



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, April 1, 2014

5:30 PM

Municipal Center

PUBLIC WORKS COMMITTEE MEETING AT 5:00 P.M.

City Council Chambers, Municipal Center

1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

4. SPECIAL PRESENTATIONS

[COM-14:026](#) Presentation by Rachel Edwards to Mayor Perrin for Miracle League

Sponsors: Mayor's Office

[COM-14:027](#) Presentation by Jessica Swindle and Wendy Tyler to Mayor Perrin for Miracle League

Sponsors: Mayor's Office

[COM-14:034](#) Proclamation by the Mayor to the Jonesboro High School Boys Basketball State Champions

Sponsors: Mayor's Office

[COM-14:037](#) Representative John Hutchison will present a check to Mayor Perrin for Miracle League and the Nettleton Avenue Community Center (Old YMCA)

Sponsors: Mayor's Office

5. CONSENT AGENDA

All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.

[MIN-14:028](#) Minutes for the City Council meeting on March 18, 2014

Attachments: [Minutes](#)

[RES-14:016](#) A RESOLUTION TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD TRAFFIC SIGNAL TECHNICIAN II POSITION IN THE ENGINEERING DEPARTMENT

Sponsors: Engineering

Attachments: [Traffic Signal Tech II](#)

Legislative History

3/25/14 Finance & Administration Recommended to Council
Council Committee

RES-14:023 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE CITY OF JONESBORO TO PERFORM DIRT WORK ON ST. BERNARDS PROPERTY.

Sponsors: Finance

Legislative History

3/25/14 Finance & Administration Recommended to Council
Council Committee

RES-14:033 RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE DEPARTMENT OF PARKS AND TOURISM FOR THE FY 2013 OUTDOOR RECREATION GRANT PROGRAM

Sponsors: Grants

Attachments: [Grant Agreement.pdf](#)

Legislative History

3/25/14 Finance & Administration Recommended to Council
Council Committee

RES-14:034 A RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO SUBMIT THE FY 2014 CDBG ACTION PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Sponsors: Grants

Attachments: [2014 Action Plan - 3.18.2014.pdf](#)

Legislative History

3/25/14 Finance & Administration Recommended to Council
Council Committee

6. NEW BUSINESS

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-14:013 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-5 AND R-2 TO CR-1 FOR PROPERTY LOCATED AT 2904 & 2906 STALLINGS LANE AS REQUESTED BY HERB & SHARON STALLINGS

Attachments: [Plat](#)

[MAPC Report](#)

Legislative History

3/18/14 City Council Held at one reading

ORDINANCES ON THIRD READING

ORD-14:012 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO C-3 L.U. FOR PROPERTY LOCATED AT 2001 MARGO LANE AS REQUESTED BY JACK ELAM

Attachments: [Plat](#)
[MAPC Report](#)

Legislative History

3/18/14 City Council Waived Second Reading

ORD-14:014 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-1 LUO FOR PROPERTY LOCATED ON BRIAR LANE AS REQUESTED BY HERMAN ALSTON

Attachments: [Plat](#)
[MAPC Report](#)

Legislative History

3/18/14 City Council Waived Second Reading

8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes.

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-14:026 **Version:** 1 **Name:** Presentation by Rachel Edwards for Miracle League
Type: Other Communications **Status:** To Be Introduced
File created: 3/6/2014 **In control:** City Council
On agenda: **Final action:**
Title: Presentation by Rachel Edwards to Mayor Perrin for Miracle League
Sponsors: Mayor's Office
Indexes: Presentations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation by Rachel Edwards to Mayor Perrin for Miracle League



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-14:027 **Version:** 1 **Name:** Presentation by Jessica Swindle and Wendy Tyler for Miracle League
Type: Other Communications **Status:** To Be Introduced
File created: 3/6/2014 **In control:** City Council
On agenda: **Final action:**
Title: Presentation by Jessica Swindle and Wendy Tyler to Mayor Perrin for Miracle League
Sponsors: Mayor's Office
Indexes: Presentations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Presentation by Jessica Swindle and Wendy Tyler to Mayor Perrin for Miracle League



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-14:034 **Version:** 1 **Name:** Proclamation to the Jonesboro High School boys basketball team
Type: Other Communications **Status:** To Be Introduced
File created: 3/20/2014 **In control:** City Council
On agenda: 4/1/2014 **Final action:**
Title: Proclamation by the Mayor to the Jonesboro High School Boys Basketball State Champions
Sponsors: Mayor's Office
Indexes: Mayor's Commendations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Proclamation by the Mayor to the Jonesboro High School Boys Basketball State Champions



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-14:037 **Version:** 1 **Name:** Presentation by Rep. John Hutchison
Type: Other Communications **Status:** To Be Introduced
File created: 3/21/2014 **In control:** City Council
On agenda: 4/1/2014 **Final action:**
Title: Representative John Hutchison will present a check to Mayor Perrin for Miracle League and the Nettleton Avenue Community Center (Old YMCA)
Sponsors: Mayor's Office
Indexes: Presentations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Representative John Hutchison will present a check to Mayor Perrin for Miracle League and the Nettleton Avenue Community Center (Old YMCA)



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-14:028 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 3/19/2014 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the City Council meeting on March 18, 2014
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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Minutes for the City Council meeting on March 18, 2014



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, March 18, 2014

5:30 PM

Municipal Center

PUBLIC SAFETY COMMITTEE MEETING AT 5:00 P.M.

PUBLIC SERVICES COMMITTEE MEETING AT 5:10 P.M.

NOMINATING & RULES COMMITTEE MEETING AT 5:15 P.M.

PUBLIC HEARING AT 5:20 P.M.

Regarding the abandonment of an undeveloped right-of-way in R.L. Hayes 2nd Addition as requested by Sallie and Sammy Brown

No one spoke in opposition to the abandonment.

PUBLIC HEARING AT 5:25 P.M.

Regarding the abandonment of all that portion of Larkwood Drive between Creek Drive and Forest Home Road as requested by Centennial Bank

No one spoke in opposition to the abandonment.

1. CALL TO ORDER BY MAYOR PERRIN AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Councilman Woods left at 6:50 p.m.

Present 10 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods and Charles Coleman

Absent 1 - John Street

4. SPECIAL PRESENTATIONS

Award presentation by Sgt. Doug Formon to William Jordan

Sgt. Doug Formon presented a Life Saving Award to William Jordan for his efforts during a recent fire. Sgt. Formon explained Mr. Jordan went into a burning building to

save a his neighbor during a fire on February 21, 2014. A Jonesboro Police Department officer also went into the burning apartment to assist with saving the citizen.

Presentation by Senator John Cooper and Mayor Perrin to Erin Hodges

Senator John Cooper presented a citation from the Arkansas Senate to Ms. Erin Hodges, winner of the Milken Educator Award. He stated Ms. Hodges is a seventh grade English/Language Arts teacher at Douglas MacArthur Junior High School in Jonesboro. The Milken Educator Award is one of the most prestigious national awards in education. Mayor Perrin also presented Ms. Hodges with a commendation and a Key to the City.

COM-14:022 Presentation by Grants Administrator Heather Clements and NJNI Community Services Coordinator Emma Agnew

Sponsors: Mayor's Office and Grants

Attachments: [Presentation](#)

This item was Read.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilman Chris Moore, seconded by Councilman Mitch Johnson, to Approve the Consent Agenda. The motioned PASSED

Aye: 9 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

MIN-14:023 Minutes for the City Council meeting on March 6, 2014

Attachments: [Minutes](#)

This item was **PASSED** on the consent agenda.

RES-14:014 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH SHANNON KEE CONSTRUCTION, LLC FOR THE SUNNY MEADOW PIPE REPLACEMENT PROJECT (2014:01)

Sponsors: Engineering

Attachments: [Specifications 2014 01](#)
[Bid Tab](#)

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-025-2014

6. NEW BUSINESS**ORDINANCES ON FIRST READING**

ORD-14:010 AN ORDINANCE ABANDONING AND VACATING AN UNDEVELOPED ALLEY RIGHT-OF-WAY LOCATED IN:

A PART OF AN ALLEY IN R.L. HAYES 2ND ADDITION SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, AR, PLAT RECORDED IN BOOK 48, PAGE 63 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY, AR, IN JONESBORO, AR.

Attachments: [Engineering Letter](#)
[Planning Letter](#)
[Petition](#)
[Plat](#)
[Utility Letters](#)

Councilman Moore offered the ordinance for first reading by title only.

Councilman Moore questioned whether there was any opposition to the abandonment. Mayor Perrin answered no.

Councilman Moore motioned, seconded by Councilman Dover, to suspend the rules and waive the second and third readings. All voted aye.

A motion was made by Councilwoman Ann Williams, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-008-2014

ORD-14:011 AN ORDINANCE VACATING AND ABANDONING ALL OF THAT PORTION OF LARKWOOD DRIVE EXTENDING FROM CREEK DRIVE TO FOREST HOME ROAD IN CREEK PLACE SUBDIVISION

Attachments: [Exhibit A](#)
[City Letters](#)
[Petition](#)
[Plat](#)
[Utility Letters](#)

Councilman Moore offered the ordinance for first reading by title only.

Councilman Moore asked if there was any opposition to the abandonment. Mayor Perrin answered no.

Councilman Moore motioned, seconded by Councilman Gibson, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Chris Moore, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-009-2014

ORD-14:012 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO C-3 L.U. FOR PROPERTY LOCATED AT 2001 MARGO LANE AS REQUESTED BY JACK ELAM

Attachments: [Plat](#)
[MAPC Report](#)

Councilman Dover offered the ordinance for first reading by title only.

Mayor Perrin stated there was no opposition to the rezoning.

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, to Waive Second Reading . The motion PASSED with the following vote.

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

ORD-14:013 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-5 AND R-2 TO CR-1 FOR PROPERTY LOCATED AT 2904 & 2906 STALLINGS LANE AS REQUESTED BY HERB & SHARON STALLINGS

Attachments: [Plat](#)
[MAPC Report](#)

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Dover asked what the difference is between this rezoning request and the previous request by the applicant for the same property. City Planner Otis Spriggs explained the previous request was to rezone the property to C-3 LUO specifically for a convenience store and fueling station use for the property. The applicant has pulled that request and went back to the MAPC with a request to rezone the property to CR-1, which is formally the C-5 Neighborhood Commercial District. He further explained a list of the uses for the requested zoning is included in his staff report. Mayor Perrin noted the list is more restrictive.

Councilman Moore recommended holding the rezoning ordinance at one reading since there is no pending buyer for the property.

A motion was made by Councilman Chris Moore, seconded by Councilman Darrel Dover, that this matter be Held at one reading. The motion PASSED with the following vote.

Aye: 9 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

ORD-14:014 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-1 LUO FOR PROPERTY LOCATED ON BRIAR LANE AS REQUESTED BY HERMAN ALSTON

Attachments: [Plat](#)
[MAPC Report](#)

Councilman Moore offered the ordinance for first reading by title only.

Mayor Perrin noted there was no opposition for this rezoning.

A motion was made by Councilman Chris Moore, seconded by Councilman Charles Coleman, to Waive Second Reading . The motion PASSED with the following vote.

Aye: 9 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

RESOLUTIONS TO BE INTRODUCED

RES-14:006 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property at 414 N Second St. Owner: Jamie Hernandez.

Sponsors: Code Enforcement

Attachments: [CONDEMNATION CHECKLIST](#)
[Inspection Re\[port](#)
[414 N Second St](#)

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: R-EN-026-2014

RES-14:007 RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS to condemn property at 804 Chestnut St. Parcel # 01-143241-18900, Owner: Rick L Bradsher.

Sponsors: Code Enforcement

Attachments: [CONDEMNATION CHECKLIST](#)
[Inspection Report](#)
[804 Chestnut](#)

Code Enforcement Officer Ronnie Shaver explained he was recently contacted by a Jonesboro realtor and was informed someone purchased the property. The new

property owner was aware the property was up for condemnation and came in today to purchase a demolition permit to remove the house. Mr. Shaver stated he would give the new property owner a week or so in order to remove the house before filing paperwork to condemn the property.

A motion was made by Councilman Chris Gibson, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: R-EN-027-2014

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

ORD-14:003 AN ORDINANCE TO AMEND CHAPTER 117, SECTION 117-32, OF THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS, TO CLARIFY THE APPEAL PROCESS FOR ADMINISTRATIVE SITE PLAN REVIEWS BY THE METROPOLITAN AREA PLANNING COMMISSION, AND DECLARING AN EMERGENCY TO UPDATE THE EXISTING ORDINANCES FOR THE PURPOSE OF PROMOTING AND ACCOMMODATING SOUND GROWTH WITHIN THE DEVELOPMENT COMMUNITY

Sponsors: Planning

Attachments: [MEMO Site Plan Appeal Text Amendment PublicWorks](#)

After passage of the ordinance, Councilman Vance motioned, seconded by Councilman Coleman, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Chris Gibson, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-010-2014

ORD-14:006 AN ORDINANCE ABANDONING AND VACATING A DEVELOPED STREET RIGHT-OF-WAY LOCATED IN:

REES COMMERCE DRIVE 1ST ADDITION, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, AR. PLAT RECORDED IN PLAT BOOK C AT PAGE 220 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.

Attachments: [Petition](#)
[Plat](#)
[Utility Letters](#)
[Planning Letter](#)
[Engineering Letter](#)

A motion was made by Councilman Mitch Johnson, seconded by Councilman Charles Frierson, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-011-2014

ORD-14:007 AN ORDINANCE ABANDONING AND VACATING AN UNDEVELOPED ALLEY LOCATED IN:

LOTS 117-122 OF COLLEGE PLACE ADDITION, BEING PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, AR PLAT RECORDED IN DEED RECORD BOOK 48 AT PAGE 106 IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.

Attachments: [Petition](#)
[Plat](#)
[Utility Letters](#)
[Engineering Letter](#)
[Planning Letter](#)

A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-012-2014

ORD-14:008 AN ORDINANCE TO VACATE AND ABANDON THAT PART OF AN UNDEVELOPED 10' ALLEY LYING NORTH OF LOT 7 AND A PART OF LOT 6 OF GAMBILL'S ADDITION (RECORDED IN BOOK 23, PAGE 610), JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

Attachments: [Petition, Plat and Ordinances](#)
[Engineering Letter](#)
[Planning Letter](#)
[Utility Letters](#)

A motion was made by Councilman Chris Gibson, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-013-2014

8. MAYOR'S REPORTS

COM-14:031 Airport Commission Financial Statements through February, 2014

Attachments: [JAC Cover Letter](#)
[General Ledger](#)
[JAC Balance Sheet](#)
[JAC Comparative % Income Statement](#)
[JACcomp](#)
[Payroll Journal](#)
[Transaction Listing](#)

This item was Read.

Mayor Perrin reported on the following items:

He asked Assistant City Attorney Carol Duncan to give an opinion concerning the city's procedure for the hearing process as related to violations with alcohol permits. Assistant City Attorney Duncan recommended the Public Safety Committee discuss the process and decide what the City Council would like to do regarding the process. They also recommended the city keep the alcohol tax, the permit process and the restrictions on opening and closing hours. In their research, they found that is typically all cities do in terms of restrictions. They would also like to discuss a safety plan with the Public Safety Committee. She noted Little Rock is proposing a safety plan and the committee needs to discuss whether or not Jonesboro wants to also get into that. Their office's position is to come up with a process that would give everyone due process, where someone would be given a criminal violation and be cited into District Court. An appeal would be taken to Circuit Court. If they are found guilty, the city could have a process to automatically revoke the alcohol permit after a certain number of guilty verdicts, or whatever the committee deems appropriate. They also recommended doing work on the city's ordinance. She noted they spoke with APERMA Attorney Burt Newell and he thought an ordinance along those lines would be easier to defend in court.

Mayor Perrin stated Police Chief Michael Yates has responded to the City Attorney's Office recommendation and he will forward Chief Yates' concerns to the Council so they can review it. Councilman Johnson asked that the research they found from other cities also be presented to the committee. Assistant City Attorney Duncan stated they will provide those documents to the committee and be present at the meetings, if needed. Mayor Perrin recommended someone from the City Attorney's Office be present. Councilman Johnson also asked that the discussion be placed on the next Public Safety Committee agenda. Chief Yates noted some of his concerns have already been addressed and worked out with the City Attorney's Office. He also stated he would be willing to come up with a rough draft to present at the next committee meeting.

