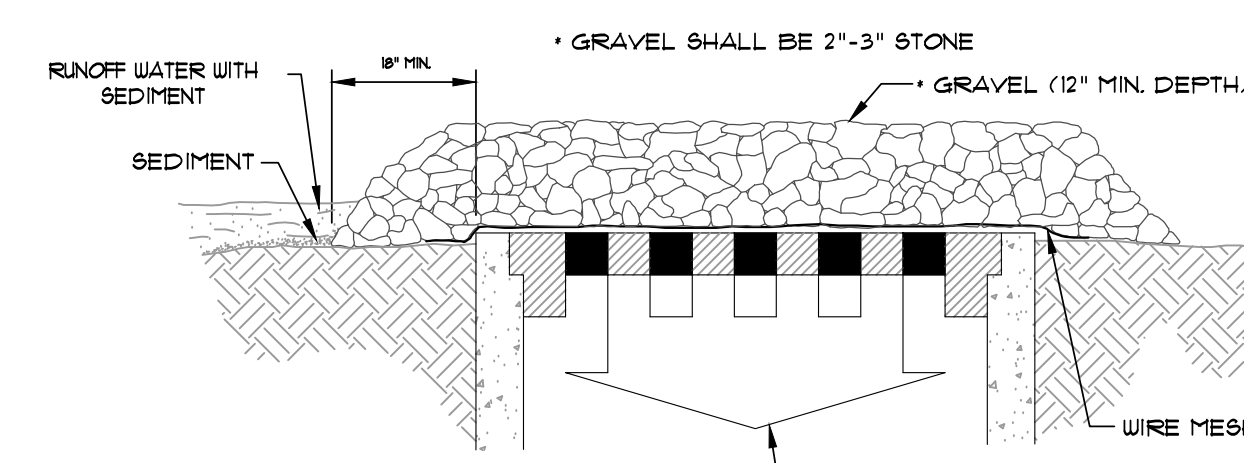
SILT FENCE

NOT TO SCALE



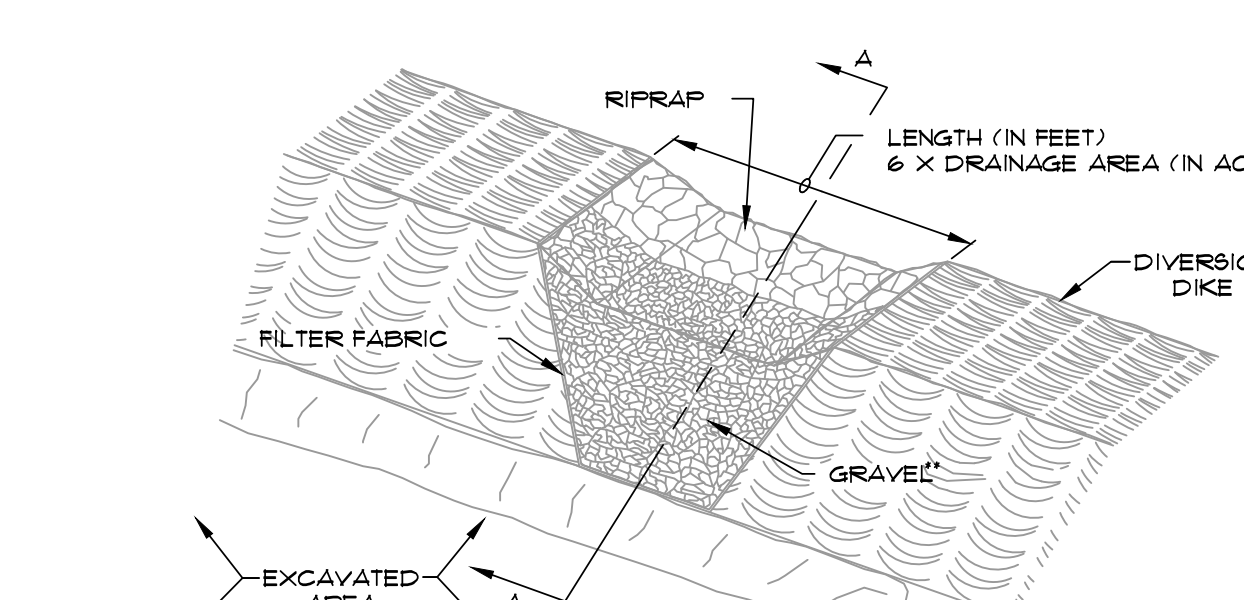
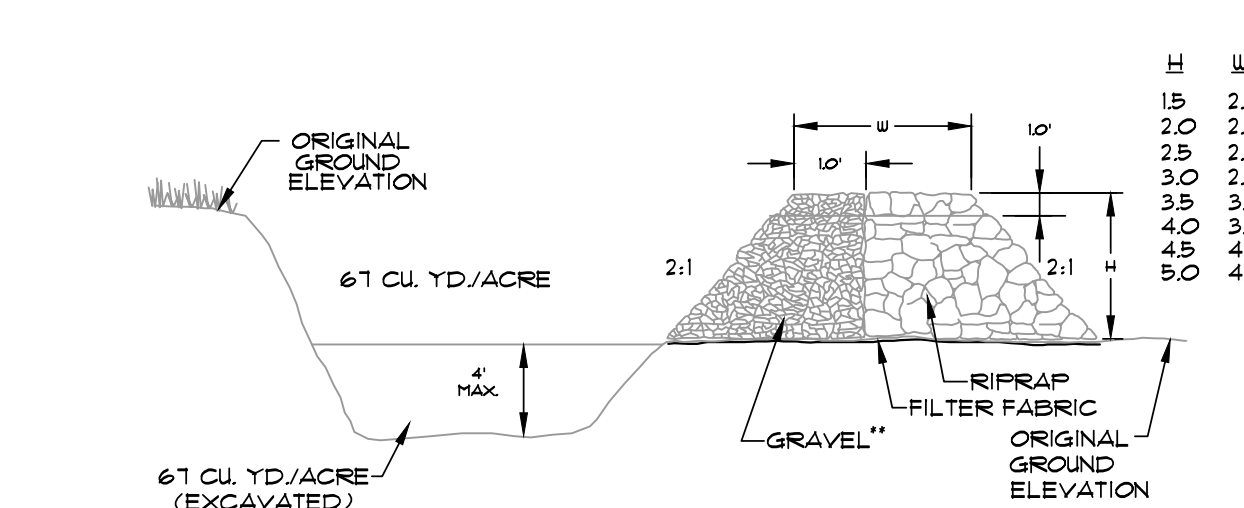
STRAW BALE INLET SEDIMENT FILTER

SCALE: 1/2" = 1'-0"



GRAVEL AND WIRE MESH INLET SEDIMENT FILTER

SCALE: 1/2" = 1'-0"



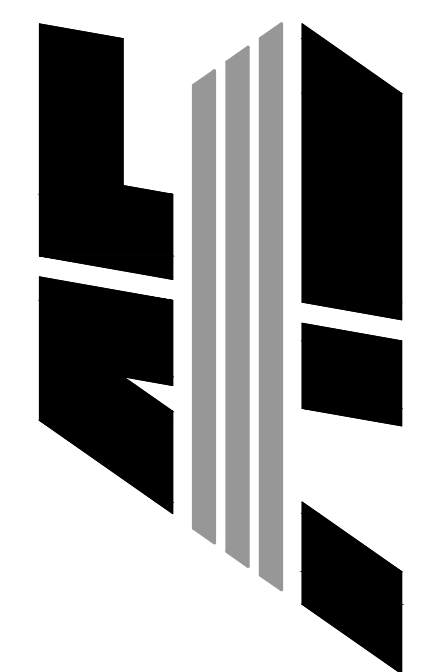
** GRAVEL SHALL BE 2"-3" STONE OUTLET (PERSPECTIVE)

TEMPORARY SEDIMENT TRAP

SCALE: 3/8" = 1'-0"

FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
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103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3394 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
3.	COV COMMENTS	03/08/24

**EROSION
DETAILS**

DATE: 02/13/2024	DRAWN: COH
CADD FILE: 21104-SDP	CHECKED: JME
DWG#	SHEET
SCALE: AS SHOWN	C009

Final Subdivision: Farmer Hills

For consideration by Metropolitan Planning Commission on March 26, 2024.

Applicant/Agent/ Owner: Associated Engineering, LLC

Engineer: Associated Engineering, LLC

Surveyor: Associated Engineering, LLC

Property Location: West of 3501 Southwest Drive (Parcel # 01-143362-04100)

Total Acres: 10.03

Proposed Lots: 3

Zoning:

District: C-3, general commercial district

Required Min. C-3 - Lot Size: 6,500 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 2.00 acres – 86,931 sq. ft.