Mayor Perrin attended the National League of Cities meeting in March. They are

anticipating a decrease in some areas of federal funding. The Highway Transportation Trust Fund will be broke by August, 2014. The Highway Department has delayed bids for future work on Highway 226 that was supposed to go out in April. But, he feels this may be just a delay and the Highway Department will continue to work on it.

He commended Chief Financial Officer Ben Barylske for a clean legislative audit.

President Obama has released more funding for Tiger grants. Jonesboro has been working with Burlington Northern and Union Pacific to apply for a planning grant only. But, they are being cautious due to the amount the railroad companies have said they will contribute.

He is holding a luncheon at the Municipal Center with mayors from surrounding cities, as well as legislative delegation, the Highway Department and Arkansas Good Roads. They will be discussing I-555. Some of the mayors have already indicated they will support the I-555 project. They are currently in the design process and then they will know the full dollar amount. After they find out the full dollar amount, they will decide whether or not they will apply for further funding for the project.

They are doing demolition on the inside of the old YMCA building on Nettleton. They will build city offices and other areas for city employees, as well as rental spaces for the community.

The air conditioning will be put in the Earl Bell Community Center starting this week. The wood flooring has also come in and will be installed.

Bids will be opened on April 3 for the Race Street project. The city will be widened, culverts will be redone and sidewalks put in.

The Municipal League summer conference will be June 18-20. If there are any Council members who would like to attend, they can call his office.

The city sent a letter to the Highway Department concerning a guardrail being installed on Parker Road by J.T. White Company. The Highway Department denied the request.

9. CITY COUNCIL REPORTS

Councilman McCall asked for two resolutions that were approved by the Nominating & Rules Committee tonight be placed on the Council agenda for consideration. Councilman Dover motioned, seconded by Councilman Gibson, to suspend the rules and add RES-14:025 and RES-14:032 to the agenda. All voted aye, with the exception of Councilman Frierson who abstained from voting due to his business relationship with City Water & Light.

RES-14:025

RESOLUTION TO MAKE APPOINTMENTS/REAPPOINTMENTS TO THE LAND USE ADVISORY BOARD AND MASTER STREET PLAN COMMITTEE

Sponsors: Mayor's Office

A motion was made by Councilman Mitch Johnson, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: R-EN-028-2014

RES-14:032 RESOLUTION AMENDING THE TERM DATES OF THE CITY WATER & LIGHT BOARD APPOINTEES

Sponsors: Mayor's Office

Attachments: [C W & L Board](#)

A motion was made by Councilman Chris Gibson, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: R-EN-029-2014

Councilman Gibson motioned, seconded by Councilman Dover, to suspend the rules and add ORD-14:015, ORD-14:016, ORD-14:017, ORD-14:018, ORD-14:019, RES-14:030 to the agenda. All voted aye.

ORD-14:015 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE AN AGREEMENT WITH ADAMS & COOPER TO PROVIDE SERVICES FOR THE MIRACLE LEAGUE PROJECT

Sponsors: Parks & Recreation

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Gibson motioned, seconded by Councilman Dover, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Chris Gibson, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-014-2014

ORD-14:016 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE AN AGREEMENT WITH MID-SOUTH STEEL TO PROVIDE SERVICES FOR THE MIRACLE LEAGUE PROJECT

Sponsors: Parks & Recreation

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Gibson motioned, seconded by Councilwoman Williams, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilman Dover, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Chris Gibson, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-015-2014

ORD-14:017

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE AN AGREEMENT WITH E&M CONTRACTORS TO PROVIDE SERVICES FOR THE MIRACLE LEAGUE PROJECT

Sponsors: Parks & Recreation

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Gibson motioned, seconded by Councilman Dover, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Chris Gibson, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-016-2014

ORD-14:018

AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE AN AGREEMENT WITH NETTLETON CONCRETE TO PROVIDE SERVICES FOR THE MIRACLE LEAGUE PROJECT

Sponsors: Parks & Recreation

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Gibson motioned, seconded by Councilwoman Williams, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilman Dover, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Chris Gibson, seconded by Councilman Mitch Johnson, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-017-2014

ORD-14:019 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE AN AGREEMENT WITH R&G MASONRY TO PROVIDE SERVICES FOR THE MIRACLE LEAGUE PROJECT

Sponsors: Parks & Recreation

Councilman Gibson offered the ordinance for first reading by title only.

Councilman Gibson motioned, seconded by Councilman Vance, to suspend the rules and waive the second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilwoman Williams, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Chris Gibson, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: O-EN-018-2014

RES-14:030 RESOLUTION APPROVING THE TITLE VI PROGRAM SUBMITTED FOR THE JETS SYSTEM

Sponsors: JETS

Attachments: [JETS Title VI Program](#)

A motion was made by Councilman Chris Gibson, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED with the following vote:

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods

Enactment No: R-EN-030-2014

Councilman Moore expressed concern about the delay of the I-555 project and the Highway 226 bids as discussed by Mayor Perrin earlier in the meeting. He explained the delay of those projects is why they should be fully considering the qualifications of the candidates for governor in order to try and get a Highway Department commissioner from Jonesboro. He noted Blytheville is having road work done, yet Jonesboro can't even get a guardrail put up on Parker Road.

10. PUBLIC COMMENTS

11. ADJOURNMENT

A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Moore, that this meeting be Adjourned . The motion PASSED with the following vote.

Aye: 9 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;Mitch Johnson;Tim McCall;Gene Vance;Chris Gibson and Charles Coleman

Absent: 2 - John Street and Rennell Woods



Legislation Details (With Text)

File #:	RES-14:016	Version:	1	Name:	Amend salary plan to add Traffic Signal Tech II Position in Engineering
Type:	Resolution	Status:			Recommended to Council
File created:	2/27/2014	In control:			Finance & Administration Council Committee
On agenda:		Final action:			
Title:	A RESOLUTION TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD TRAFFIC SIGNAL TECHNICIAN II POSITION IN THE ENGINEERING DEPARTMENT				
Sponsors:	Engineering				
Indexes:	Position - creation/amendment				
Code sections:					
Attachments:	Traffic Signal Tech II				

Date	Ver.	Action By	Action	Result
3/25/2014	1	Finance & Administration Council Committee		

A RESOLUTION TO AMEND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD TRAFFIC SIGNAL TECHNICIAN II POSITION IN THE ENGINEERING DEPARTMENT

WHEREAS, Resolution Number 09:201 adopted the City Salary & Administration Plan;

WHEREAS, the position of Traffic Signal Coordinator is included in the City Salary & Administration Plan at a grade 114 with a salary range of \$34,504 - \$51,755;

WHEREAS, the duties, responsibilities, and the level of technical expertise required for this positions has changed since the adoption of the City Salary & Administration Plan; and

WHEREAS, the job description of Traffic Signal Technician II (attached) at a grade 116 with a salary range of \$36,529 - \$54,795 is more consistent with duties, responsibilities, and technical nature of this position.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

Section 1: The City Salary & Administration Plan is amended by the removal of Traffic Signal Coordinator in the Engineering Department; and

SECTION 2: The City Salary & Administration Plan is amended by the addition of Traffic Signal Technician II in the Engineering Department.

Traffic Signal Tech II

City of Jonesboro

Job Description

Exempt: No
Department: Engineering
Reports To: Traffic Operations Engineer
Location: Engineering Department
Date Prepared: October 22, 2013
Date Revised: October 24, 2013

GENERAL DESCRIPTION OF POSITION

This position is responsible for advanced maintenance and trouble-shooting of the City's traffic signal system.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Advanced Traffic Signal Maintenance and Trouble-Shooting. This duty is performed daily.
2. Traffic signal modifications, equipment repair, and upgrades. This duty is performed weekly.
3. Collection of Traffic Data. This duty is performed weekly.
4. Equipment Testing. This duty is performed weekly.
5. On-call Traffic Signal Emergency Response.
6. Perform any other related duties as required or assigned.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty mentioned satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

EDUCATION AND EXPERIENCE

Knowledge of a specialized field (however acquired), such as basic accounting, computer, etc. Equivalent of four years in high school, plus night, trade extension, or correspondence school specialized training, equal to two years of college, plus 4 years related experience and/or training, and 12 to 18 months related management experience, or equivalent combination of education and experience.

COMMUNICATION SKILLS

Ability to read and understand documents such as policy manuals, safety rules, operating and maintenance instructions, and procedure manuals; Ability to write routine reports and correspondence.

MATHEMATICAL SKILLS

Ability to add, subtract, multiply, and divide in all units of measure, using whole numbers, common fractions, and decimals. Ability to compute rate, ratio, and percent and to prepare and interpret bar graphs.

CRITICAL THINKING SKILLS

Ability to solve practical problems and deal with a variety of known variables in situations where only limited standardization exists. Ability to interpret a variety of instructions furnished in written, oral, or diagram formats.

REQUIRED CERTIFICATES, LICENSES, REGISTRATIONS

IMSA Traffic Signal Level II Field Technician Certification
IMSA Traffic Signal Level II Bench Technician Certification
IMSA Traffic Signal Level II Construction Technician Certification

PREFERRED CERTIFICATES, LICENSES, REGISTRATIONS

IMSA Traffic Signal Level II Design Technician Certification

SOFTWARE SKILLS REQUIRED

Intermediate: Other

Basic: 10-Key, Accounting, Alphanumeric Data Entry, Contact Management, Spreadsheet, Word Processing/Typing

INITIATIVE AND INGENUITY

SUPERVISION RECEIVED

Under general supervision where standard practice enables the employee to proceed alone on routine work, referring all questionable cases to supervisor.

PLANNING

Considerable responsibility with regard to general assignments in planning time, method, manner, and/or sequence of performance of own work; may also occasionally assist in the planning of work assignments performed by others within a limited area of operation.

DECISION MAKING

Performs work operations which permit frequent opportunity for decision-making of minor importance and which would not only affect the operating efficiency of the individual involved, but would also affect the work operations of other employees and/or clientele to a slight degree.

MENTAL DEMAND

Moderate mental demand. Operations requiring almost continuous attention, but work is sufficiently repetitive that a habit cycle is formed; operations requiring intermittent directed thinking to determine or select materials, equipment or operations where variable sequences may be selected by the employee.

ANALYTICAL ABILITY / PROBLEM SOLVING

Moderately structured. Fairly broad activities using moderately structured procedures with only generally guided supervision. Interpolation of learned things in somewhat varied situations.

SUPERVISORY RESPONSIBILITIES

Supervises a small group (1-3) of employees in the same or lower classification. Assigns and checks work; assists and instructs as required, but performs same work as those supervised, or closely related work, most of the time. Content of the work supervised is of a non-technical nature and does not vary in complexity to any great degree.

Supervises the following departments: None

Carries out supervisory responsibilities in accordance with the organization's policies and applicable laws. Responsibilities include interviewing, hiring and training employees; planning, assigning and directing work; appraising performance, rewarding and disciplining employees; addressing complaints and resolving problems.

RESPONSIBILITY FOR FUNDS, PROPERTY and EQUIPMENT

Regularly responsible for property where carelessness or error would result in only minor damage or minor monetary loss. Almost continuous care and attention is required when handling this property in order to prevent loss.

ACCURACY

Probable errors of internal and external scope would have a moderate effect on the operational efficiency of the organizational component concerned. Errors might possibly go undetected for a considerable period of time, thereby creating an inaccurate picture of an existing situation. Could cause further errors, losses, or embarrassment to the organization. The possibility for error is always present due to requirements of the job.

ACCOUNTABILITY

FREEDOM TO ACT

Directed. Freedom to complete duties as defined by wide-ranging policies and precedents with mid to upper-level managerial oversight.

ANNUAL MONETARY IMPACT

Very small. Job creates a monetary impact for the organization up to an annual level of \$100,000.

IMPACT ON END RESULTS

Modest impact. Job has some impact on the organizations end results, but still from an indirect level. Provides assistance and support services that facilitates decision making by others.

PUBLIC CONTACT

Occasional contacts with patrons on routine matters.

EMPLOYEE CONTACT

Contacts occasionally with others beyond immediate associates, but generally of a routine nature. May obtain, present or discuss data, but only as pertains to an immediate and specific assignment. No responsibility for obtaining cooperation or approval of action or decision.

USE OF MACHINES, EQUIPMENT AND/OR COMPUTERS

Regular use of highly complex machines and equipment; specialized or advanced software programs.

WORKING CONDITIONS

Outside or inside working environment, wherein there are potential hazardous working conditions and life-threatening situations exist (fire, chemicals, electrical sources, heights, dangerous people, etc.) part of the time.

ENVIRONMENTAL CONDITIONS

The following work environment characteristics described here are representative of those an employee encounters while performing essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the functions of this job, the employee is regularly exposed to work in high, precarious places, outdoor weather conditions, risk of electrical shock; occasionally exposed to work near moving mechanical parts, fumes or airborne particles, vibration. The noise level in the work environment is usually moderate.

PHYSICAL ACTIVITIES

The following physical activities described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions and expectations.

Moderate diversity, moderately physical. Work activities which allow for a moderate amount of diversity in the performance of tasks which requires somewhat diversified physical demands of the employee.

While performing the functions of this job, the employee is frequently required to stand, use hands to finger, handle, or feel, reach with hands and arms, talk or hear; and occasionally required to walk, sit, climb or balance, stoop, kneel, crouch, or crawl. The employee must occasionally lift and/or move up to 25 pounds; frequently lift and/or move up to 10 pounds. Specific vision abilities required by this job include close vision; distance vision; color vision; peripheral vision; depth perception; and ability to adjust focus.

ADDITIONAL INFORMATION

Advanced understanding of electricity and electrical devices; video and inductive vehicle detection equipment; spread-spectrum and IP Addressable communication networks; and traffic signal operation, programming, and trouble-shooting.



Legislation Details (With Text)

File #: RES-14:023 **Version:** 1 **Name:** Authorizing City to do dirt work on St. Bernard's property
Type: Resolution **Status:** Recommended to Council
File created: 3/7/2014 **In control:** Finance & Administration Council Committee
On agenda: **Final action:**
Title: RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE CITY OF JONESBORO TO PERFORM DIRT WORK ON ST. BERNARDS PROPERTY.
Sponsors: Finance
Indexes: Other
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
3/25/2014	1	Finance & Administration Council Committee		

RESOLUTION BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE CITY OF JONESBORO TO PERFORM DIRT WORK ON ST. BERNARDS PROPERTY. WHEREAS ST. BERNARDS REGIONAL MEDICAL CENTER HAS PROVIDED FUNDING TO PURCHASE AND INSTALL SIGNS FOR DOWNTOWN PARKING LOTS, AT A COST OF \$28,460.56; AND

WHEREAS, THE CITY OF JONESBORO DESIRES TO PROVIDE EXCAVATION SERVICES ON ST. BERNARDS PROPERTY KNOWN AS THE MEDICAL MILE DETENTION POND, AT A COST OF \$23,000.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO THAT:

1) THE CITY OF JONESBORO STREET AND ENGINEERING DEPARTMENTS SHALL PROVIDE EXCAVATION SERVICES AND DISPOSAL OF DIRT FOR ST. BERNARD'S REGIONAL MEDICAL CENTER ON THE MEDICAL MILE DETENTION POND.

2) MAYOR HAROLD PERRIN AND CITY CLERK DONNA JACKSON ARE AUTHORIZED TO EXECUTE SUCH DOCUMENTS AS ARE NECESSARY TO EFFECTUATE THIS AGREEMENT.



Legislation Details (With Text)

File #:	RES-14:033	Version:	1	Name:	Agreement with Parks & Tourism for FY 2013 Outdoor Rec Grant Program
Type:	Resolution	Status:		Status:	Recommended to Council
File created:	3/18/2014	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:		Final action:	
Title:	RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE DEPARTMENT OF PARKS AND TOURISM FOR THE FY 2013 OUTDOOR RECREATION GRANT PROGRAM				
Sponsors:	Grants				
Indexes:	Grant				
Code sections:					
Attachments:	Grant Agreement.pdf				

Date	Ver.	Action By	Action	Result
3/25/2014	1	Finance & Administration Council Committee		

RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO AGREEMENT WITH THE DEPARTMENT OF PARKS AND TOURISM FOR THE FY 2013 OUTDOOR RECREATION GRANT PROGRAM

Whereas, the City of Jonesboro has been awarded the 2013 Outdoor Recreation grant in the amount of \$500,000 that will be utilized to fund the Miracle League project at Southside Ball Park; and

Whereas, said grant is 50% federally funded and 50% local match; and

Whereas, the local match will be funded through private donations raised and secured.

Therefore, be it resolved by City Council of the City of Jonesboro that:

Section 1: The City of Jonesboro will enter into agreement with the Department of Parks and Tourism for the FY 2013 Outdoor Recreation Grant Program for Miracle League; and

Section 2: The Mayor and the City Clerk are hereby authorized by the City of Jonesboro City Council to execute all documents necessary to effectuate this agreement.



Arkansas[®]

THE NATURAL STATE

**DEPARTMENT OF
PARKS & TOURISM**

1 Capitol Mall
Little Rock, AR 72201
501-682-7777

Great River Road Division
501-682-1120
Arkansas.com

History Commission
501-682-6900 (TDD)
Ark-ives.com

Human Resources Section
501-682-7742 (TDD)

Keep Arkansas
Beautiful Division
501-682-3507 (TDD)
KeepArkansasBeautiful.com

State Parks Division
501-682-1191 (TDD)
ArkansasStateParks.com

Tourism Division
501-682-7777 (TDD)
Arkansas.com

**Mike Beebe
GOVERNOR**

**Richard W. Davies
EXECUTIVE DIRECTOR**

DIVISION DIRECTORS

Cynthia Dunlap
ADMINISTRATION

Greg Butts
STATE PARKS

Joe David Rice
TOURISM

Marla Crider
GREAT RIVER ROAD

Dr. Wendy Richter
HISTORY COMMISSION

Robert Phelps
KEEP ARKANSAS
BEAUTIFUL

March 17, 2014

The Honorable Harold Perrin
Mayor of Jonesboro
P.O. Box 1845
Jonesboro, Arkansas 72403

RE: #A-10616-13-CG
Miracle Field Surfacing and Play
Equipment Installation

Dear Mayor Perrin:

Enclosed is a Contract Agreement for project # A-10616-13-CG. Please sign this document, do not date it, and return both pages to me. After the Contract is approved and signed by the Director of the Department of Parks and Tourism, I will return a copy for your records with an Official Notice-To-Proceed.

If you have any questions or concerns, please call me at your convenience. My telephone number is (501) 682-6947.

Sincerely,

Amanda B. Jones, Project Officer
Outdoor Recreation Grants Program

Enclosure

**CONTRACT AGREEMENT
STATE OF ARKANSAS
ARKANSAS DEPARTMENT OF PARKS AND TOURISM, LITTLE ROCK, ARKANSAS**

Applicant: City of Jonesboro

Project No. A-10616-13-CG

Project Title: Miracle Field and Playground Surfacing and Play Equipment Installation

Period Covered By This Agreement: Date available thru December 31, 2014

Project Scope (Description of Project):

Playground Surfacing and Installation
Ballfield Surfacing and Installation
Play Equipment Installation

Project Costs:

Total Costs: \$500,000.00
Fund Support: \$250,000.00
Fund Amount: \$250,000.00

Attachments:

1. General Provisions
2. 1 Land & Water Conservation Fund
Natural & Cultural Resources Grant Trust
Fund Project Management Guide
3. 1
Land & Water Conservation Fund/Natural
& Cultural Resources Grant Trust Fund
Application
4. Attachment #1

**STATE OF ARKANSAS
ARKANSAS DEPARTMENT OF PARKS AND TOURISM
OUTDOOR RECREATION GRANTS PROGRAM**

STATEMENT OF AGREEMENT No. 2

Project No. A-10616-13-CG

The State of Arkansas, represented by the Executive Director, Arkansas Department of Parks and Tourism and the Applicant named above (hereinafter referred to as the Applicant) mutually agree to perform this agreement in accordance with the Land and Water Conservation Fund Act of 1965, 78 Stat. 897 (1964), and with the terms, promises, conditions, plans, specifications, estimates, procedures, project proposals, maps, and assurances attached hereto and hereby made a part hereof.

The State of Arkansas hereby promises, in consideration of the promises by the Applicant herein, to obligate to the Applicant the amount of money referred to above, and to tender to the Applicant that portion of the obligation which is required to pay the State of Arkansas share of the costs of the above project stage, based upon the above percentage of assistance, and also based upon receipt of those funds from Act 729 of 1987. The Applicant hereby promises, in consideration of the promises made by the State of Arkansas herein, to execute the project or project stage described above in accordance with the terms of this agreement.

The participant may not deviate from the scope of the project without the concurrence of the Arkansas Department of Parks and Tourism Executive Director. When one of the conditions in the agreement changes, such as change in the project scope, a revised estimate of costs, a deletion or additions of items, or a need to extend the project period, the participant will submit in writing a formal request to the Executive Director for its approval.

The following special project terms and conditions were added to this agreement before it was signed by the parties hereto:

(1) Historic Properties Preservation Act of 1966 (80 Stat. 915 16 U.S.C. 470), Executive Order 11593 (Protection and Enhancement of the Cultural Environment); **(2) Uniform Relocation Assistance and Real Property Acquisition Policies** (41 CFR 114-50) P. L. 91-646; **(3) National Environmental Policy Act of 1969** (Public Law 91-190); **(4) OMB Circular A-95**; **(5) Architectural Barriers Act of 1968** (P. L. 90-480); **(6) Executive Order 12088** (Pollution Control); **(7) Executive Order 1198** as amended (Floodplain Management); **(8) OMB Circular A-102** **(9) Executive Order 11246** as amended (Equal Employment Opportunity) 41 CFR Part 60; **(10) Copeland "Anti-Kickback" Act** (18 U.S.C. 874) DOL (29 CFR, Part 3); **(11) Clean Air Act of 1970** (Construction Contract Amounts in Excess of \$100,000.00; **(12) Nondiscrimination on the Basis of Handicap Section 504 Rehabilitation Act of 1973, DOJ** (43 CFR Part 17).

The Applicant agrees to comply with the requirements of the Arkansas Department of Parks and Tourism regulations by immediately erecting a project sign and by burying or relocating underground overhead lines at all development and acquisition project sites.

The applicant agrees to be responsible for operation and maintenance of said park in perpetuity.

The undersigned Applicant of the State of Arkansas does hereby agree and accept the same responsibility and obligations as set out in the herein described project and to the same extent and in the same manner, including all requirements, as does the State of Arkansas. The undersigned Applicant of the State of Arkansas further understands, agrees, and accepts that this project is not effective until this project agreement has been duly executed by the State of Arkansas and the said Applicant is notified accordingly: and no work shall be initiated and/or undertaken by said Applicant on the herein described project until it has received said notification by the State.

In witness whereof, the parties have executed this agreement as of the date entered below.

THE STATE OF ARKANSAS

APPLICANT

By _____
*Executive Director
Arkansas Departmen. of Parks & Tourism*

City of Jonesboro

By _____
(Signature)
Mayor of Jonesboro

Date _____

(Title)



Legislation Details (With Text)

File #:	RES-14:034	Version:	1	Name:	Authorizing CDBG to submit the 2014 Action Plan
Type:	Resolution	Status:			Recommended to Council
File created:	3/18/2014	In control:			Finance & Administration Council Committee
On agenda:		Final action:			
Title:	A RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO SUBMIT THE FY 2014 CDBG ACTION PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT				
Sponsors:	Grants				
Indexes:	Grant				
Code sections:					
Attachments:	2014 Action Plan - 3.18.2014.pdf				

Date	Ver.	Action By	Action	Result
3/25/2014	1	Finance & Administration Council Committee		

A RESOLUTION AUTHORIZING THE CITY OF JONESBORO GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO SUBMIT THE FY 2014 CDBG ACTION PLAN TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the City of Jonesboro Grants Department will allocate FY 2014 Community Development Block Grant (CDBG) funds in such a manner that priority is given to activities that benefit low to moderate income families, eliminate slum and blight, and revitalize impoverished neighborhoods; and

WHEREAS, there is an estimated total of \$583,680 for FY 2014 CDBG funds for budgetary purposes; and

WHEREAS, the use of these monies are strictly monitored including the mandate that an annual action plan be submitted to the U.S. Department of Housing & Urban Development in accordance with Title 1 of the Cranston-Gonzalez National Affordable Housing Act of 1990.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The FY 2014 Community Development Block Grant (CDBG) program totaling \$583,680 for budgeting purposes is approved by reference to the attached project/activity budget table (within the FY 2014 Action Plan); and

SECTION 2: The in-house certifications as included in this document are reaffirmed; and

SECTION 3: The Grants and Community Development Department is authorized to prepare and submit the FY 2014 Action Plan to HUD for review and approval.



CITY OF JONESBORO 2014 ACTION PLAN

DEPARTMENT OF GRANTS & COMMUNITY DEVELOPMENT COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

**HAROLD PERRIN, MAYOR
HEATHER CLEMENTS, GRANTS ADMINISTRATOR
AARON SMITH, CDBG SUPERVISOR**

**P.O. Box 1845
300 SOUTH CHURCH STREET
JONESBORO, AR 72403-1845**

**PHONE: 870.336.7170
FAX: 870.933.4626
ASMITH2@JONESBORO.ORG**

**2014 PROGRAM YEAR
B-14-MC-05-0012**

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STANDARD FORM 424

APPLICATION FOR FEDERAL ASSISTANCE

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED	Applicant Identifier 073540288
<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	3. DATE RECEIVED BY STATE		State Application Identifier
5. APPLICANT INFORMATION Legal Name: City of Jonesboro		4. DATE RECEIVED BY FEDERAL AGENCY	
Organizational DUNS: 073540288		Federal Identifier	
Address: Street: 300 South Church Street		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Heather	
City: Jonesboro		Middle Name	
County: Craighead		Last Name Clements	
State: Arkansas	Zip Code 72401	Suffix	
Country: United States		Email: hclements@jonesboro.org	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 7 1 - 6 0 1 3 7 4 9		Phone Number (give area code) 870.336.7229	Fax Number (give area code) 870.933.4626
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): Community Development Block Grant/Entitlement Grants		9. NAME OF FEDERAL AGENCY: U.S. Department of Housing & Urban Development	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Jonesboro, Arkansas - Craighead County		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: City of Jonesboro 2014 Community Development Block Grant	
13. PROPOSED PROJECT Start Date: July 1, 2014		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 1	
Ending Date: June 30, 2015		b. Project 1	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ -	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$ -	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$ -	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$ -	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$ -	<input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$ -	18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.	
g. TOTAL	\$ -	a. Authorized Representative	
Prefix Mr.		First Name Harold	Middle Name
Last Name Perrin		Suffix	
b. Title Mayor		c. Telephone Number (give area code) 870.932.1052	
d. Signature of Authorized Representative		e. Date Signed	

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Standard Form 424 (Rev. 9-2003)
 Prescribed by OMB Circular A-102

EXECUTIVE SUMMARY

The CDBG Program was established by the Housing and Community Development Act of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment and economic opportunities, principally for lower income persons (defined as 80% of less of the City of Jonesboro area median household income).

The statutes for formula grant programs set forth three basic goals against which the Consolidated Plan, and the jurisdiction's performance under the plan will be evaluated by the U.S. Department of Housing and Urban Development (HUD). Those goals are:

- Create a Suitable Living Environment
- Provide Decent Housing
- Create Economic Opportunities

Through the CDBG Program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. In order for an activity to be eligible for CDBG funding, it must be shown to address one of the following national objectives:

- Benefit people with low incomes (up to 80 percent of medial)
- Aid in the prevention or elimination of slums and blight; or
- Meet an urgent need (such as earthquake, flood, or hurricane relief)

The City of Jonesboro, Arkansas is beginning its eighteenth year with the Community Development Block Grant Program. The Annual Action Plan for Program Year 2014 represents the third year of the City of Jonesboro's Five Year Consolidated Plan submitted for program years 2012-2016. It is prepared in direct correlation with the specific goals and objectives stated therein. The Action Plan is in compliance with the U.S. Department of Housing and Urban Development guidelines for submission for Federal entitlement funds.

The city began its first program year on July 1, 1997. In August 1999 the city received approval from HUD to change the program year to January 1 of each year. Therefore, our third year program was for six months and our fourth year program began on January 1, 2000 and ended on December 31, 2000. Our fifth year and all subsequent program years have started January 1st of each year until most recently. The City of Jonesboro has received HUD approval to change the program year back to the July 1 – June 30th program year starting with the 2014 CDBG program year effective July 1, 2014 – June 30, 2014.

The actual level of funding Jonesboro received from HUD is determined annually and is based upon a formula that all entitlement communities are subject to in relation to HUD's overall annual budget.

The city does not receive HOME, HOPWA, or ESG funds at this time. The city anticipates applying for HOME funds in 2014. Anticipated HUD Community Development Block Grant allocation for the fiscal year 2014 is \$583,680. The annual Action Plan has been prepared in accordance with existing regulations governing the Community Development Block Grant Program and the Consolidated Plan format. The activities and programs described herein are aligned with the Strategic Plan, as outlined in the 2012-2016 Five Year Consolidated Plan. The 2014 Community Development Program highlights the number one goal in the 5 Year Consolidated Plan – Improve Livability and Availability of Affordable Housing to our low income residents with the highest priority being housing rehabilitation. Another key area of focus within the Action Plan is to create a suitable living environment by the elimination of

slum/blight with HUD approved CDBG areas. Acceptance in the HOME Program will allow the City to complete between 10 and 20 additional housing rehabilitation projects. Additional projects may include home reconstruction and new construction projects. CDBG funds will also be used for housing rehabilitation in addition to emergency rehabilitations.

A total of 12 individual projects are listed with 8.6% of the entitlement funding allocated to park improvements to revitalize the City Water & Light public park located in a CDBG area of the West End Neighborhood; 7.0% allocated to code enforcement and 3.4% to homeownership assistance, both a type of housing service to low-moderate income individuals; 17.1% allocated to emergency homeowner rehabilitations; 23.6% allocated to demolition & clearance for the elimination of slum and blight; 8.6% allocated to public service programs that address a multitude of needs including a place-based change initiative, a variety of after-school programs, life skills, youth development, cultural arts program for the disabled, and funding for child abuse/sex trafficking prevention and intervention methods; 3.2% allocated to the renovation of a newly acquired facility to provide emergency, transitional and permanent housing to homeless individuals and families; 11.1% allocated to privately owned utilities to install a main truck line for sewer improvements for LMI individuals; and 17.4% allocated to administration. Project priorities are given to designated low-income CDBG areas, and to those projects that serve the highest number of low income participants, and impact. Jonesboro's 2014 Action Plan continues to reflect the true intention of the HUD Community Development Block Grant: *seeking to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons.*

As stated in the Five Year Consolidated Plan, the entire City's housing and Community Development projects serve in the Census tract areas that represent the highest density of low income populations, and/or serve as a direct benefit to low income individuals. Maintaining the current housing stock in these areas is a high priority. Neighborhood revitalization is also a predominant consideration. The City of Jonesboro's priority objectives are to improve the housing and neighborhood livability and the quality of life for low income, disadvantaged, and often underserved citizens.

CITY OF JONESBORO PRIORITY OBJECTIVES:

- Housing – Rehabilitation/Homeownership
- Neighborhood Revitalization/Beautification
- Economic Opportunity/Development/Job Creation/Business Development
- Public Services – Quality of Life/Life Skills/Special Needs
- Slum & Blight Control – Elimination of Slum/Blight

The City of Jonesboro is committed to the proper implementation of a balanced Community Development Program that maximizes benefits to low and moderate income persons both directly and through the improvement of their immediate neighborhoods. Through the provision of decent housing, a suitable living environment, educational and supportive services, and the expansion of economic opportunities, we intend to change the face of our low income neighborhoods and provide our citizens with the needed resources to assist them in breaking both generational and circumstantial poverty. This year's primary focus remains on housing, economic development, neighborhood revitalization, and a broad range of public and social services addressing the core needs of our low income residents.