Proposed Max. Lot Size: 4.81 acres – 209,687 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Farmer Hills Lane

Compliance with Address Policy: Pending

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for final subdivision plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The final plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the C-3, general commercial district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-25-10

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Rezoning: 200 Sartin Lane

Dat Nguyen is seeking a rezoning for 1.73 acres located at 200 Sartin Lane. The current zoning is C-4, neighborhood commercial and the requested zoning is RS-7, single family residential district.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 6/24/25 Date Received: 5/27/25
Meeting Deadline: 5/29/25 Case Number: RZ-25-10

LOCATION:

Site Address: 200 SARTIN LN, JONESBORO AR 72404

Side of Street: _____ between _____ and _____

Quarter: _____ Section: _____ Township: _____ Range: _____

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: C-4 Proposed Zoning: RESIDENTIAL (RS-7)

Size of site (square feet and acres): 5200 Street frontage (feet): _____

Existing Use of the Site: RESIDENTIAL HOME

Character and adequacy of adjoining streets: NEW STREET IS CONSTRUCTING

Does public water serve the site? NO PLANNING TO CONNECT PUBLIC WATER

If not, how would water service be provided? PRIVATE WELL

Does public sanitary sewer serve the site? NO BUT PLANNING TO CONNECT

If not, how would sewer service be provided? _____

Use of adjoining properties:

North VACANT COMMERCIAL

South RESIDENTIAL

East VACANT COMMERCIAL

West VACANT RESIDENTIAL

Physical characteristics of the site: PREVIOUSLY USED AS RESIDENTIAL

Characteristics of the neighborhood: MIXED OF COMMERCIAL AND RESIDENTIAL

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:*

- (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: DAI NGUYEN

Address: 6225 MARSHALL DR

City, State: Jonesboro, AR ZIP 72404

Telephone: 832 526 2395

Facsimile: _____

Signature: [Signature]

Applicant:

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

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

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.



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, June 24, 2025 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your 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: DAT NGUYEN
DATE: 05/19/2025
SUBJECT PROPERTY ADDRESS: 200 Sartin Ln, Jonesboro, AR, 72404
DESCRIPTION OF REZONING REQUESTED: Rezoning from C-4 to RS-7

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 a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

<u>DAT NGUYEN</u> Printed Name of Property Adjacent Owner	<u>[Signature]</u> (Signature)
<u>200 Sartin Ln, Jonesboro, AR, 72404</u> Address	<u>05/19/2025</u> Date
	<u>832 526 2395</u> 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.

REZONING INFORMATION:

1. How was the property zoned when the current owner purchased it?
 - It was C-4.
2. What is the purpose of the proposed rezoning? Why is the rezoning necessary?
 - The purpose of the proposed rezoning is a family home.
3. If rezoned, how would the property be developed and used?
 - We will use the existing building and remodel the structure to use for the family home.
4. What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
 - Single-family home.
5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
 - Yes.
6. How would the proposed rezoning be the public interest and benefit the community?
 - The proposed rezoning will provide a home for the family.
7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
 - Already existing mixed residential areas in this area.
8. Are there substantial reasons why the property cannot be used in accordance with existing zoning?
 - Can't have home and commercial 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.
 - No effect.
10. How long has the property remained vacant?
 - Not 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?
 - No impact.
12. If the rezoning is approved, when would development or redevelopment begin?
 - If the rezoning is approved, the development will begin as soon as possible.
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 a delay in hearing the application.*

- No need for the neighborhood meeting

14. If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

- N/A

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-10, 200 Sartin Lane
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on June 24, 2025

REQUEST: To consider a rezoning of one tract of land containing 1.73 +/- acres
PURPOSE: A request to consider recommendation to Council for a rezoning from “C-4”, neighborhood commercial district, to “RS-7”, single-family residential district.
APPLICANT: Dat Nguyen, 6225 Merrell Dr., Jonesboro, AR 72404
OWNER: Same
LOCATION: 200 Sartin Lane
SITE DESCRIPTION: **Total Size:** Approx. 1.73 acres
Street Frontage: No public street frontage at this time. There is an access easement to the proposed Jaxson Ln extension to the north of the subject property.

Existing Development: House

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 LUO & C-4 LUO – Vacant
South	C-4 – Vacant
East	C-4 – Commercial
West	C-3 LUO & R-1 – Vacant

HISTORY: Previously used as residential.

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 **High Intensity** Growth Sector.

High Intensity:

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

Typical Land Uses:

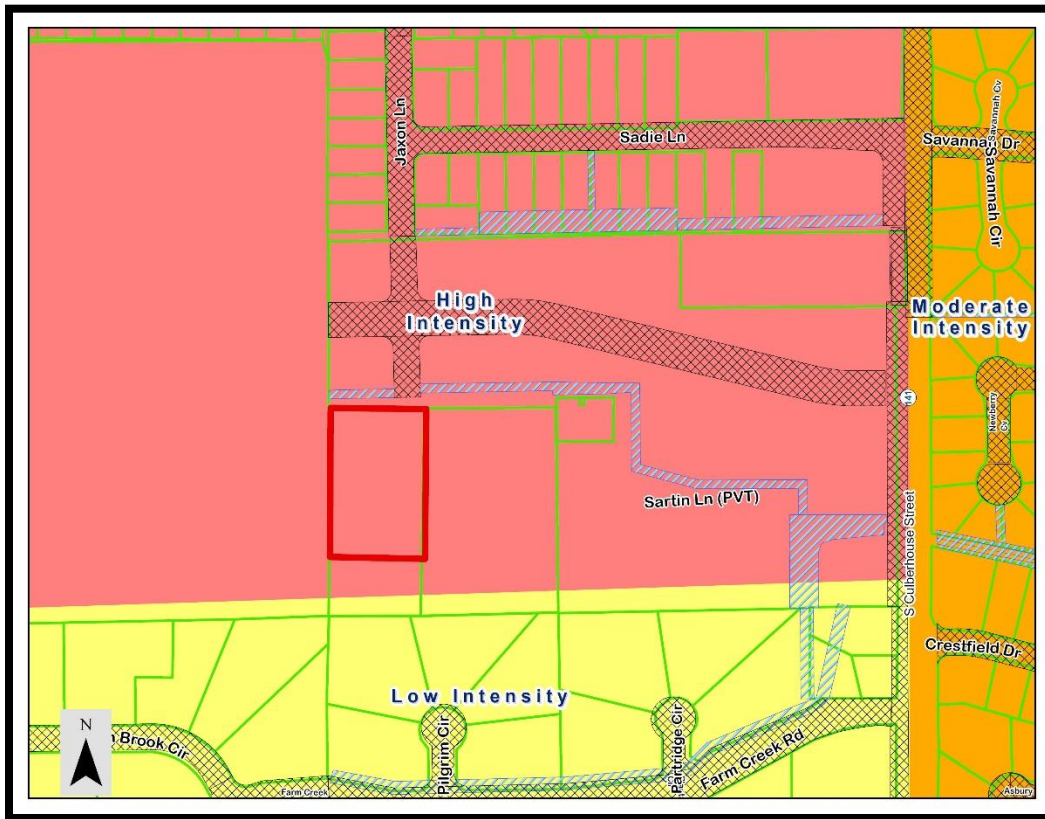
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Density: Multi-family 8-14 Dwelling Units per acre

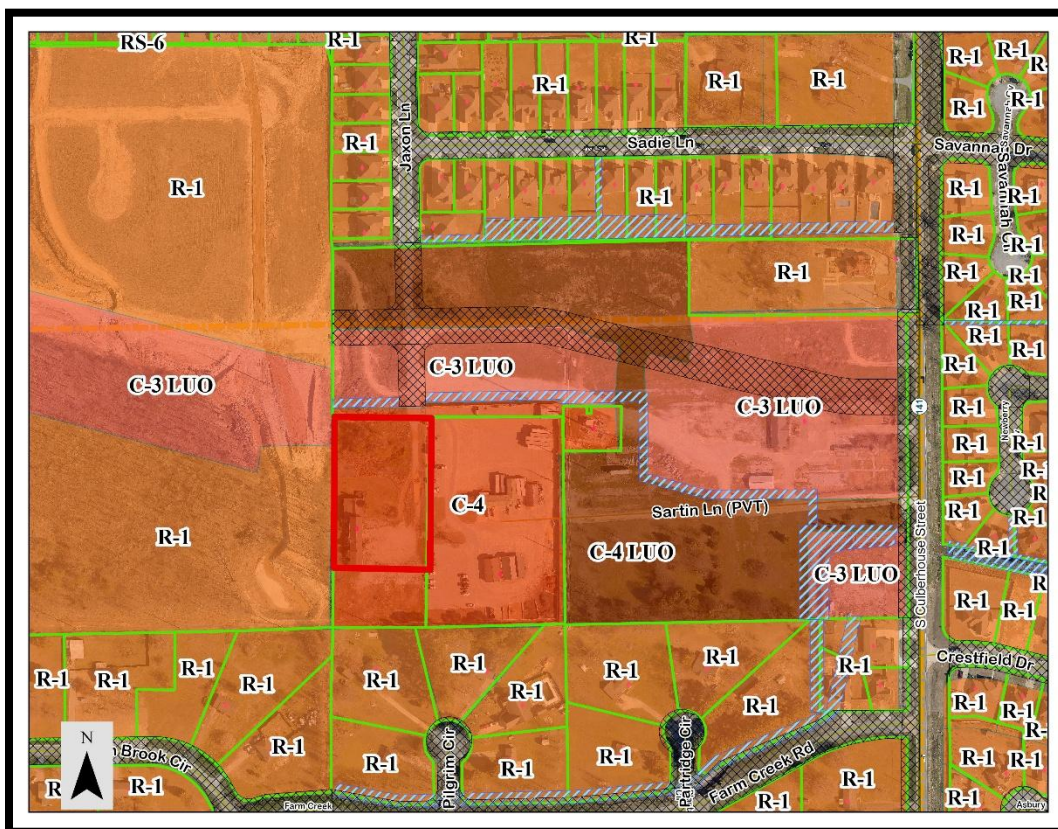
Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.





Land Use Map



Zoning Map

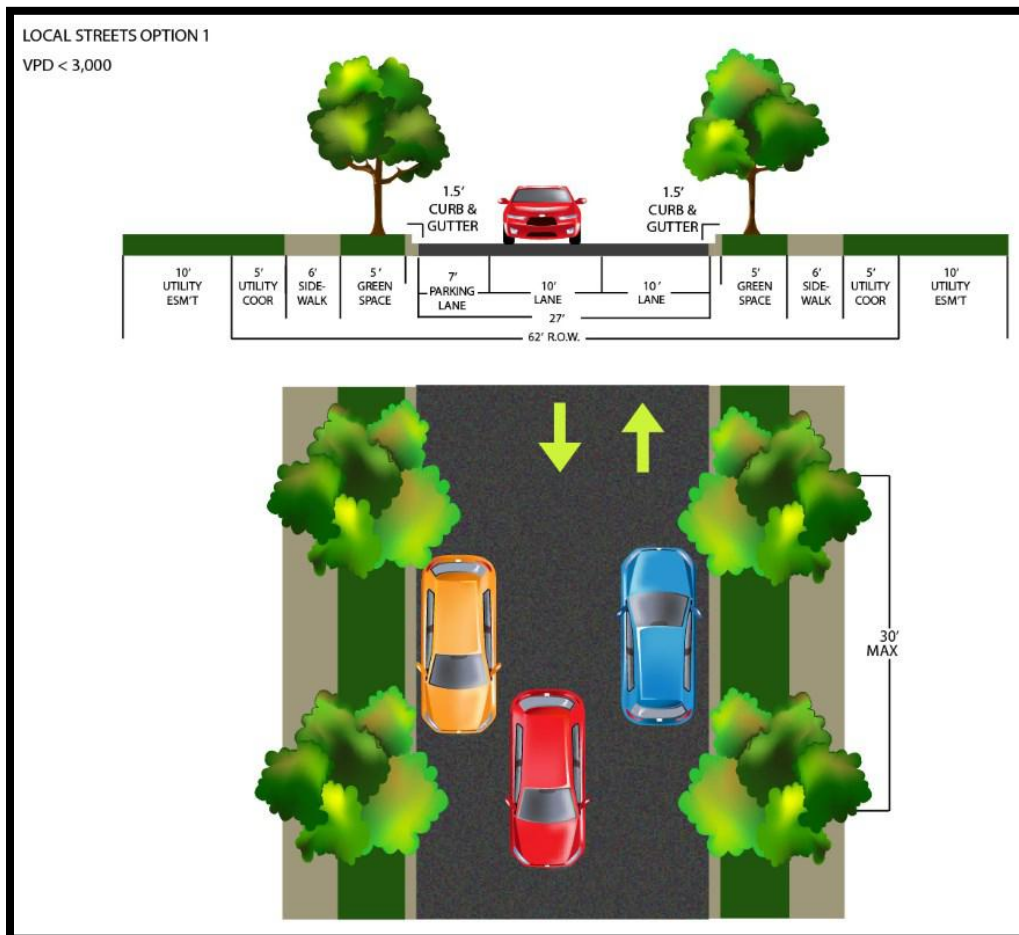
Master Street Plan/Transportation

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

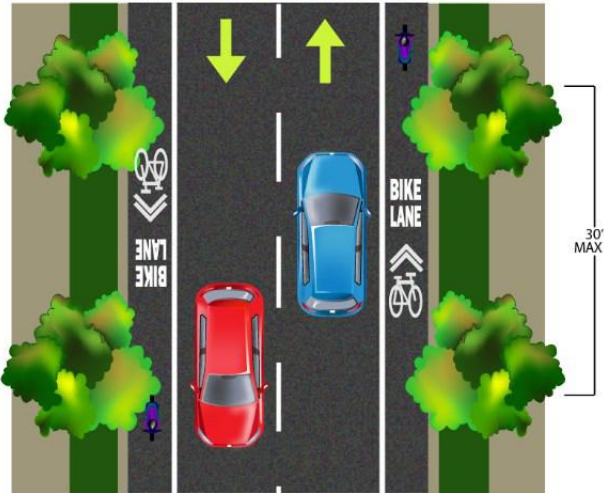
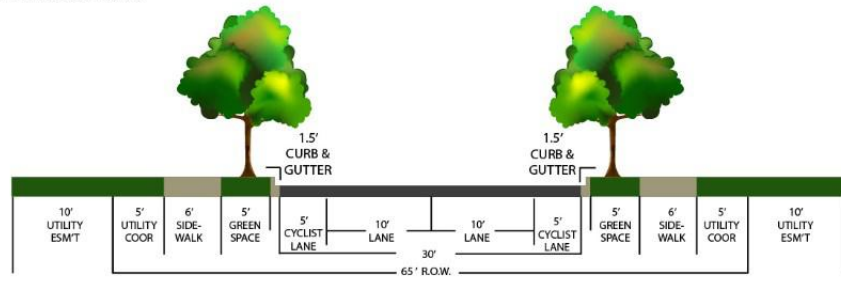
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

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.

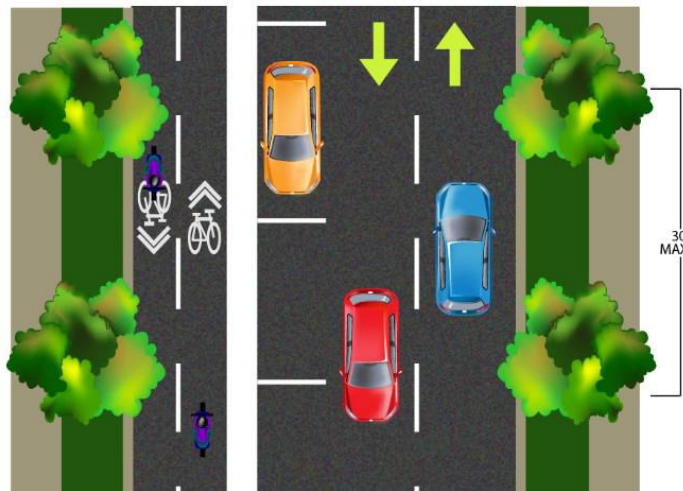
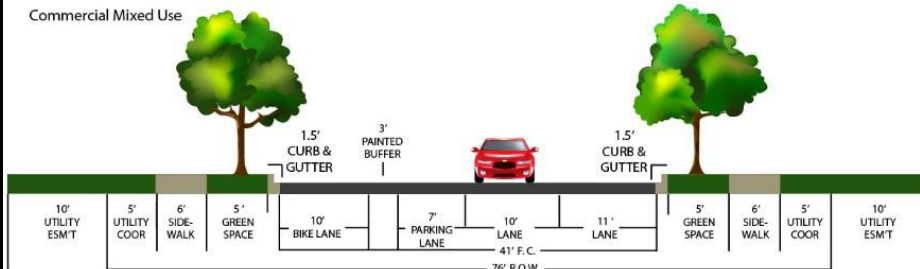
DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



LOCAL STREETS OPTION 2









LOCAL STREETS OPTION 3
Commercial Mixed Use



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all 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. Residential single-family zones are not included in the high 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 residential zoning.	
(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 be utilized or improved as a single-family house.	
(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 considering this is an existing residential structure.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as “C-4”, neighborhood commercial district. The applicant is applying for a rezoning to allow use and improvement of the existing house 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 RS-7 as follows:

RS-7—Single-family residential district; minimum 6,222 sq. ft. lot required.