While the needs of the City of Jonesboro continue to far exceed the financial resources available through the Community Development Block Grant Program and the city's financial means, this funding makes it possible for Jonesboro to provide meaningful housing improvements, public improvement, and community restoration and development activities.

It is through these activities that we address the quality of life issues that are essential in achieving and truly beneficial level of neighborhood specific community improvements. The following pages define the distribution of funds and outline the proposed projects and activities to be undertaken with the federal fund allocation.

STATEMENT OF COMMUNITY DEVELOPMENT GOALS

2014 ACTION PLAN

The City of Jonesboro continues to place major emphasis on HUD's priority goals of Housing, Neighborhood Revitalization, and the improvement of the quality of life through the provision of needed social services and education. This year's projects and activities address these goals directly as it increases accessibility of affordable housing and the viability for potential homeownership through the provision of direct homeownership financial assistance. The city will address the sustainability of our existing affordable housing through its preservation, improvement, and rehabilitation projects. The plan prioritizes Neighborhood Revitalization through the improvement of neighborhood safety and aesthetics via implementation of code enforcement, and the elimination of slum and blight. Quality of life issues are addressed through various forms of education including life skills, financial, employment training, and other educational and supportive services for the elderly, disabled, youth, and other low income citizens.

The City of Jonesboro's Department of Grants & Community Development has continued its implementation of the community engaging initiative, North Jonesboro Neighborhood Initiative, which includes the aforementioned partners as well as residents, churches, and the business community. This resident-drive place-based change initiative includes a citizen-driven strategy for addressing and meeting needs in low-income areas, the banking and financial community, non-profit organizations, area businesses and a supporting partner in the Winthrop Rockefeller Foundation. It continues to be the city's intention to build a model of community involvement that directly addresses the poverty issues we face, provides community leadership, and enables the low income neighborhood areas to see marked change in the fiscal year 2014. This initiative has created neighborhood networks in our extremely low income area of Jonesboro to individually address specific needs and become a part of the solution.

There continues to be many community stakeholders willing to further our efforts to address the needs of their individual neighborhoods. Through the 2014 CDBG program funds the city will be serving not only specific low income neighborhoods, but directly serving our low income and special needs populations including youth, elderly, disabled, and otherwise disadvantaged.

Our primary goal is to promote, sustain and preserve an excellent quality of life in the City of Jonesboro. Through the Community Development Objectives cited below we are continuing to conduct our activities in a manner designed to benefit our most vulnerable populations.

2014 ACTION PLAN GOALS

The following are the Goals to be addressed with the 2014 Program Year funding as they are stated in the Five Year Consolidated Plan:

AFFORDABLE HOUSING & PUBLIC HOUSING

1. Goal: Improve livability and availability of affordable housing and assist in the improvement of housing opportunities

BARRIERS TO AFFORDABLE HOUSING

2. Goal: Address barriers to affordable and fair housing

LEAD-PAINT HAZARDS – GOALS, OBJECTIVES, AND STRATEGIES

3. Goal: Increase lead safe housing stock

SUITABLE LIVING ENVIRONMENT – NON HOUSING COMMUNITY DEVELOPMENT

4. Goal: Improve livability, create better functioning, and more attractive neighborhoods

SPECIAL NEEDS – HOMELESSNESS

5. Goal: Increase service opportunities extended to potentially homeless persons.

ANTI-POVERTY STRATEGY

6. Goal: To assist in the reduction of households with incomes below the poverty line

NON-HOMELESS SPECIAL NEEDS

7. Goal: Explore the possibility of expanding services and/or access to services for our special needs population

ECONOMIC DEVELOPMENT STRATEGY

8. Goal: Explore the possibility of job creation through technical and life skills training and micro business development

PROJECTED USE OF FUNDS

The City of Jonesboro’s 2014 anticipated allocation is \$583,680 for the Eighteenth Year Community Development Block Grant Program. The plan was developed using an all inclusive citizen participation process in compliance with the regulations set forth in 24 CFR Part 91. The city has evaluated all projects, conducted public hearings, invited public comments and suggestions, and obtained the Mayor and City Council approval for the expenditures of the following projects:

HOUSING SERVICES	
<i>Code Enforcement</i>	\$41,000.00
<i>Homeownership Assistance</i>	\$20,000.00
<i>Homeowner Rehabilitation</i>	\$100,000.00
<i>Demolition & Clearance</i>	\$137,500.00
PUBLIC FACILITIES & IMPROVEMENTS	
<i>Mission Outreach, Inc. Facility Renovation & Improvements</i>	\$18,838.30
<i>City Water & Light Park Renovation</i>	\$50,000.00
PUBLIC SERVICES	\$50,000.00
<i>North Jonesboro Neighborhood Initiative (NJNI)</i>	\$20,000.00
<i>Familie Tiez</i>	\$5,000.00
<i>City Youth Ministries, Inc.</i>	\$5,000.00
<i>Life Skills Center, Inc.</i>	\$5,000.00
<i>NEA Children’s Advocacy Center</i>	\$5,000.00
<i>Foundation of Arts</i>	\$5,000.00
<i>At-Risk American Male Education Network (AAMEN)</i>	\$5,000.00
PRIVATELY OWNED UTILITIES	
<i>Sewer Improvements - Extension (Phase II)</i>	\$65,000.00
OTHER	
<i>Administration</i>	\$101,341.70
TOTAL	\$583,680.00

The above listed activities are the proposed and approved projects for the 2013 Program Year. The 2014 Plan has gone through a 30-day comment period and input from the community has been taken into consideration. The Mayor and the City Council have approved the plan, the specific projects, and their amounts by Resolution, thereby approving the allocated funds in the amount of \$583,680, and the implementation of said projects.

These projects were selected after careful consideration of the City of Jonesboro’s needs in relation to HUD’s national objectives. As reflected in the table below, Jonesboro has a higher percentage of poverty, and lower percentage of homeownership than our county, state, and nation. Therefore, the city has chosen to select the programs that will most directly address the immediate areas of need.

According to the U.S. Census Bureau:

	Jonesboro	Craighead County	Arkansas State	United States
Persons below POVERTY percent	23.6%	20.4%	18.7%	14.9%
HOMEOWNERSHIP rate	53.9%	59.6%	67.2%	65.5%

<http://quickfacts.census.gov/qfd/states/00000.html>

The projects are designed with maximum feasible benefit for the low and moderate-income citizens. The City will continue to strive to meet the HUD national objectives as we increase the number of opportunities for our citizens to move from homelessness and /or poverty to housing, self sufficiency, and the possibility of homeownership.

EFFECTIVENESS

The 2014 Action Plan coincides with the national objectives and the 2013-2016 Consolidated Plan. The City of Jonesboro included in its consideration not only the information obtained during public hearings but through various agency and public collaborations, studies, focus groups, and surveys performed throughout the city.

Notices of all public hearings and the availability of the 2014 CDBG proposed projects for a 30-day public review were published in the Jonesboro Sun newspaper and the CDBG website. Copies of the complete 2014 Action Plan are available for public review and inspection during normal business hours Monday through Friday in the Offices of the Department of Grants and Community Development located at the Municipal Center, 300 South Church Street, Jonesboro, AR 72401. Copies of the plans are also available on the Grants & Community Development web page and the public library.

ELEMENTS OF THE CONSOLIDATED PLAN

MANAGING THE PROCESS

The City of Jonesboro's Department of Grants & Community Development is responsible for the development and implementation of the Consolidated Plan. Various City Departments and local agencies assisted in the collection of the needs data for preparation of the Consolidated Plan and Annual Action Plan. J- Quad Planning Consulting Group assisted in writing portions of the Consolidated Plan. J-Quad Planning was hired by the City of Jonesboro to conduct

a comprehensive housing study, funded by the Residential Housing and Health Care Facilities Board. Portions of that study have been used in the completion of the Consolidated Plan and the 2014 Action Plan.

CITIZEN PARTICIPATION PROCESS

The City of Jonesboro follows its Citizen Participation Plan in the development of the Consolidated Plan and Annual Action Plan. It is the goal of the city to encourage and facilitate participation of residents in the formulation of priorities, strategies, and funding allocations for the Community Development Block Grant Program. The process emphasizes the involvement of extremely low, very low, and low income persons (especially those living in low income neighborhoods and diverse populations) including people who do not speak English and persons with disabilities.

The preparation of the 2014 Action Plan builds upon the public participation and input provided in developing the 2012-2016 Consolidated Plan Priority Needs Summary, as approved by the City Council. This plan sets forth a five year plan citing Housing and Community Development Needs. The Action Plan follows the Consolidated Plan in its focus on those goals that will benefit lower income households and identifies which goals are anticipated to be carried out using federal CDBG funds allocated to the City.

Public input was obtained from two public hearings, and participation in public and service provider meetings. In an effort to broaden the public participation process for development of the Consolidated Plan and Action Plan, the city seriously encourages involvement in the process and holds the meetings in locations in service-recipient neighborhoods. Efforts are also made to reach persons with disabilities by utilizing agencies that serve persons with disabilities.

INSTITUTIONAL STRUCTURE

The institutional structure for implementation of the Consolidated Plan includes non-profit organizations and other public agencies and educational institutions. The City of Jonesboro Department of Community Development is responsible for implementation of the Consolidated and Annual Action Plans.

The city provides funding and coordinates with nonprofit organizations that provide public services that benefit Jonesboro residents. The city also works with non-profit housing developers in the development of affordable housing in the city. Non-profit organizations are critical to achieving the Consolidated Plan goals.

The city is available to assist the Housing Authority in submitting applications for funding to increase Section 8 vouchers or provide additional funding for affordable housing or services in the city. The city coordinates its activities with other public agencies. The city regularly participates in JURHA, and non-profit meetings, focus groups, and faith-based activities.

The city assists non-profit agencies in securing other state and federal funding by writing letters of support and assisting agencies in completing applications for funding. The city is also active in supporting the continued funding of the Section 8 Program and other programs that are crucial for affordable housing programs and public services.

The major strengths of the city's institutional structure is in the access to the various city departments and to a large number of very capable non-profit organizations who are highly competent in using available resources and leveraging funding in order to achieve the desired housing and services.

MONITORING

The City of Jonesboro intends to use the existing delivery/reporting system to achieve its production and service goals. While this includes managing in-house programs, many programs and services will be contracted out to sub-grantees. The city plans to conduct an on-site monitoring assessment of the program activities of each sub-recipient in order to ensure strict compliance with program guidelines as stated in their contractual agreement. The monitoring process includes quarterly reports and a review of contract compliance, program capacity, performance, and timeliness.

Financial monitoring occurs on a quarterly basis with a review of invoices and supporting documentation to ensure that all costs correspond to project services as outlined in the recipient's contract budget. The quarterly report includes additional information including client data, project activities, progress in meeting goals/objectives and specific achievements.

At the end of the contract year, the department compiles all the client demographic data and prepares a comprehensive statistical report that becomes part of the CAPER.

The City of Jonesboro includes the following statement on every bid document in order to encourage minority business participation:

MINORITY BUSINESS PARTICIPATION

Minority Business Policy-It is the policy of the City of Jonesboro that minority business enterprises shall have the maximum opportunity to participate in the city purchasing process. Therefore the City of Jonesboro encourages all minority businesses to compete for, win, and receive contracts for goods, services, and construction. The city also encourages all companies to sub-contract portions of any city contract to minority business enterprises.

LEAD BASED PAINT STRATEGY

According to the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), lead based paint hazard is defined as any condition that causes exposure to lead from lead contaminated dust, lead contaminated soil or lead contaminated paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. As required by Title X, the City of Jonesboro is carrying out CDBG funded activities in tandem with our Inspection Department.

Owners of properties to be rehabilitated are informed of the risks of lead based paint. As part of the rehabilitation process, the property is inspected for signs of defective paint. Defective paint in older homes that is suspected to be lead based is removed following the lead based paint standards. If there are children in the home, the parents are provided information regarding the benefits of having the children tested for lead based paint and also where they can go to get this done.

RESOLUTION

Signed Resolution (by Mayor/City Clerk) to be inserted here...

CERTIFICATIONS

THE FOLLOWING PAGES are certifications that have been signed by Mayor Harold Perrin, City of Jonesboro, Arkansas for the CDBG BLOCK GRANT PROGRAM FOR THE YEAR 2014.

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the Housing and Community Development Plan regulations, the City of Jonesboro certifies that:

CITIZEN PARTICIPATION PLAN -- Following is the detailed citizen participation plan which:

1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas in which funds are proposed to be used, and provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;
2. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the City of Jonesboro's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act;
3. Provides for technical assistance to representatives of persons of low and moderate income that request such assistance in developing proposals, with the level and type of assistance to be determined by the City of Jonesboro;
4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;
5. Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable; and
6. Identifies how the needs of non-English speaking residents will be met in the cause of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;
7. The City of Jonesboro stands ready to provide any and all necessary assistance to persons with visual or hearing impairments to assure that these individuals are fully informed and included in the Consolidated Plan process. The City shall provide assistance up to and including interpreters and persons that sign for the hearing impaired, as well as any appropriate listening devices. The City stands ready to utilize alternative media as requested.

CITIZEN PARTICIPATION

Prior to submission of its Housing and Community Development Plan to HUD, the City of Jonesboro has:

1. Met the citizen participation requirements of §91.10; and
2. Prepared its housing and community development plan and annual use of funds in accordance with §91.1 and made its Housing and Community Development Plan submission available to the public.

AFFIRMATIVELY FURTHER FAIR HOUSING

The City of Jonesboro will continue to affirmatively further fair housing as set out under 24 CFR 91.220, and has prepared an analysis previously that identifies impediments to fair housing choice, and maintains records pertaining to carrying out this certification. The cost and condition of housing in our low income areas will to be addressed directly with the project listed herein. CDBG funds will be used to acquire land for single family unit homes in our most impoverished area. Low income individuals and families will be assisted in homeownership through education and matching grants for down payment and closing costs. For those who cannot afford to maintain their homes CDBG will be used to provide grants for rehabilitation. The City has undertaken several activities to address emergency shelters and the transitional housing needs of our homeless individuals and families.

The City continues to improve neighborhoods with the improvements of parks, sewer improvements and the elimination of substandard housing and unsightly lots through demolition and clearance. The City has plans to apply for HOME funds through ADFA in order to expand our home rehabilitation program. The activities to be completed are either located in or will directly serve our low and moderate income areas, and the areas of minority concentration. The attached maps show said areas.

In addition to the projects outlined, the Jonesboro Urban Renewal and Housing Authority, Salvation Army, Mission Outreach, Inc., Consolidated Youth Systems, Mid South Health Systems, and Women's Crisis Center of Northeast Arkansas are assisting homeless and potentially homeless individuals and families with the programs that they administer. We are continuing to monitor and collaborate with the services that are provided by other entities in Jonesboro.

Regarding those persons that are not homeless as identified in accordance with 91.215 (d), the City is also monitoring those areas. These persons are the elderly, frail elderly, persons with disabilities, alcohol or other drug addictions, HIV/AIDS and their families along with public housing residents. Crowley's Ridge Development Council, Abilities Unlimited Inc., Consolidated Youth Services, Jonesboro Human Development Center, FOCUS, NARAN, Mid South Health Systems, East Arkansas Area Agency on Aging, as well as several others assist many handicapped persons and families along with the Housing Authority. The City is actively involved in assisting these organizations and does not intend to step in and duplicate these services. We will continue to monitor these organizations.

Our monitoring of the agencies reflects that the agencies are providing assistance within their guidelines and scope of work. The City will endorse and support new applications for the agencies to apply for funding, as well as monitor the housing and general needs of the citizens of Jonesboro.

ANTI-DISCRIMINATION

The grants will be conducted and administered in compliance with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3620), the Age Discrimination Act of 1975, Executive Orders 11063, 11625, 12138, 12432 and 12892, Section 504 of the (title II) and implementing regulations.

ANTI-DISPLACEMENT AND RELOCATION PLAN

The City of Jonesboro will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as required under §91.10 and Federal implementing regulations; and that it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104 (d) of the Housing and Community Development Act of 1974, as amended, and the relocation requirements of §91.10 governing optional relocation assistance under section 105 (a) (11) of the Housing and Community Development Act of 1974, as amended;

DRUG FREE WORKPLACE

The city will continue to provide a drug-free workplace by enacting certain requirements:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The City of Jonesboro's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will:
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug status occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4 (b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant actively the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such proposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.
8. The City of Jonesboro has provided the site(s) for the performance of work done in connection with this specific grant:

Demolition of substandard housing units, various park improvements in the city and administrative responsibilities, all in the City of Jonesboro, will be carried out from 300 South Church Street, Jonesboro, Craighead County, Arkansas 72401.