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 25-10; a request to rezone property “C-4”, neighborhood commercial district, to “RS-7”, single-family residential district. The following conditions are recommended:

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.

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

Sample Motion:

I move that we place Case: RZ 25-10 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 “C-4”, neighborhood commercial district, to “RS-7”, single-family residential district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.



REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
2nd & 4th Tuesday of Each Month
Municipal Center
300 S. CHURCH ST.
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
CITY OF JONESBORO

REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
2nd & 4th Tuesday of Each Month
Municipal Center
300 S. CHURCH ST.
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
CITY OF JONESBORO

ELECTRONIC RECORDING
2024R-016878
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
09/23/2024 01:50:54 PM
RECORDING FEE: 30.00
PAGES: 4

Commitment Number: 230391764
Seller's Loan Number: 0016345415

After Recording Return To:
Dat Phat Nguyen
6225 Merrell Drive
Jonesboro AR 72401

This instrument prepared by: Billy J. Williams, Esq., 8940 Main Street, Clarence, NY 14031,
866-333-3081.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
01-143364-06801

SPECIAL WARRANTY DEED

TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE, whose mailing address is 3217 S. Decker Lake Dr., Salt Lake City, UT 84119, hereinafter grantor, for \$146,000.00 (One Hundred Forty Six Thousand Dollars and Zero Cents) in consideration paid, the sufficiency of which is hereby acknowledged, grants, bargain, sells and conveys with covenants of special warranty to **Dat Phat Nguyen**, hereinafter grantee, whose tax mailing address is 6225 Merrell Drive Jonesboro AR 72401, the following real property:

PART OF LOT 1 OF SARTIN MINOR PLAT TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AS RECORDED IN PLAT CABINET "B" PAGE 149 AT JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, THENCE NORTH 00° 15' 30" EAST 136.95 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO THE POINT OF BEGINNING; CONTINUE THENCE NORTH 00° 15' 30" EAST 358.01 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO A POINT; THENCE NORTH 89° 17' 49" EAST 209.92 FEET TO A POINT; THENCE SOUTH 00° 15' 30" WEST 361.26 FEET TO A POINT; THENCE NORTH 89° 49' 01" WEST 209.89 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 1.73 ACRES, MORE OR LESS, SUBJECT TO A 60 FOOT INGRESS/EGRESS EASEMENT ON THE NORTH AND EAST SIDES THEREOF, AND SUBJECT TO A 10 FOOT UTILITY EASEMENT ON

Page 1 of 3

THE WEST SIDE THEREOF AND SUBJECT TO A 100 FOOT UTILITY EASEMENT 50 FEET EACH SIDE OF AN EXISTING POWER LINE ON THE NORTH SIDE AS SHOWN HEREON, AND SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. ALSO A 30 FOOT WIDE INGRESS/EGRESS EASEMENT 15 FEET EACH SIDE OF THE EXISTING CENTERLINE OF SARTIN LANE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 3 EAST, THENCE NORTH 00° 15' 30" EAST 136.95 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 TO A POINT; THENCE SOUTH 89° 49' 01" EAST 209.89 FEET TO A POINT; THENCE NORTH 00° 15' 30" EAST 81.40 FEET TO A POINT ON THE CENTERLINE (EXISTING OR FUTURE) OF SAID SARTIN LANE, THE POINT OF BEGINNING; THENCE NORTH 86° 26' 30" EAST 1077.80 FEET ALONG THE CENTERLINE (EXISTING OR FUTURE) OF SAID SARTIN LANE TO THE WESTERLY RIGHT OF WAY OF ARKANSAS HIGHWAY 141 (CULBERHOUSE ROAD).

MORE COMMONLY KNOWN AS: 200 SARTIN LN, JONESBORO, AR 72404-9401

PROPERTY ADDRESS IS: 200 SARTIN LN, JONESBORO, AR 72404-9401

Prior instrument reference: **2023R-013964**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.


The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on Sep 10, 2024:

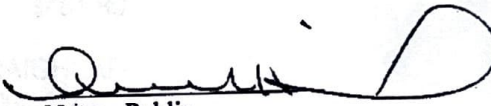
**TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL
ASSOCIATION AS INDENTURE TRUSTEE, By Select Portfolio Servicing,
Inc., as Attorney in Fact**

By:  SEP 10 2024
Name: Terry Boren

Its: Document Control Officer

STATE OF Utah
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me on Sept. 10, 2024. Before me, Diane Harward, a Notary Public of said State and County aforesaid, personally appeared Terry Boren Its Document Control Officer on behalf of **Select Portfolio Servicing, Inc., as Attorney in Fact for TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL ASSOCIATION AS INDENTURE TRUSTEE** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be Document Control Officer of Select Portfolio Servicing, Inc. its Attorney In Fact, and that he or she executed the foregoing instrument for the purposes contained herein by personally signing the above described instrument.


Notary Public





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 31-75380-MH

Grantee: DAT PHAT NGUYEN
Mailing Address: 6225 MERRELL DR
JONESBORO AR 724047681

Grantor: TOWD POINT MORTGAGE TRUST 2015-4, U.S. BANK NATIONAL
Mailing Address: ASSOCIATION AS INDENTURE TRUSTEE
3217 DECKER LAKE DR
SALT LAKE CITY UT 841193284

Property Purchase Price: \$146,000.00
Tax Amount: \$481.80
County: CRAIGHEAD
Date Issued: 09/23/2024
Stamp ID: 2044983296

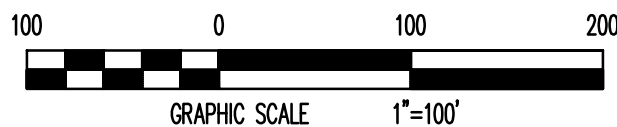
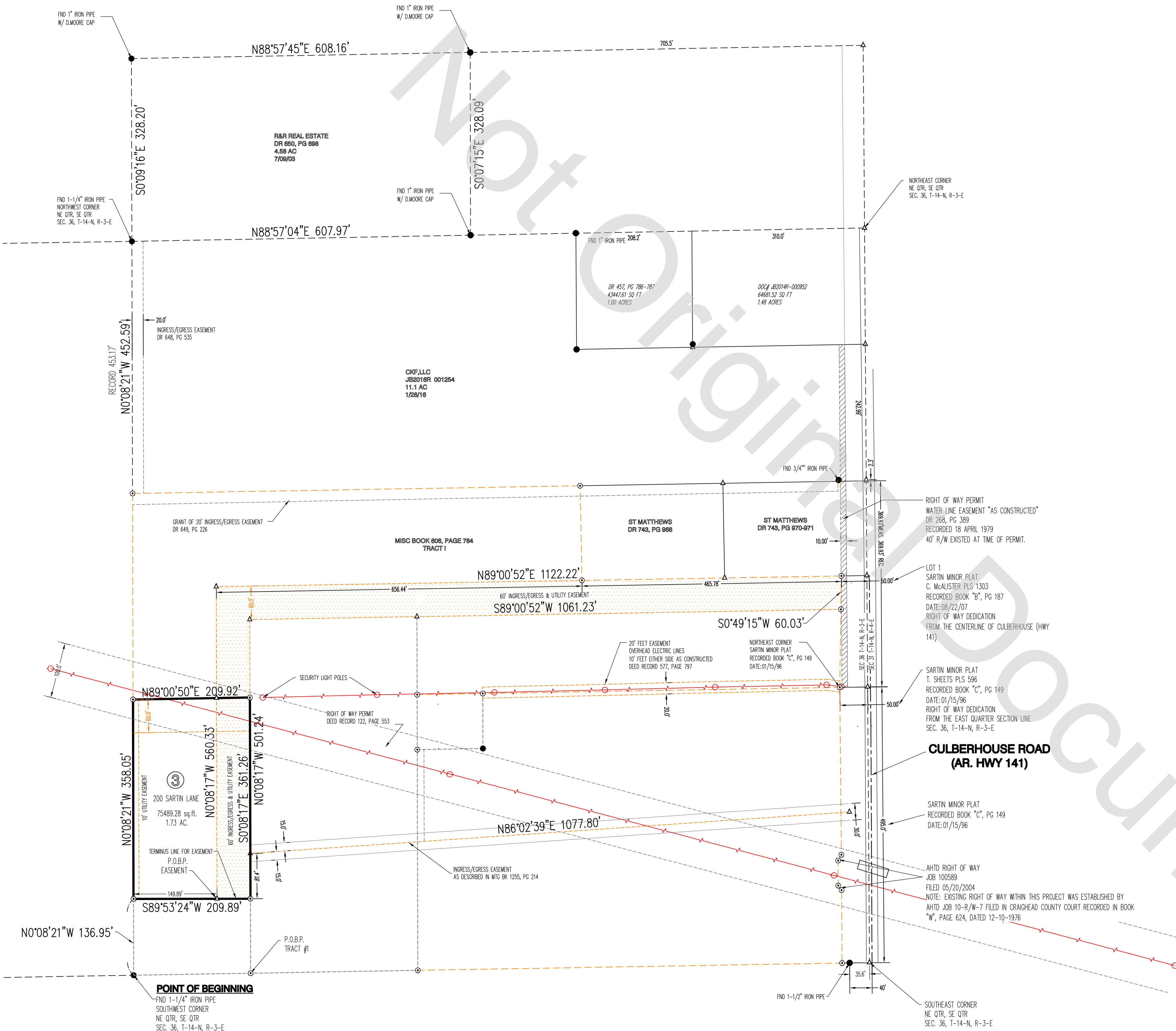
I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Haley Carson c/o Pro Land Title Company

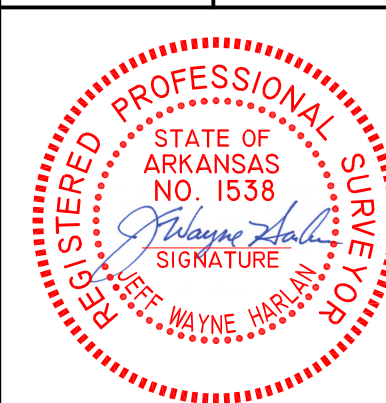
Grantee or Agent Name (signature): Haley Carson Date: 09/23/24

Address: 1025 Ferguson Drive

City/State/Zip: Benton, AR 72015



PLAT OF SURVEY



JEFF WAYNE HARLAN - LAND SURVEYOR
ARKANSAS #1538



FISHER & ARNOLD, INC.
ARKANSAS - 248

CLIENT:
R & R E. INVESTMENTS, LLC

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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. JB10345-200 Sartin	
DRAWN BY JWH	CHECKED BY TGB
SHEET 1 OF 1	SCALE 1"=100'
DATE 04/22/2017	DRAWING NO. 55-92

9589 0710 5270 0141 3927 33

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Jonesboro, AR 72401

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Southern hills real Estate LLC
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Jonesboro, AR 72404

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To NIX Christian Elaine
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Jonesboro, AR 72403

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

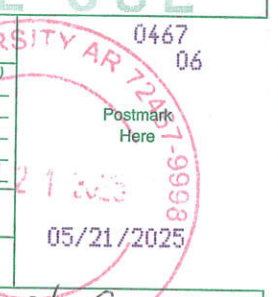
Postage \$0.73

Total Postage and Fees \$5.58

Sent To AR Management Group
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Futrell Christopher & Kyla
 Street and Apt. No., or PO Box No.

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Hamilton George
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Jonesboro, AR 72404

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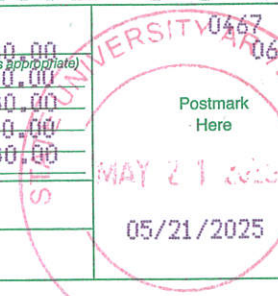
Postage \$0.73

Total Postage and Fees \$5.58

Sent To Hooten Teddy
 Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



AR MANAGEMENT GROUP LLC
PO BOX 17285
JONESBORO AR 72403-6723

FUTRELL CHRISTOPHER & KYLA
2429 EVIE LN
JONESBORO AR 72404-6010

SOUTHERN HILLS REAL ESTATE LLC
2505 SOUTHWEST SQUARE
JONESBORO AR 72401

Nix Christian Elaine
3719 PILGRIM CIR
Jonesboro AR 72404-9412

HOOTON TEDDY R II & DENA
3718 PILGRIM CIR
JONESBORO AR 72404-9412

Hamilton George E
5308 Harrisburg Rd
Jonesboro AR 72404-8630



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-25-11

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Rezoning: Kathleen Street and Pacific Road

Fisher Arnold is seeking a rezoning on behalf of Phillips Family Investments LLC for 13.86 acres located at Kathleen Street and Pacific Road. The current zoning is AG-1, agricultural district and the requested zoning is RS-7, single family residential district.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: Kathleen Street PARCEL #: 01-144232-00110

Side of Street: EAST between HIGHLAND DR and PACIFIC ROAD

Quarter: NE Section: 23 Township: 14N Range: 4E

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: AG Proposed Zoning: RS-7

Size of site (square feet and acres): 13.86 +/- ac.(603.741 S.F.) Street frontage (feet): 1034 ft

Existing Use of the Site: vacant

Character and adequacy of adjoining streets: Adjoining streets operate at an acceptable level of service.

Does public water serve the site? Yes Offsite water extension will improve water accessibility

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? Sanitary Sewer extension will service proposed lots

Use of adjoining properties:

North R-1; residential subdivision

South AG; currently farmland

East R-1; single family residential home/ farmland

West I-2:

Physical characteristics of the site: the project site is relatively flat and open; currently farmland

Characteristics of the neighborhood: Neighborhood possesses potential for growth with a new residential subdivision on the north and Dr MLK Jr Dr improvements on the east.

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 the 17th of each month. 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:*


- (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: Phillips Family Investments LLC
Address: 3406 Stadium Blvd.
City, State: Jonesboro, AR ZIP 72404
Telephone: 870-926-8757
Facsimile: _____
Signature: 

Applicant:

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

Fisher Arnold

Name: Garrett Dunnam
Address: 404 Creath Ave
City, State: Jonesboro ZIP 72401
Telephone: 870-932-2019
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 the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.



May 27, 2025

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING: FROM AG TO RS-7
PARCEL # 01-144232-00110
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Phillips Family Investments LLC, we are pleased to submit this rezoning request. The subject property is located at the corner of Pacific Road and Kathleen Street. The property is currently zoned AG and contains 14.85 +/- acres. The proposed rezoning request is for 13.86 acres, which is a portion of the respective parcel in question. Based on Section 117-138, Agricultural Zoning is to guide the conversion of rural lands to suburban use and to protect appropriate areas for development until they are well served by public facilities and services. Please accept our application to rezone based on the guidelines outlined in the Jonesboro Code of Ordinances.

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested on the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

1. The property was zoned AG at the time the current owner purchased it.
2. The purpose of the rezoning is as allow for residential development consistent with the surrounding area. The minimum lot size requirements for AG are not conducive for the intended lot size of the development.
3. The property will be developed into residential subdivision.
4. If the rezone is approved, RS-7 would allow 7 Lots per acre with a minimum lot size of 6,222s.f. The proposed development would provide 44 residential lots, 60'x130' average lot size.
5. Yes, the Land Use Plan depicts this area of land to be allocated for moderate intensity use. Based on the description of moderate intensity from the Land Use Plan, this development does comply.

404 Creath Avenue
Jonesboro, AR 72401
870.932.2019
Toll Free: 1.888.583.9724

www.fisherarnold.com

6. A rezone from AG to RS-7 would provide the opportunity for new single family detached housing in a growth area.
7. The surrounding area possesses mixed developments from single family to multi-family dwellings. Thus, this would maintain that growth by accommodating a single family, detached housing development.
8. The existing zoning does not allow for lot sizes conducive to the proposed development.
9. A successful rezone of this property would not create any change in the normal and customary use of "nearby property".
10. The current use has been farmland.
11. If the property were to be rezoned, the impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be of any measurable burden different than the surrounding developments.
12. The development will begin in 2025
13. A neighborhood meeting has not been held at this time.
14. This application is not for a Limited Use Overlay.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.

Civil Engineer

FISHER ARNOLD

404 Creath Avenue | Jonesboro, AR 72401

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OFFICIAL USE

Certified Mail Fee	\$4.85	0405
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

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TDC LLC
Street and Apt. No., or PO Box No.
212 SHADY LAKE
City, State, ZIP+4®
Bono AR 72416

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MAY 29 2025
JONESBORO, AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Jonesboro AR 72401

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

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STADLER, LOUIS J JR. + SR.
Street and Apt. No., or PO Box No.
5300 PACIFIC ROAD
City, State, ZIP+4®
JONESBORO AR 72401

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MAY 29 2025
JONESBORO, AR 72401

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Postage	\$0.73	
Total Postage and Fees	\$9.68	

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SNYDER, WILLIAM + REBEKAH
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City, State, ZIP+4®
JONESBORO AR 72401

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Extra Services & Fees (check box, add fee as appropriate)		
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To
BROWN, ZACHARY
Street and Apt. No., or PO Box No.
5303 PACIFIC RD
City, State, ZIP+4®
JONESBORO AR 72401

Postmark Here
MAY 29 2025
JONESBORO, AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



May 28, 2025

**RE: REQUEST FOR REZONING: FROM AG TO RS-7
PROPERTY LOCATION: KATHLEEN STREET
PARCEL #: 01-144232-00110
JONESBORO, ARKANSAS**

Dear Neighbor:

In regards to the rezoning for the respective property, please see below a detailed explanation outlining the rezoning request.