ANTI LOBBYING

To the best of the City of Jonesboro's knowledge and belief:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal Grant, the making of any Federal Loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the City of Jonesboro will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying, in accordance with its instructions; and
3. The City will require that the language of paragraph (n) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly; The City of Jonesboro is in compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

LEGAL AUTHORITY

The City of Jonesboro possesses legal authority under State and Local Law to make grant submissions and to execute Community Development and Housing programs and the City Council has duly adopted or passed as an official act a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the Housing and Community Development Plan and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified the official representative of the grantee to act in connection with the submission of Housing and Community Development Plan and to provide such additional information as may be required;

APPLICABLE LAWS

The City of Jonesboro will comply with the other provisions of the Acts covering programs covered by the Housing and community Development Plan and with other applicable laws.

In accordance with the certifications as set out under 24 CFR Part 91.225 of the Federal Register dated January 5, 1995, the City of Jonesboro, Arkansas further certifies that:

CONSISTENCY WITH PLAN

The housing activities to be undertaken with CDBG funds are consistent with the strategic plan.

SECTION 3 COMPLIANCE

The City of Jonesboro, Arkansas in the administration of its Community Development Program will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR Part 135.

Signature: Harold Perrin, Mayor

Date

SPECIFIC CDBG CERTIFICATIONS

The City of Jonesboro certifies that:

USE OF FUNDS - It has developed its Housing and Community Development Plan one-year projected use of funds so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight; (the projected use of funds may also include activities which the City of Jonesboro certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health of welfare of the community, and other financial resources are not available); except that the aggregate use of CDBG funds received under section 106 of the Housing and Community Development Act of 1974, as amended, and if applicable, under section 108 of the same Act, shall principally benefit persons of low and moderate income in a manner that ensures that not less than 70 percent of such funds are used for activities that benefit such persons during such period;

COMMUNITY DEVELOPMENT PLAN -The City of Jonesboro has developed a Community Development Plan, for the period specified in the paragraph above, that identifies community development and housing needs and specifies both short and long-term community development objectives that have been developed in accordance with the primary objective and requirements of the Housing and Community Development Act of 1974, as amended;

SPECIAL ASSESSMENTS-The City of Jonesboro will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under section 106 of the Housing and Community Development Act of 1974, as amended, or with amounts resulting from a guarantee under section 108 of the same Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:

1. Funds received under section 106 of the housing and Community Development Act of 1974, as amended, are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title I of that Act; or
2. For purposes of assessing any amount against properties owned and occupied by persons of moderate income, the City of Jonesboro certifies to the Secretary that it lacks sufficient funds received under section 106 of the Housing and Community Development Act of 1974, as amended, to comply with the requirements of subparagraph (1) above;

LEAD-BASED PAINT- The City of Jonesboro's notification, inspection, testing and abatement procedures concerning lead-based paint will comply with §570.608;

EXCESSIVE FORCE- The City of Jonesboro has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Signature: Harold Perrin, Mayor

Date

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements:

A. LOBBYING CERTIFICATION

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352; title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. DRUG-FREE WORKPLACE CERTIFICATION

1. By signing and/or submitting this application or grant agreement the grantee is providing the certification set out in paragraph (o).
2. The certification set out in paragraph (o) is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which entitlement grantees certify).
4. For grantees that are individuals, Alternate II applies. (Not applicable to CDBG Entitlement grantees.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (i.e. All vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, and performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees; attention is called, in particular, to the following definitions from these rules:
9. "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

10. "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

11. "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

12. "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are not on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

TABLE 3

CONSOLIDATED PLAN LISTING OF PROJECTS

THE FOLLOWING PAGES reflect the Projects in which the CDBG Program dollars will be directed in the City of Jonesboro.

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Code Enforcement

PROJECT TITLE: Housing Services – Code Enforcement

DESCRIPTION: *Regulation: 570.202 Eligible rehabilitation and preservation activities*
Necessary costs directly related to the enforcement required for the elimination of unsafe housing –
condemnation/abandonment.

LOCATION/TARGET AREA: Jonesboro LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.202
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$41,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$41,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Homeownership Assistance

PROJECT TITLE: Homeownership Assistance

DESCRIPTION: REGULATION: 570.201(n) Homeownership Assistance

Increase the viability for potential homeownership through provision of homeownership assistance programs, such as down payment and closing cost assistance.

LOCATION/TARGET AREA: Jonesboro LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201(n)
TYPE OF RECIPIENT:	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$20,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$20,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Rehabilitation and preservation activities

PROJECT TITLE: Housing Services – Emergency Homeowner Rehabilitation

DESCRIPTION: *Regulation: 570.202 Eligible rehabilitation and preservation activities*

Assist in the improvement of housing conditions for LMI Homeowners, thereby preserving our existing affordable housing stock.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.202
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR: Housing Units	ANNUAL UNITS: 10
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$100,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$100,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Clearance

PROJECT TITLE: Demolition & Clearance

DESCRIPTION: *Regulation: 570.201 (d) Clearance activities.*
Demolish blighted structures in approved CDBG/LMI areas.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201(d)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$137,500
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$137,500

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Public facilities and improvements

PROJECT TITLE: Mission Outreach, Inc. facility renovation/improvements

DESCRIPTION: *Regulation: 570.201(c) Public facilities and improvements*

This project is to assist Mission Outreach, Inc. in rehabilitating the facilities located at 800 Southwest Drive. Renovation and repairs could include bringing electrical, plumbing, HVAC, and fire suppression assets up to code. Primary use of the facilities purchased by Mission Outreach, Inc. is to provide transitional housing to homeless individuals and families, as well as, preventative services to at-risk homeless individuals and families.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201(c)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:
FUNDING SOURCES:	
CDBG	\$18,838.30
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$18,838.30

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Public Facilities and Improvements

PROJECT TITLE: Public Facilities and Improvements – City Water & Light Park Improvements/Renovation

DESCRIPTION: *Regulation: 570.201 – (c) Public facilities and improvements*

Installation of playground equipment at City Water & Light Park (located in a LMI/CDBG area). This addition will help to further serve LMI children who do not have a safe place to play in their neighborhood.

LOCATION/TARGET AREA: CDBG LMI Area

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201(c)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$50,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$50,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: North Jonesboro Neighborhood Initiative (NJNI)

PROJECT TITLE: Public Service – Neighborhood Revitalization & Community Engagement

DESCRIPTION: *Regulation: 570.201 Basic eligible activities – (e) Public Services*

Collaborative community change strategies where engaged residents, local businesses, faith communities, social service providers and funders work together to build vibrant neighborhoods, foster community cohesion, and build a strong infrastructure of services and supports for families. Funds will be used for a community services coordinator, a program assistant, printing/publications, resident engagement training, youth leadership summit, t-shirts for youth leadership summit, stakeholders retreat, and evaluation.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201(e)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE:	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$20,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$20,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Familie Tiez

PROJECT TITLE: Public Service – PROJECT EXCEL

DESCRIPTION: *Regulation: 570.201 Basic eligible activities – (e) Public Services*

Funding is to be utilized for the purchase of additional technology mediums to expand tutoring services to underprivileged youth in the Jonesboro community. Project Excel will decrease the digital divide prevalent amongst our youth, particularly the special need to minimize this disparity faced by children of minority backgrounds. In an ever-evolving and inescapable digital age, it is imperative to extend experiences of technology to children who might not otherwise have access. Eighty percent participants live in the North Jonesboro area, one of the poorest areas in the community.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201 (e).202
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$5,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$5,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: City Youth Ministries, Inc.

PROJECT TITLE: Public Service – CYM Advantage Project

DESCRIPTION: *Regulation: 570.201 Basic eligible activities – (e) Public Services*

The CYM Advantage Project is an after-school program designed to address the need for 1) developmentally relevant workforce and life skill training and 2) asset cultivation for at-risk youth in Jonesboro. The goal of the project is to provide data driven equipping activities to improve self-sufficient outcomes and reduce barriers to success for low to moderate income families in the Jonesboro community.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201(e)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$5,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$5,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Life Skills Center, Inc.

PROJECT TITLE: Public Service – LEAD Program (Lifeskills & Education for Students with Autism and other Developmental Challenges)

DESCRIPTION: *Regulation: 570.201 Basic eligible activities – (e) Public Services*

To provide life skills services and training to the physically and mentally challenged, as well to low/moderate income citizens. The goal is to prepare such individuals, ages 5-21, for adulthood and integration into society through appropriate transitional programming consisting of strength-based education, social skills, and community involvement.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201 (e)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$5,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$5,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Northeast Arkansas Children's Advocacy Center (NEACAC) (Center on Child Abuse Intervention & Prevention)

PROJECT TITLE: Public Service – speak Up, Be Safe

DESCRIPTION: *Regulation: 570.201 Basic eligible activities – (e) Public Services*

Focus will be to provide educational services to low income residents of Jonesboro to allow for equal access in areas that have been found to be statistically underserved. The project focuses on child abuse and domestic minor sex trafficking prevention and intervention education with an emphasis on educating low income adults and children to recognize and prevent abuse provided by child abuse experts from NEACAC. The Speak Up, Be Safe program is a nationally accredited, evidence-based program broken down into specific age and developmentally appropriate subprograms consisting of two sessions for children and one session for parents and caregivers with separate versions for different age groups targeted.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201 (e)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$5,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$5,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Foundation of Arts

PROJECT TITLE: Public Service – Art Reaches Program

DESCRIPTION: *Regulation: 570.201 Basic eligible activities – (e) Public Services*
Provide art education, supplies, materials for LMI and disabled children to participate in dance and drama. These services are offered at no charge to LMI, homeless, and persons with disabilities.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201 (e)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$5,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$5,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Whole Youth Services, Inc.

PROJECT TITLE: Public Service – AAMEN (At-Risk American Male Education Network)

DESCRIPTION: *Regulation: 570.201 Basic eligible activities – (e) Public Services*

After-school mentorship program targeting young at-risk males ages 15-18 and up to 21 and focusing on the North Jonesboro neighborhood's emotional, physical, academic, recreational, career and social development needs. Program goal is to increase the amount of young productive citizens grouping up and living in the North Jonesboro area.

LOCATION/TARGET AREA: City Wide LMI

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201 (e)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$5,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$5,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: Residential Improvements

PROJECT TITLE: Privately Owned Utilities – Sewer Improvements (Phase 1)

DESCRIPTION: *Regulation: 570.201 (iii) The improvement of private properties (1) Privately owned utilities*
Phase II of a two-phase sewer improvement project within CDBG area (Tonya Drive) – project focus is the installation of approximately 1100 ft of 8-inch gravity sewer and four sewer manholes with the ability to connect 7 homes.

LOCATION/TARGET AREA: LMI area

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.201 (iii)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

FUNDING SOURCES:	
CDBG	\$65,000
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$65,000

TABLE 3
CONSOLIDATED PLAN LISTING OF PROJECTS

JURISDICTION'S NAME: City of Jonesboro

PRIORITY NEED: CDBG Program Planning & Administration

PROJECT TITLE: Planning & Administration

DESCRIPTION: CDBG administration costs necessary for planning, project management, implementation, and compliance reporting.

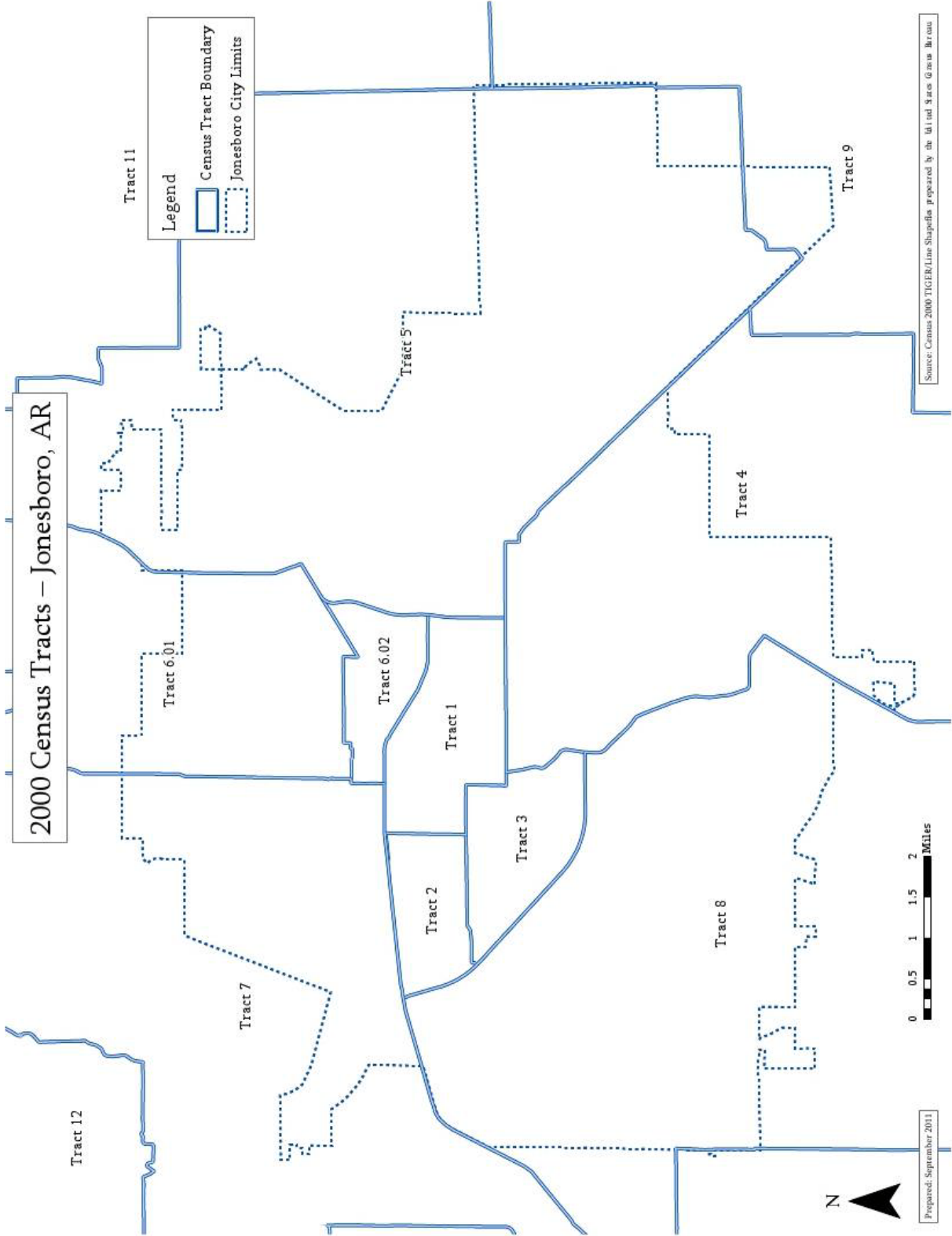
LOCATION/TARGET AREA: Administrative Activity

OBJECTIVE NUMBER:	PROJECT ID:
HUD MATRIX CODE:	CDBG CITATION : 570.206 (a)
TYPE OF RECIPIENT: Local Government	CDBG NATIONAL OBJECTIVE:
START DATE: 7.01.14	COMPLETION DATE: 6.30.15
PERFORMANCE INDICATOR:	ANNUAL UNITS:
LOCAL ID:	UNITS UPON COMPLETION:

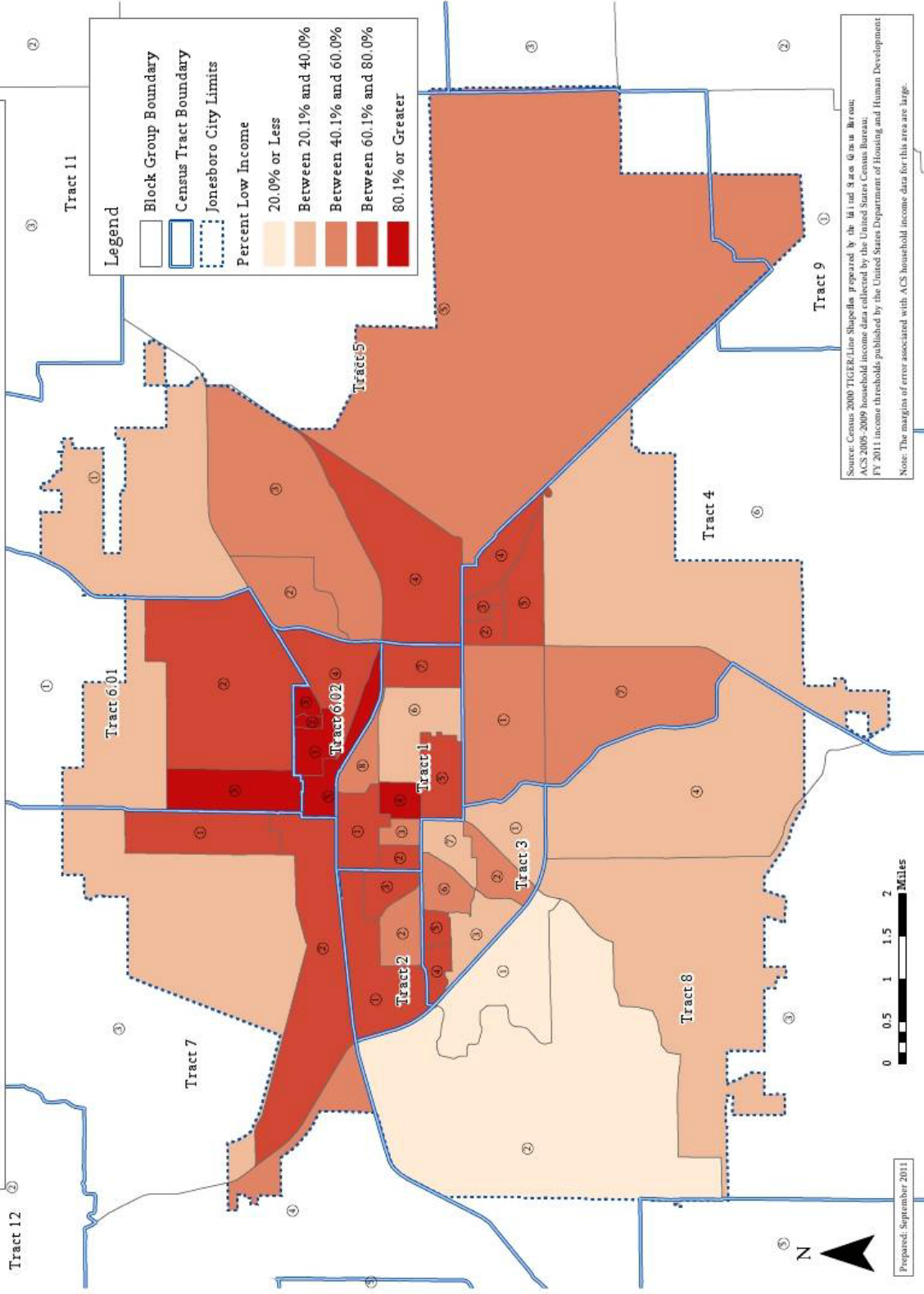
FUNDING SOURCES:	
CDBG	\$101,341.70
ESG	
HOME	
HOPWA	
TOTAL FORMULA	
PRIOR YEAR FUNDS	
ASSISTED HOUSING	
PHA	
OTHER FUNDING	
TOTAL	\$101,341.70

MAPS

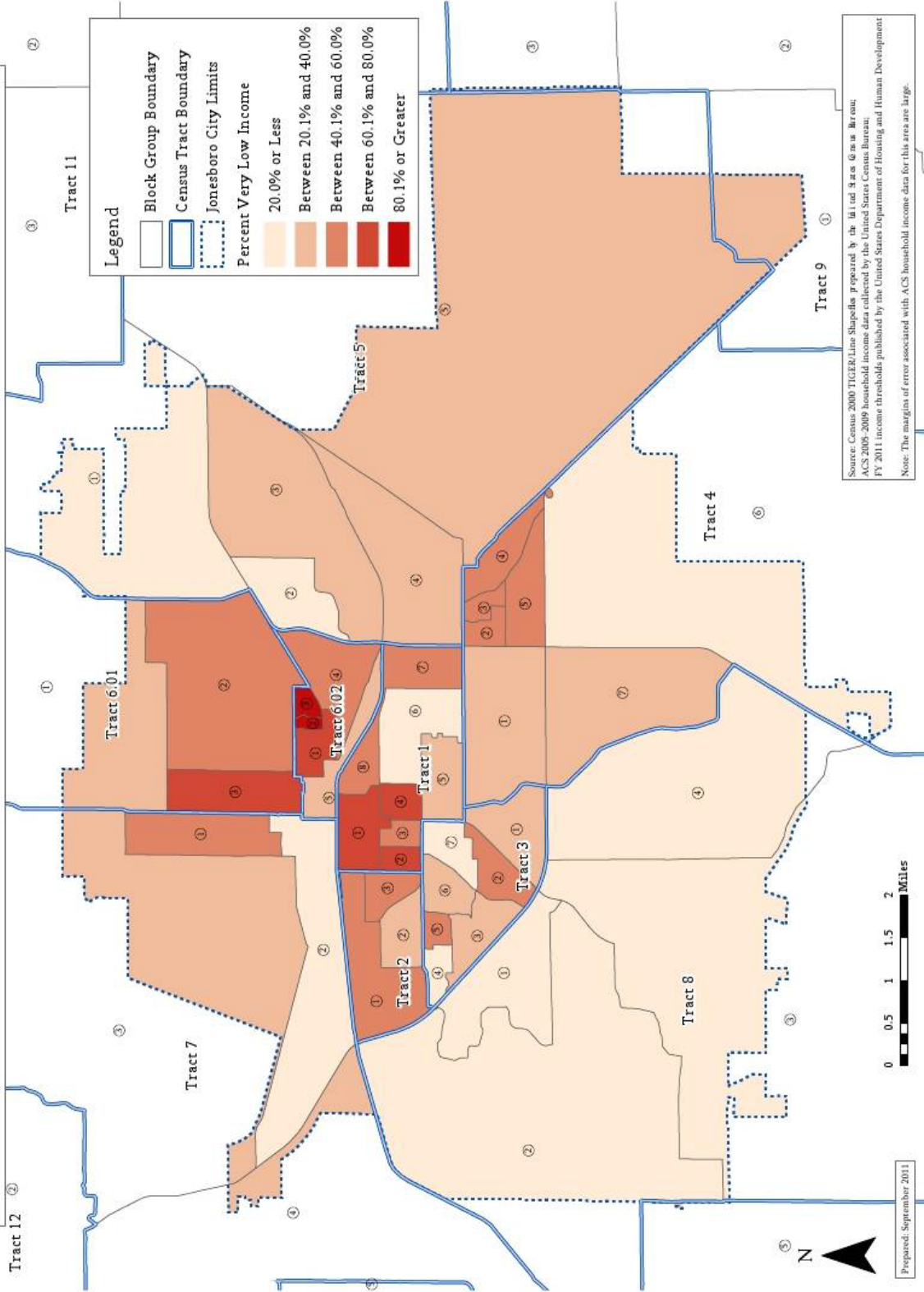
THE FOLLOWING PAGES reflect the income and minority areas in which the CDBG Program dollars will be directed in the City of Jonesboro.



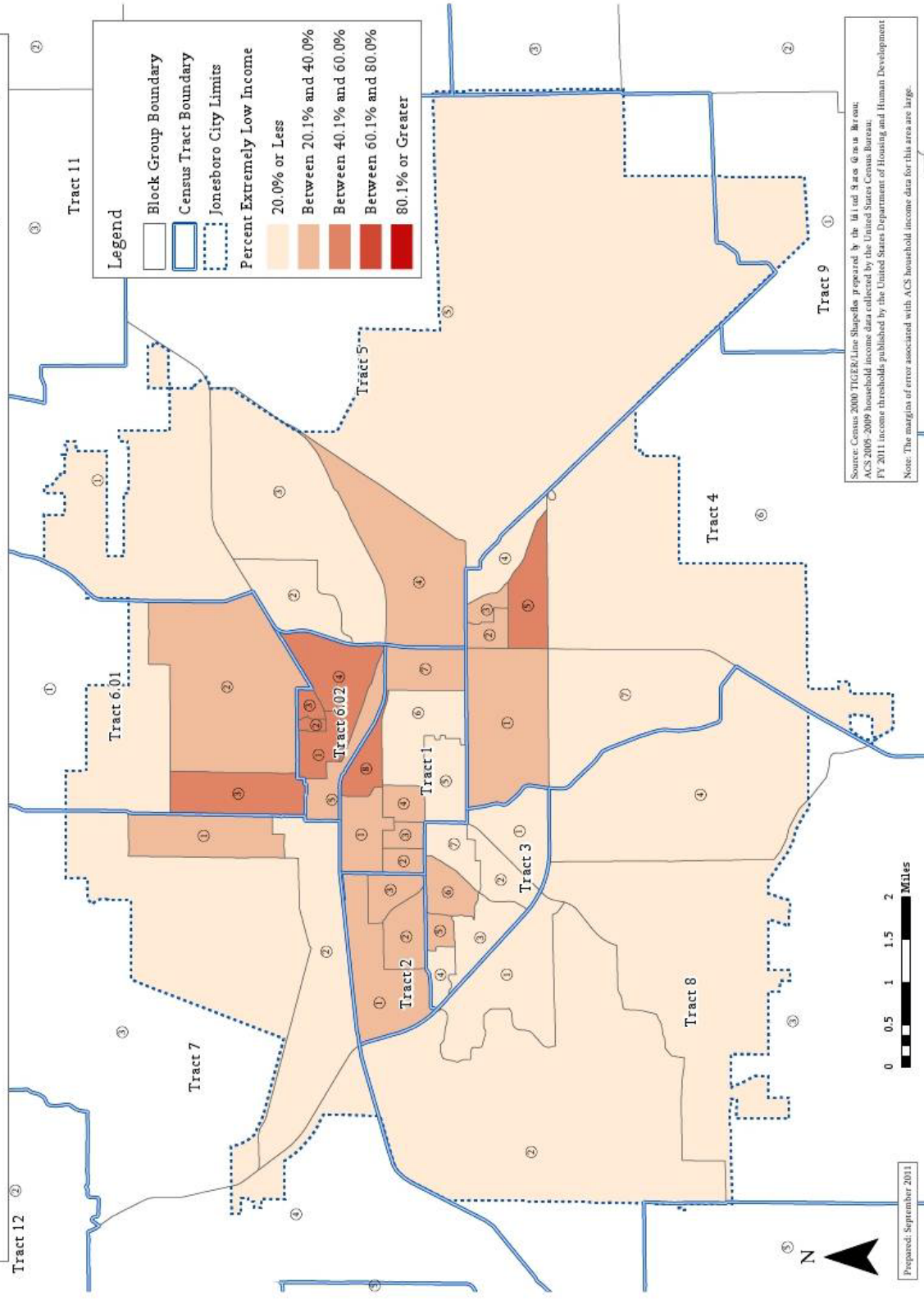
Estimated Number of Households Below the Low Income Threshold – Jonesboro, AR

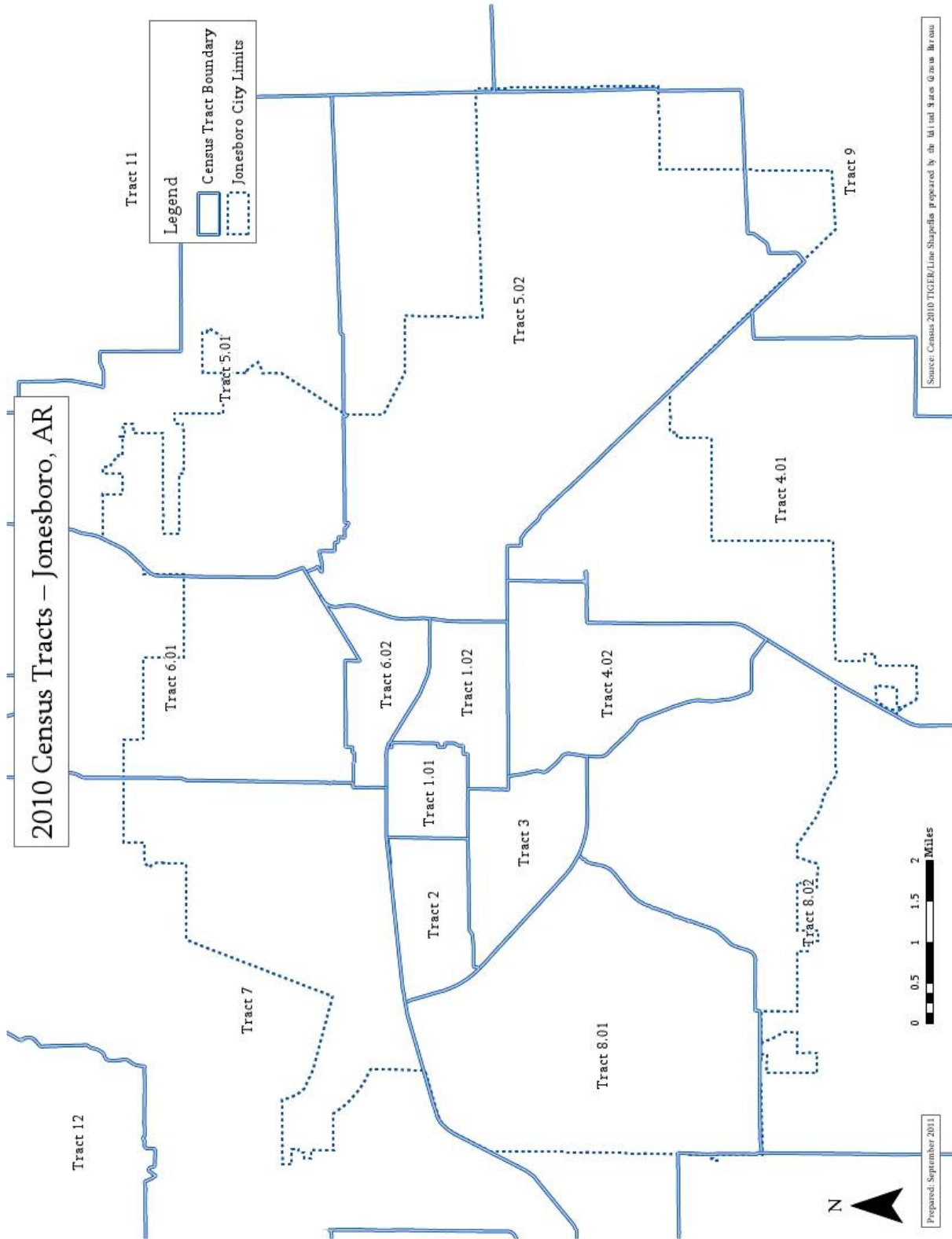


Estimated Number of Households Below the Very Low Income Threshold – Jonesboro, AR