PUBLIC HEARING DATE: JUNE 24, 2025

On behalf of the owner of the respective property, we would like to inform you of a rezoning request in your community. The subject property is located on Kathleen Street, approximately 100 linear feet south of the intersection of Kathleen Street and Pacific Road. The property is currently zoned Agricultural, AG and contains 13.86 +/- acres that are needing to be rezoned for the respective development. Based on Section 117-138 of the Jonesboro Code of Ordinances, Agricultural Zoning is to guide the conversion of rural lands to suburban use and to protect appropriate areas for development until they are well served by public facilities and services.

If the amendment to the zoning map request is approved, the RS-7 zoning will allow for the development of a single family, detached housing community. The average lot size will be 60ft x 130ft.

Please see attached, herein enclosed, the rezoning plat that was submitted to the City of Jonesboro Planning department and the City of Jonesboro Rezoning Property Owner Notification for more information.

If there are any further questions or concerns, please do not hesitate to contact me at 870.932.2019

Sincerely

Garrett Dunnam P.E.



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, 24 ,2025 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your 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: FISHER ARNOLD

DATE: JUNE 24, 2025

SUBJECT PROPERTY ADDRESS: KATHLEEN STREET PARCEL: 01-144232-00110

DESCRIPTION OF REZONING REQUESTED: Request for rezone from AG to RS-7 to allow Detached, Single Family lots with lot dimensions approximately 60ft x 130ft.

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 a 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

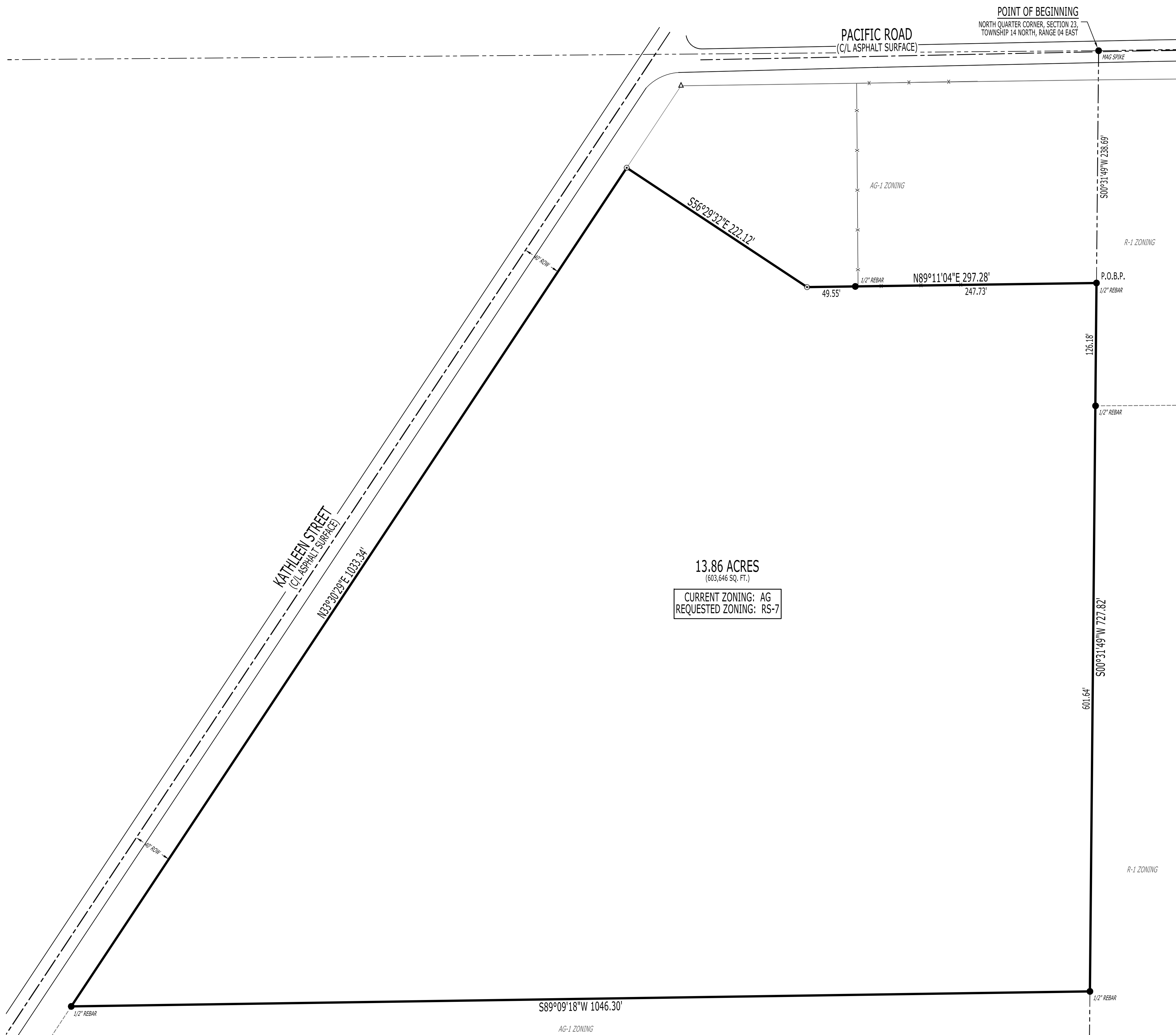
(Signature)

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.



LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP
- ⊙ STAMPED "J. BEARD P.S. 1691"
(OR AS NOTED)
- △ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

ZONING NOTES:

1. CURRENT ZONING CLASSIFICATION:
 - AG, AGRICULTURAL DISTRICT.
2. AG, BUILDING SETBACKS AND RESTRICTIONS:
 - STREET SETBACK - 30'
 - SIDE SETBACK - 10'
 - REAR SETBACK - 30'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM HEIGHT LIMITATION - 45'
 - MINIMUM LOT WIDTH - 240'
 - MINIMUM LOT AREA - 5 ACRES
3. REQUESTED ZONING CLASSIFICATION:
 - RS-7, SINGLE FAMILY RESIDENTIAL DISTRICT.
4. RS-7, BUILDING SETBACKS AND RESTRICTIONS:
 - STREET SETBACK - 20'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 20'
 - MAXIMUM LOT COVERAGE - 40%
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MINIMUM LOT WIDTH - 50'
 - MINIMUM LOT AREA - 6,222 SQ. FT.
5. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - BOUNDARY SURVEY BY MICHAEL P. MCNEESE, P.S., 17-09, ADJLS DOCUMENT NO. 20241206030930, DATED NOVEMBER 04, 2024.
 - WARRANTY DEED, CRAIGHOOD COUNTY DOCUMENT NO. JB2024R-020384, DATED NOVEMBER 19, 2024.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0259D, EFFECTIVE DATE SEPTEMBER 26, 2024.
5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
7. FIELD WORK WAS COMPLETED ON MAY 20, 2025.

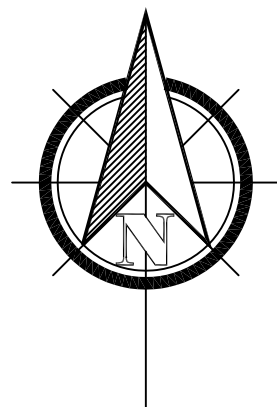
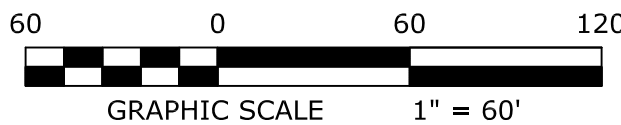
LEGAL DESCRIPTION (AS-SURVEYED):

PART OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHAM COUNTY, ARKANSAS; THENCE SOUTH 00°31'49" WEST, 238.69 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°31'49" WEST, 727.82 FEET; THENCE SOUTH 89°09'18" WEST, 1046.30 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF KATHLEEN STREET; THENCE NORTH 33°30'29" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1033.34 FEET; THENCE SOUTH 56°29'32" EAST, LEAVING SAID RIGHT-OF-WAY LINE, 222.12 FEET; THENCE NORTH 89°11'04" EAST, 297.28 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 13.86 ACRES (603.646 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



BEARINGS BASED ON ARKANSAS STATE
PLANE GRID NORTH ZONE (0301)