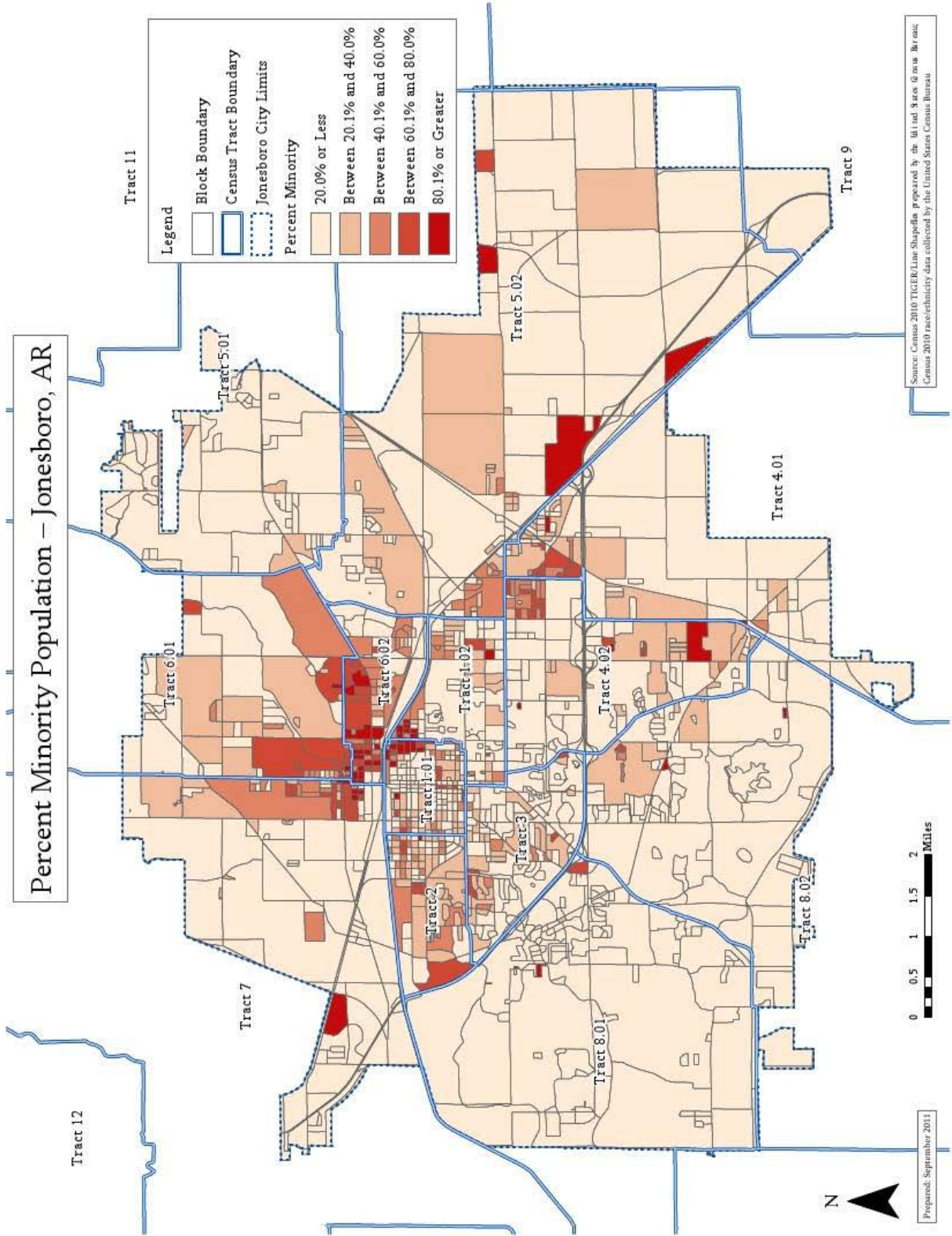


Estimated Number of Households Below the Extremely Low Income Threshold – Jonesboro, AR





Percent Minority Population – Jonesboro, AR



PUBLICATION

THE FOLLOWING PAGES contains the public notice of the availability of the Action Plan to the community for review.



Legislation Details (With Text)

File #: ORD-14:013 **Version:** 1 **Name:** Rezoning at 2904 & 2906 Stallings Lane
Type: Ordinance **Status:** Second Reading
File created: 3/12/2014 **In control:** City Council
On agenda: **Final action:**

Title: AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM C-5 AND R-2 TO CR-1 FOR PROPERTY LOCATED AT 2904 & 2906 STALLINGS LANE AS REQUESTED BY HERB & SHARON STALLINGS

Sponsors:

Indexes: Rezoning

Code sections:

Attachments: [Plat](#)
[MAPC Report](#)

Date	Ver.	Action By	Action	Result
3/18/2014	1	City Council		

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: Commercial: C-5
TO: Commercial: CR-1 Neighborhood Commercial

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lots 9 and 20, Block "B" of Stallings 5th Addition, and Lot 19 of Brown's Replat of Lots 17, 18, and 19, Block "B" of Stallings 5th Addition, Jonesboro, AR.

AND

FROM: Residential: R-2
TO: Commercial: CR-1 Neighborhood Commercial

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

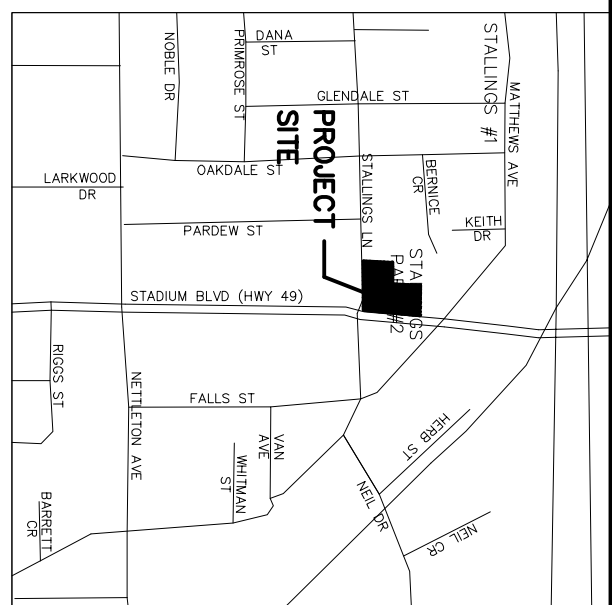
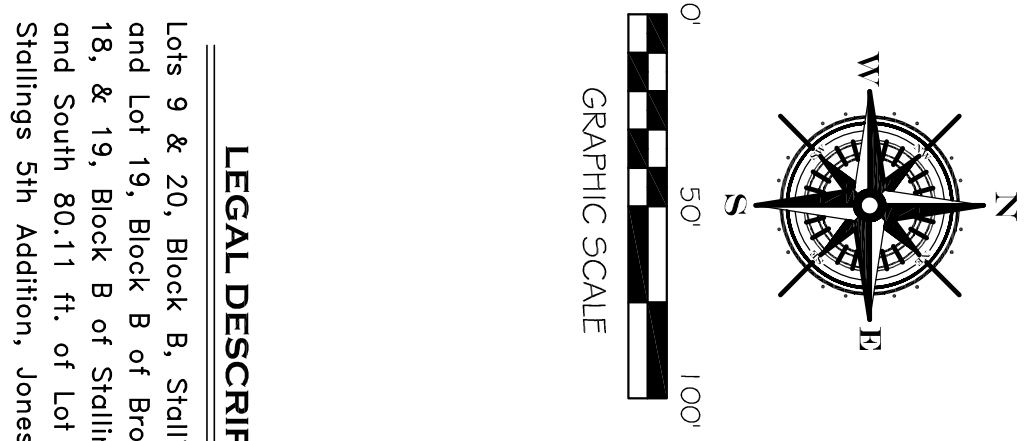
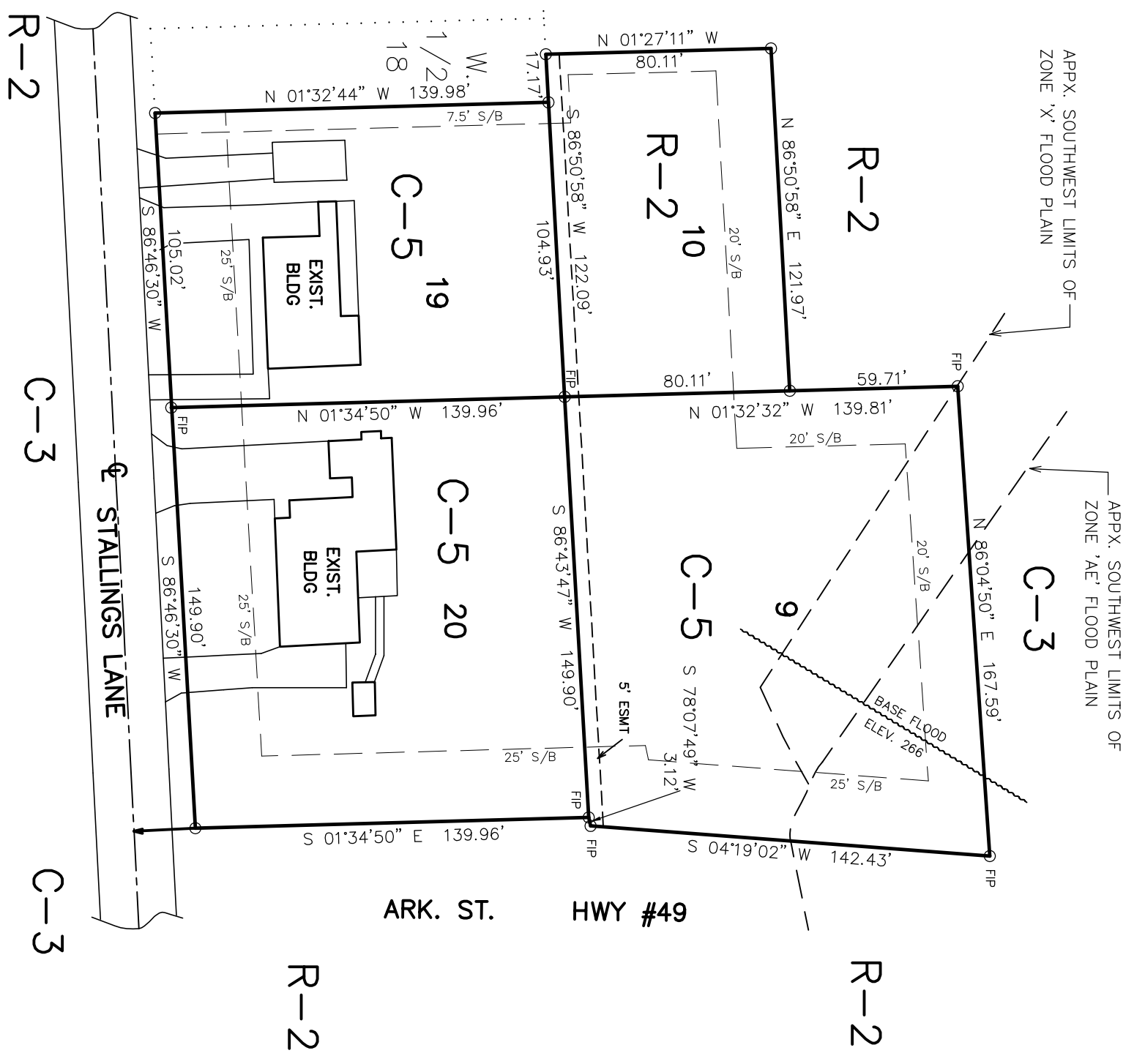
The South 80.11 feet Lot 10, Block "B" of Stallings 5th Addition, Jonesboro, AR.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING

STIPULATIONS:

- 1) That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
- 2) A final site plan subject to all ordinance requirements shall be submitted, reviewed and approved by the MAPC, prior to any development of the property.
- 3) The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.
- 4) That the future use of the property be limited to the list of uses under the CR-1 District as approved by the MAPC.

LOTS 9, 19, & 20: EXISTING C-5 ZONING - REQUESTED CR-1 ZONING
SOUTH 80.11' LOT 10: EXISTING R-2 ZONING - REQUESTED CR-1 ZONING



LEGAL DESCRIPTION:

Lots 9 & 20, Block B, Stallings 5th Addition and Lot 19, Block B of Brown Replat of Lots 17, 18, & 19, Block B of Stallings 5th Addition and South 80.11 ft. of Lot 10, Block B, of Stallings 5th Addition, Jonesboro, Arkansas.

CERTIFICATE OF AUTHORIZATION
CIVILOGIC
 No. 329
ARKANSAS-ENGINEER

REGISTERED PROFESSIONAL SURVEYOR
 STATE OF ARKANSAS
 NO. 1273
 SIGNATURE: _____
 DATE: 03-11-14
GEORGE M. HAMMAN

ENGINEERS PLANNERS SURVEYORS

Civilogic

REZONING PLAT FOR HERB & SHARON STALLINGS

Drawn By: RE		Checked by: GH	
Date 03-11-14	Scale 1"=50'	Job No. 114030	Sheet No.
Section 21	Township 14N	Range 04E	County CRAIGHEAD
			1 of 1
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES			
© 2014, Civilogic			

City of Jonesboro City Council
Staff Report – RZ 13-23: Rezoning –Stallings Lane Case- Reconsideration
Municipal Center – 300 S. Church
For Consideration by the Council on Tuesday, March 18, 2014

REQUEST: To reconsider rezoning a parcel of property containing approximately 1.55 acres more or less.

PURPOSE: A request for rezoning from C-5 Neighborhood Commercial and R-1 Single Family Residential to CR-1, L.U.O, Neighborhood Commercial Residential District as modified by the Applicant to a lesser intense use than C-3 General Commercial.

**AGENT/
OWNER:** Sharon & Herb Stallings, 1207 Dove Rd. Jonesboro, AR 72401.
Same.

LOCATION: 2904, 2906 Stallings Lane, Jonesboro AR
SITE Tract Size: Approx. 1.55 acres
DESCRIPTION: Frontage: Red Wolf Blvd. at 281.6 ft. and Stallings lane at 255.2 ft. of frontage.
Topography: Gradually sloping
Existing Developmt.: Residential structures and vacant land.








SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: C-3, R-2	Daycare, Residential
	South: C-3	Commercial
	East: C-5	Commercial
	West: R-2	Residential

HISTORY: The primary site location was approved by the Council for Rezoning to C-5 on January 3, 2006 for Neighborhood Commercial by ORD 06:165 (except for rear ¼ acre).

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

Approval Criteria Checklist- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list. Staff has reviewed the proposal and offers the following explanations and findings related to the approval criteria.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed CR-1, Limited Use Overlay District rezoning is consistent with the Future Land Use Plan.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal is consistent with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The proposal is substantially compatible with the development trends in the area. Although, some of the surrounding property is zoned for residential use, a transition of the zoning and land use is occurring on this immediate site and property. The majority of the site was rezoned previously for neighborhood commercial.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	This land would be accessed at a major commercially developed area. Suitability for neighborhood commercial is feasible.	
(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;	The bordering properties are zoned C-3, C-5, R-2 and R-3. With proper access management and adequate buffers to the surrounding residential, the site should not be a detriment to the area. Such access will be coordinated by the MAPC in the future when specific proposals are presented for approval.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	Property is not vacant with the current R-1 or C-5 zoning.	
(g) 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 and when item (e) is coordinated by the MAPC.	