REZONING PLAT
CLIENT: PHILLIPS FAMILY INVESTMENTS LLC
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

404 Creath Ave., Suite B
Jonesboro, AR 72401
870-203-9940
www.rldgesurveying.net

DRAWING INFO		REVISIONS	
DRAWN BY:	JOB	DATE	BY
DATE:	05 / 22 / 2025		
SCALE:	1" = 60'		
JOB NO:	24201 - REFONE		



RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



JASON D. BEARD - SURVEYOR
ARKANSAS - P.S. 1691

500-14N-04E-0-23-410-16-1691

REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
2nd & 4th Tuesday of Each Month
Municipal Center
300 S. CHURCH ST.
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
CITY OF JONESBORO



REZONING REQUESTED
FOR
PROPERTY
Public Hearings to be held
Tuesday of Each Month
Municipal Center
100 S. 10th St.
CALL 710-935-0406
FOR FURTHER INFORMATION

REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
Tuesday of Each Month
Municipal Center
300 S. CHURCH ST.
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
CITY OF JONESBORO

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-11 Kathleen Street and Pacific Road
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on June 24, 2025

REQUEST: To consider a rezoning of one tract of land containing 13.86 +/- acres
PURPOSE: A request to consider recommendation to Council for a rezoning from “AG-1”, agricultural district, to “RS-7”, single-family residential district.
APPLICANT: Fisher Arnold, 404 Creath Ave., Jonesboro, AR 72401
OWNER: Phillips Family Investments, LLC, 3406 Stadium Blvd., Jonesboro, AR 72404
LOCATION: Kathleen Street and Pacific Road (Parcel # 01-144232-00110)
SITE DESCRIPTION: **Total Size:** Approx. 13.86 acres
Street Frontage: Approx. 1034 feet along Kathleen Street

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	AG-1 - Vacant
South	AG-1 - Vacant
East	R-1 - Vacant
West	Railroad Tracks & I-2 - Vacant

HISTORY: Vacant

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 **High Intensity** Growth Sector.

High Intensity:

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

Typical Land Uses:

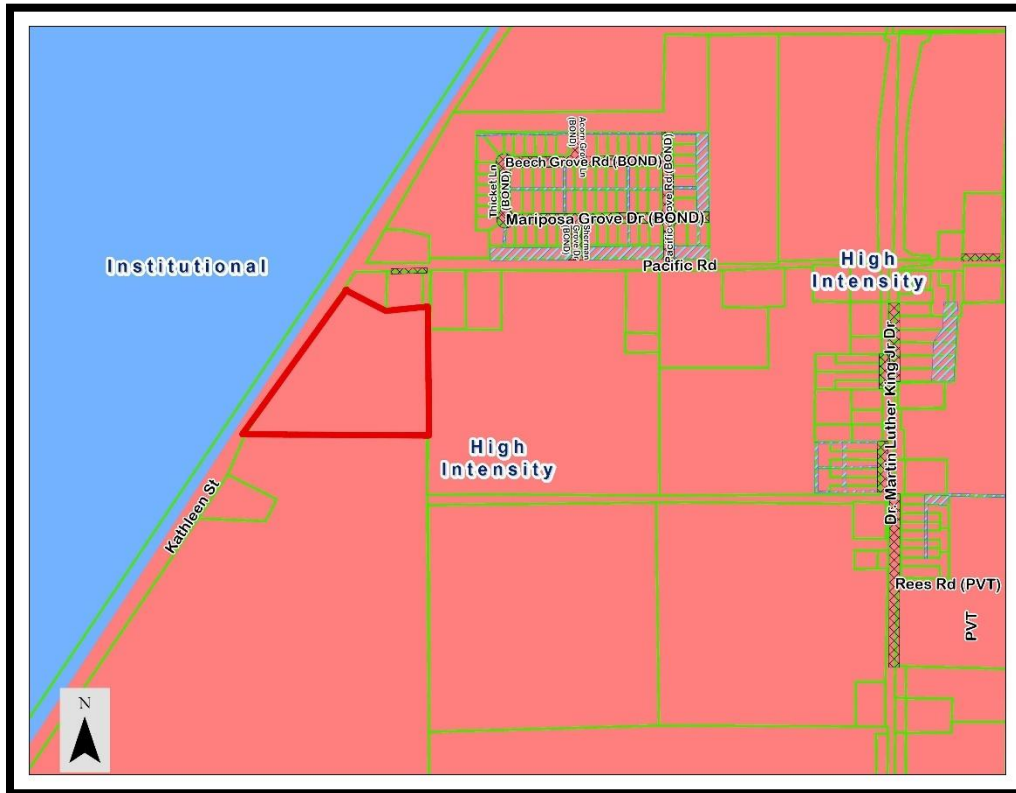
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Density: Multi-family 8-14 Dwelling Units per acre

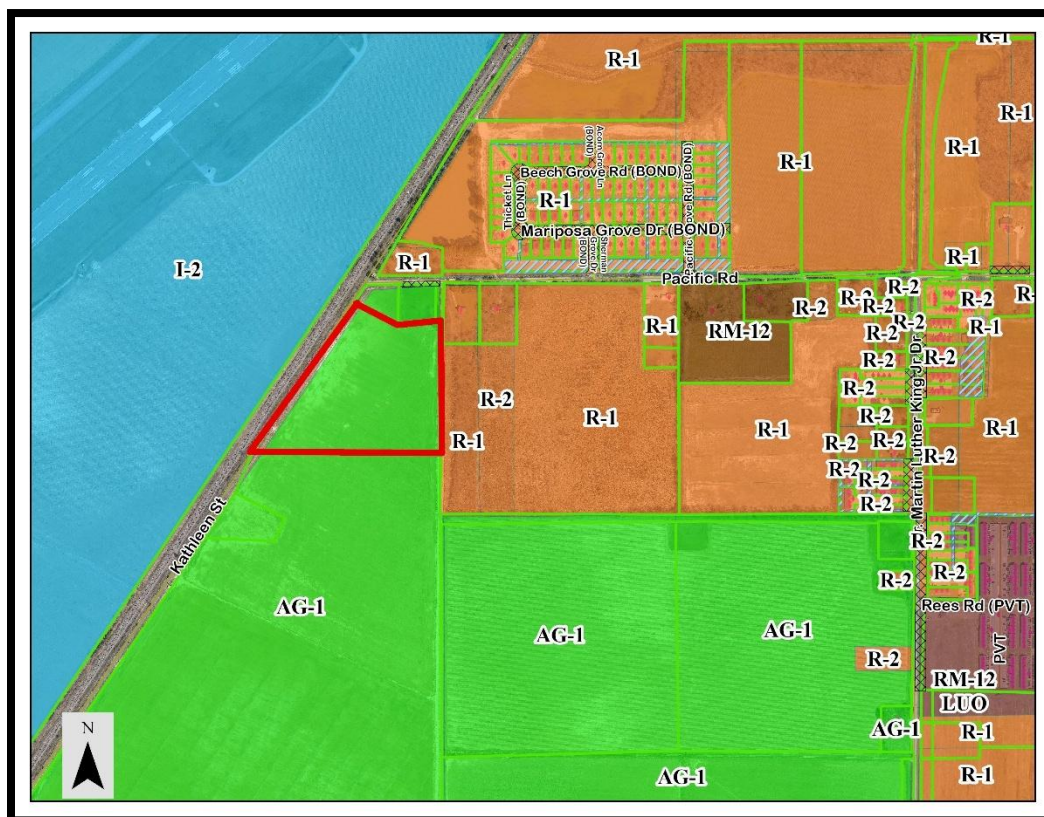
Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.





Land Use Map



Zoning Map

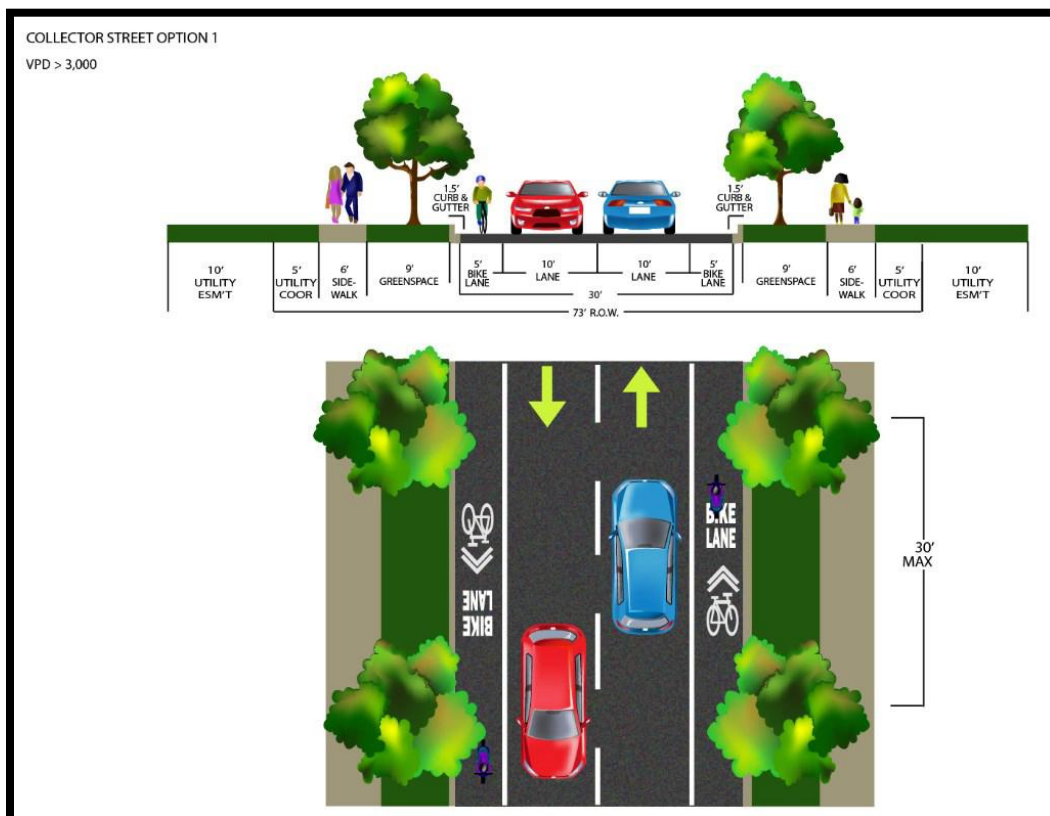
Master Street Plan/Transportation

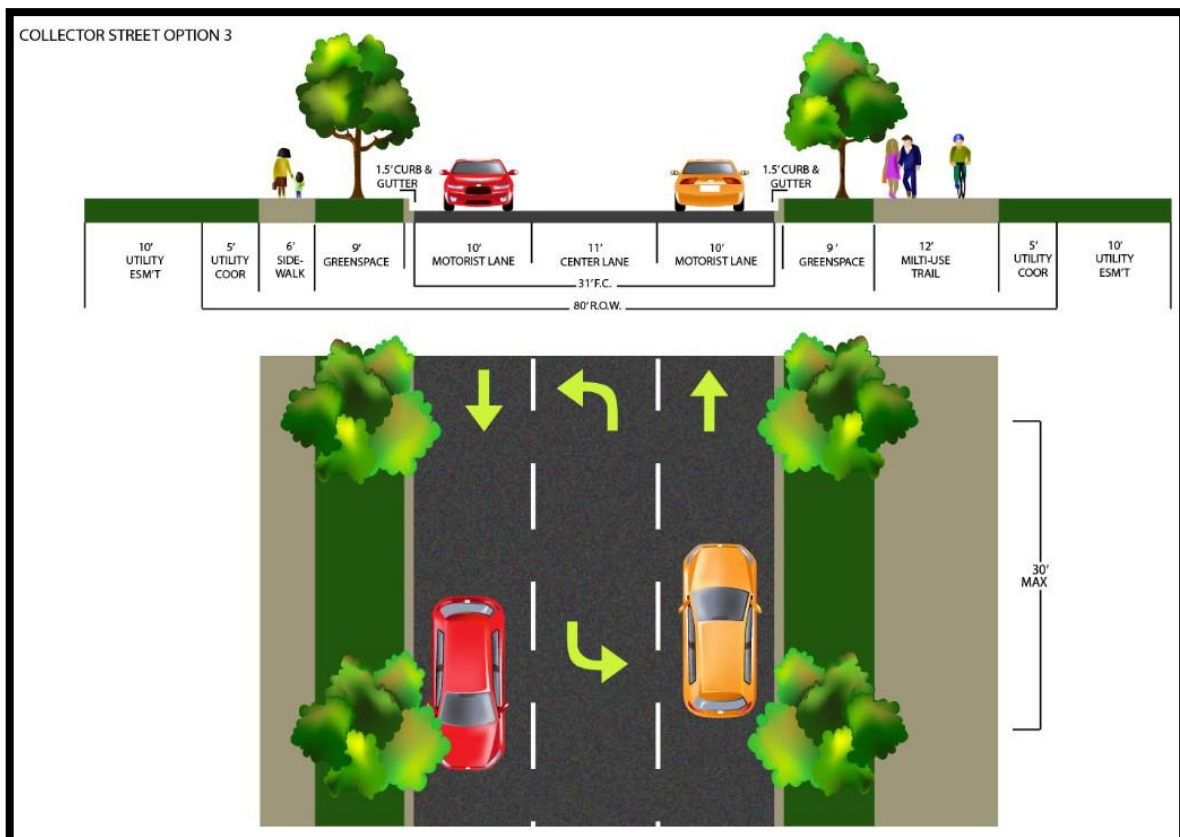
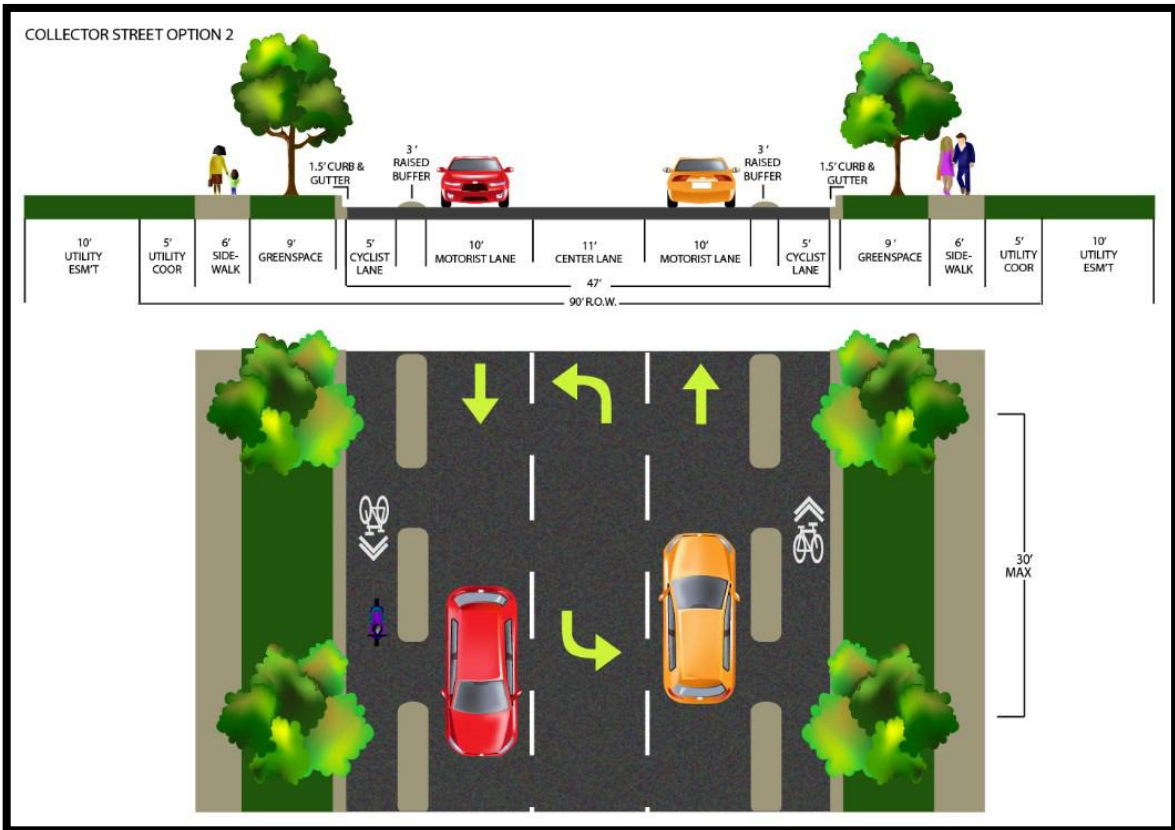
The subject property will be served by Kathleen Street. The Master Street Plan classifies this road as a Collector.

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.







DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).





Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all 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. Residential single-family zones are not included in the high intensity growth sector. The current zone is not consistent with the Land Use Plan either.	
(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 residential zoning.	
(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 be utilized as a residential subdivision.	
(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.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as “AG-1”, agricultural district. The applicant is applying for a rezoning to allow a residential subdivision 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 RS-7 as follows:

RS-7—Single-family residential district; minimum 6,222 sq. ft. lot required.

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 25-11; a request to rezone property “AG-1”, agricultural district, to “RS-7”, single-family residential district. The following conditions are recommended:

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.

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

Sample Motion:

I move that we place Case: RZ 25-11 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 “AG-1”, agricultural district, to “RS-7”, single-family residential district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.