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The 2010 Comprehensive Plan Future Land Use Map shows the area recommended as Neighborhood Retail (NR). This area is pending a restudy on the land use map by the Land Use Advisory Committee and will most-likely maintain a Neighborhood Retail status. *Consistency is achieved with the adopted Land Use Map.*

Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

Land Use Map: Fig. 1

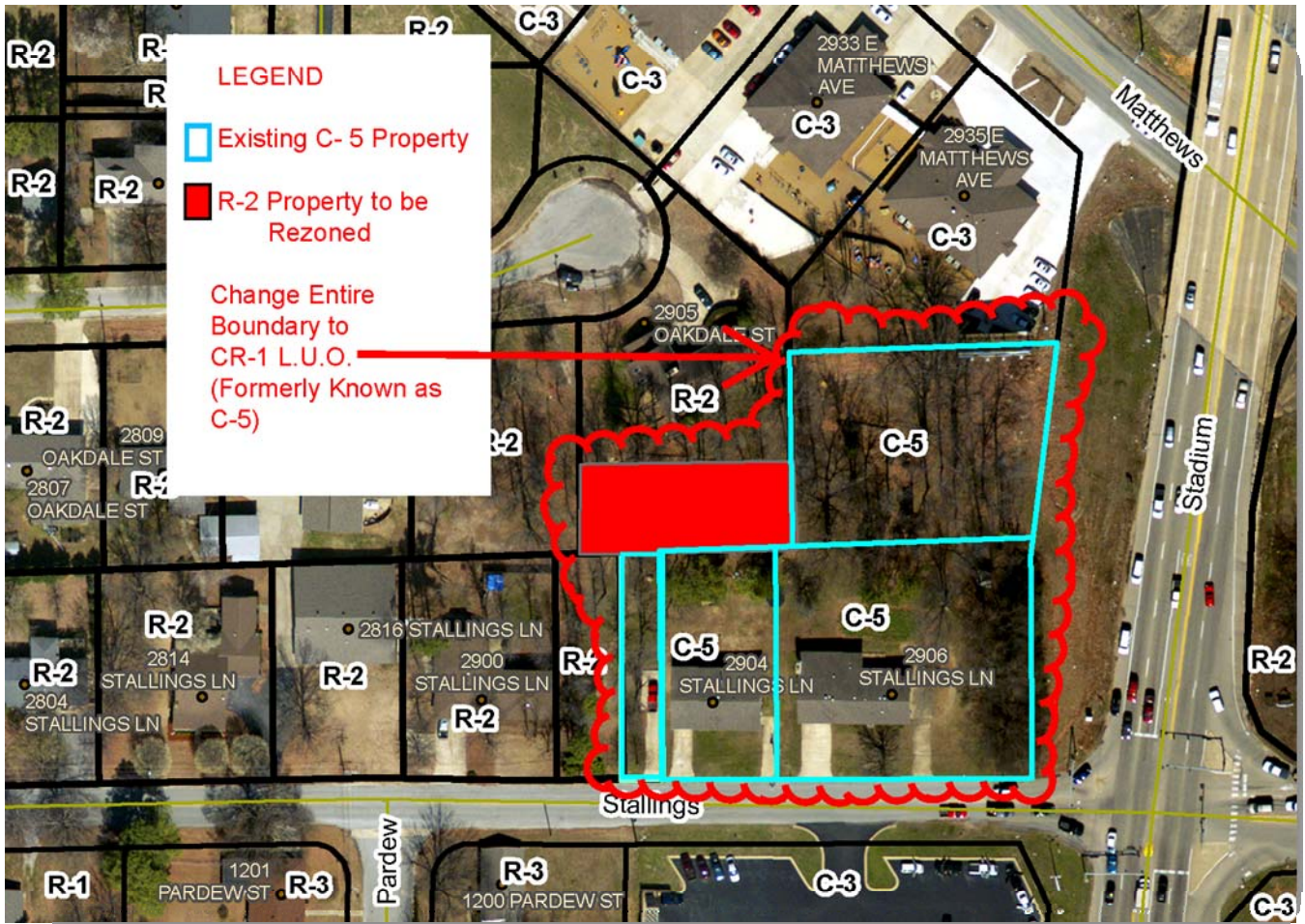


Master Street Plan/Transportation

The subject property is served by a City Street- Stallings Drive, and Stadium Blvd (Hwy. 1). The proposed ingress/egress is proposed off of Stallings Dr. Stallings Drive is categorized as a local street and Stadium Blvd. is a Principal Arterial. Adequate right of way dedications must the minimum requirements of the Master Street Plan.

Other Departmental/Agency Reviews:

Department/Agency	Reports/ Comments	Status
Engineering	Ongoing review; Traffic management plan should be submitted for uses on Table:	
Streets/Sanitation	No issues noted with this proposal.	
Police	No issues reported.	
Fire Department	No issues reported.	
MPO	Ongoing review; Revisions have been made to this application.	
Jets	No issues noted with the proposal.	
Utility Companies	Ongoing review; No Comments or issues.	Suddenlink was present at MAPC Hearing



Vicinity Zoning Map: Fig. 2

MAPC Record of Proceedings: Public Hearing Held – March 11, 2014

Applicant:

Mrs. Sharon Stallings stated that she is the owner of the subject rezoning property located on Red Wolf Blvd. & Stallings Lane and also property on Bernice Cove in the rear. **Mrs. Stallings** stated that she wanted to make this as simple and straightforward as possible. They have had this property for over 40 years.

Mrs. Stallings noted that they have no relationship with Casey’s General Store. **Mrs. Stallings:** This is the first time the Stallings have put the property *for sale*. Casey’s were the first the Stallings took an offering from. We made it clear that they would have to go through the City and work things out on the front end. After 8 months of tweaking the site plan, we were obligated that as the contract would run out, to give them 90 days to work this out with the City. After the January 21st Council meeting, they decided to let us have the contract back. And we did so. We gave them their earnest money back and we are not under contract with them. **Mrs. Stallings** added that they did not have their hearts set on

Casey's. They are a wonderful company. It is just that it didn't work out, and that is fine because there are a lot of other uses.

Mrs. Stallings noted that they are asking for a rezoning of their property as described and pictured on the explanation map shown. **Mrs. Stallings:** All but a quarter of an acre is currently C-5 Commercial. The City's designation is no longer C-5, it is CR-1. We are asking that this quarter of acre and all of the other property which is C-5, be changed to CR-1. Our reasoning is because the Bernice Cove lot is 270 ft. deep, and renters don't want a lot that deep. The area in "R-2 property in red" is better used with the commercial property. This would square off the property better so that it would be marketed more to the CR-1 categories it is listed for. To the west it would give us a deeper and more favorable property to go with the rest of that commercial. And I think that is what MAPC preferred that if we sold this property, you wanted the buildings moved more westerly farther away from the Red Wolf & Stallings stop light. This would be more easily marketable for someone to put their structure farther to the west.

Staff:

Mr. Otis Spriggs gave staff summary comments. He noted that the previous record of proceedings were copied to the MAPC by which the previous application for a change to C-3 L.U.O. General Commercial for a gas station convenience was recommended to Council for approval; but, later was tabled indefinitely, due to issues regarding the required traffic impact study. **Mr. Spriggs** added that this proposal for reconsideration will make the project more restricted and consistent with the original C-5 Neighborhood Commercial zoning originally approved by Council in 2005.

Note that Consistency is achieved with the proposed Land Use Plan recommendations and the Master Street Plan in terms of right-of-way width recommendations.

Mr. Spriggs: As discussed in the MAPC pre-development meeting, a list of uses has been incorporated within the staff report (see Table 1). The Stallings could actually apply for a number of uses for a development permit or other uses could be submitted to the Planning Commission for a Conditional Use request. Ms. Stallings is willing to have the property rezoned to CR-1 L.U.O. Neighborhood Commercial to make it the actual designation changed within our Zoning Code to CR-1, with a Limited Use Overlay having the restrictions and conditions noted below. This would allow such uses; however, she would be obligated to satisfy the stipulations as recommended by staff and the requirements for setbacks within the CR-1 District. We have also listed threshold uses that relate to traffic which became a major issue in the original case within this area. The original conversation and concern came about because there are certain types of uses such as a gas stations having 20 fuel pumps that may render a traffic study to be performed. This resulted in a need for access management and road improvement concerns that could have alleviated any detriments to the surrounding neighborhood. Stallings Lane at Red Wolf Blvd. has existing traffic issues and concerns.

A sample motion was provided and the 4 conditions were read as recommend to City Council.

Public Input:

None present.

Commission Deliberation:

Mr. Reece: Stated he sees no reason it should not be rezoned. We approved it once. If it is developed, we will see it again as a site plan, where we can deal with the issues of the folks within the area.

Commission Action:

Motion was made by Mr. Reece to approve the request and adopt the rezoning per the staff recommendations and stipulations, with a recommendation to the City Council as stated.

Motion was 2nd by Mr. Scurlock.

Roll Call Vote:

Mr. Scurlock- Aye; Mr. Hoelscher - Aye; Mr. Kelton- Aye; Mr. Reece- Aye; Mr. Nix- Aye; Mr. Dover- Aye; Measure passed (6-0).

Other Zoning Code Analysis:

Sec. 117-140. Overlay and special purpose districts.

(c) *LU-O—limited use overlay district.* (3) *Use and property development standards.* When accompanied by a rezoning request from the property owner, the LU-O district can be used to restrict the use and property development standards of an underlying base zoning district, as applied to specific parcels of land.

All LU-O requirements are in addition to, and supplement all other applicable standards and requirements of the underlying zoning district. Restrictions and conditions imposed by an LU-O district are limited to the following:

- a. Prohibiting otherwise permitted or conditional uses and accessory uses or making a permitted use a conditional use;
- b. Decreasing the number or density of dwelling units that may be constructed on the site;
- c. Limiting the size of nonresidential buildings that may be placed on a site;
- d. Increasing minimum lot size or lot width;
- e. Increasing minimum yard and setback requirements; and
- f. Restricting access to abutting properties and nearby roads.

Method of adoption/amendment. As an overlay district, the LU-O designation shall be applied for in accordance with standard rezoning procedures. Once LU-O zoning is established, any amendments shall also require review and approval in accordance with rezoning procedures.

The existing subject site has two zoning districts: Zone C-5 (Neighborhood Commercial District) and R-2 (Single-Family Residential District). There are currently two single-family houses on this site, with two out-buildings. There are five residential driveways on the north side of Stallings Lane along this property frontage. There are five lots proposed to be rezoned (lot 9, 19, 20, and a part of lot 10 and a part of lot 18 of Stallings 5th Addition to the City of Jonesboro). The total site area is approximately 1.55 acres.

This application for a zoning ordinance map amendment is being resubmitted to request rezoning the site from Zone C-5 and CR-1 Neighborhood Commercial. No particular use is being presented with this petition. However, the table below outlines the possible uses permitted within the CR-1 Neighborhood Commercial Residential District.

CR-1, commercial residence mixed use district. The CR-1, commercial residence mixed use district shall be classified as a transitional zoning classification for mixed-use type developments. It allows commercial development, with a residential appearance, and professional uses to be completed in areas between existing commercial more of a retail nature, and single-family residential. By definition it represents transition. Therefore, the logical conclusion would be that a transitional use, such as quadra-plexes shall be permitted in this district with commercial below or coordinated to blend or relate. Site plan review shall be subject to planning commission review and administrative approval upon commission recommendation.

List of Permitted Uses: Table 1:

List of Uses		CR-1 Neighborhood Commercial	List of Uses		CR-1 Neighborhood Commercial
	Duplex, triplex, fourplex	Permitted		Office, general	Permitted
	Loft apartment	Permitted		Parks and recreation	Permitted
	Multifamily	Permitted		Post office	Conditional Use Required
	Animal care, general	Conditional Use Required		Safety services	Permitted
	Animal care, limited	Conditional Use Required		School, elementary, middle and high	Permitted
	Automated teller machine	Conditional Use Required		Recreation/entertainment, indoor	Permitted
	Bed and breakfast	Conditional Use Required		Recreation/entertainment, outdoor	Permitted
	Cemetery	Permitted		Medical service/office	Permitted
	Church	Permitted		Museum	Permitted
	College or university	Permitted		Nursing Home	Conditional Use Required
	Communication tower	Conditional Use Required		Recreational vehicle park	Permitted
	Convenience store	Conditional Use Required		Restaurant, fast-food	Permitted
	Day care, limited (family home)	Permitted		Restaurant, general	Permitted
	Day care, general	Permitted		Retail/service	Permitted
	Funeral home	Conditional Use Required		Sign, off-premises*	Permitted
	Government service	Permitted		Utility, major	Conditional Use Required
	Hospital	Permitted		Utility, minor	Permitted
	Library	Permitted			

At this time there is no site plan under consideration. Therefore any future redevelopment shall be subject to administrative Site Plan approval by the MAPC. The zoning restrictions listed in Table 2 below shall be applied and adhered to:

Table 2:

Dimension Requirements Commercial and Industrial Districts

<i>Dimension</i>	CR-1	<i>C-4</i>	<i>C-3</i>	<i>C-2</i>	<i>C-1</i>	<i>I-1</i>	<i>I-1</i>
<i>Minimum lot size</i>							
Single-family (sq. ft.)	6,500	NP	NP	6,000	NS	NP	NP
Duplex (sq. ft.)	7,200	NP	NP	7,200	NS	NP	NP
Multifamily (area/family)		NP	NP	3,600	NS	NP	NP
Nonresidential uses (sq. ft.)	6,500	6,500	6,500	6,500	NS	6,500	10,000
Minimum lot width (all uses)	50'	50'	50'	50'	25'	50'	100'
Minimum lot depth (all uses)	100'	100'	100'	100'	NS	100'	100'
<i>Street setback</i>							
Residential uses	25'	NP	NP	25'	NS	25'	NP
Nonresidential uses	25'	25'	25'	25'	NS	25'	100'
Interior side setback							
Residential uses	7.5'	10'	NP	10'	NS	10'	NP
Nonresidential uses	10'	10'	10'	10'	NS	10'	25'
<i>Rear setback</i>							
Residential uses	20'	20'	NP	20'	NS	20'	NP
Nonresidential uses	20'	20'	20'	20'	NS	20'	25'
Maximum lot coverage (all uses)	50%	50%	60%	50%	100%	60%	60%
Percent of total lot area (building floor area)	20	20	NS	20	NS	NS	NS

Note.

NP = Not permitted.

NS = No standard.

(Zoning Ord., § 14.20.02; Ord. No. 3434; Ord. No. 08-2007, 2-6-2007)

Impact of Future Developments on the Traffic:

Previously the MAPC held public hearings where the traffic issues caused at the subject property locations became a major concern. The Engineering Department has provided us with a list of development thresholds that may generate 100 peak hour trips (Table 3). These types of developments would most likely require a traffic study to determine what improvements may be needed for a particular project.

Traffic Impact Study: Peak Traffic Threshold- Table 3

Threshold Levels		
Land Use	100 Peak Hour Trips	750 Daily Trips
Residential: Single Family	150 units	70 units
Apartments	245 units	120 units
Condos/Townhouses	295 units	120 units
Mobile Home Park	305 units	150 units
Shopping Center	15,500 sq. ft.	2,700 sq. ft.
Fast Food Restaurant (GFA)	5,200 sq. ft.	1,200 sq. ft.
Convenience Store w/ gas (GFA)	1,300 sq. ft. or 5 pumps	
Bank w/ Drive-In	4,400 sq. ft.	2,800 sq. ft.
Hotel/Motel	250 rooms	90 rooms
General Office	55,000 sq. ft.	45,000 sq. ft.
Medical/Dental Office	37,000 sq. ft.	26,000 sq. ft.
Research & Development	85,000 sq. ft or 4.5 acres	70,000 sq. ft or 4 acres
Light Industrial	115,000 sq. ft. or 8 acres	115,000 sq. ft. or 11.5 acres
Manufacturing	250,000 sq. ft.	195,000 sq. ft.

Conclusion:

The MAPC and the Planning Department Staff find that the request to rezone the property from “R-1 Single Family Medium Density to a proposed CR-1 Neighborhood Commercial Residential, Limited Use Overlay District submitted for Case RZ 13-23, should be evaluated and approved based on the above observations and criteria. The following are included in the requirements that will apply:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.
4. That the future use of the property be limited to the list of uses (Table 3) under the CR-1 District as approved by the MAPC.

Respectfully Submitted for Council’s Reconsideration,



Otis T. Spriggs, AICP - Planning & Zoning Director

Site Photographs



View looking northeast from Stallings Lane toward subject site.



View looking northwest toward 2900 Stallings Lane located west of site.



View looking south from subject site toward property located on the southwest corner of Stadium Blvd. and Stallings Ln.



View looking southeast from subject site toward property located on the southeast corner of Stadium Blvd. and Stallings Ln.



View looking east from subject site toward property located on the northeast corner of Stadium Blvd. and Stallings Ln.



View looking north from Stallings Ln. toward the Stadium Blvd. street frontage for subject site.



View looking north toward northern portion of subject site with 2935 East Matthews in the background.



View looking northeast toward northern portion of subject site with 2905 Bernice Cir. in the background.



Legislation Details (With Text)

File #: ORD-14:012 **Version:** 1 **Name:** Rezoning at 2001 Margo Lane
Type: Ordinance **Status:** Third Reading
File created: 3/12/2014 **In control:** City Council
On agenda: **Final action:**
Title: AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM AG-1 TO C-3 L.U. FOR PROPERTY LOCATED AT 2001 MARGO LANE AS REQUESTED BY JACK ELAM
Sponsors:
Indexes: Rezoning
Code sections:
Attachments: [Plat](#)
[MAPC Report](#)

Date	Ver.	Action By	Action	Result
3/18/2014	1	City Council		

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES;
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: Agricultural: AG-1
TO: Commercial: C-3 L.U.

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Lot 5, Block "A" Lazy Acres Addition to the City of Jonesboro, Craighead County, Arkansas, LESS AND EXCEPT that part deeded to Arkansas State Highway Commission dated 11/01/00, recorded in Deed Book 598, pages 263-264, Craighead County, Arkansas.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

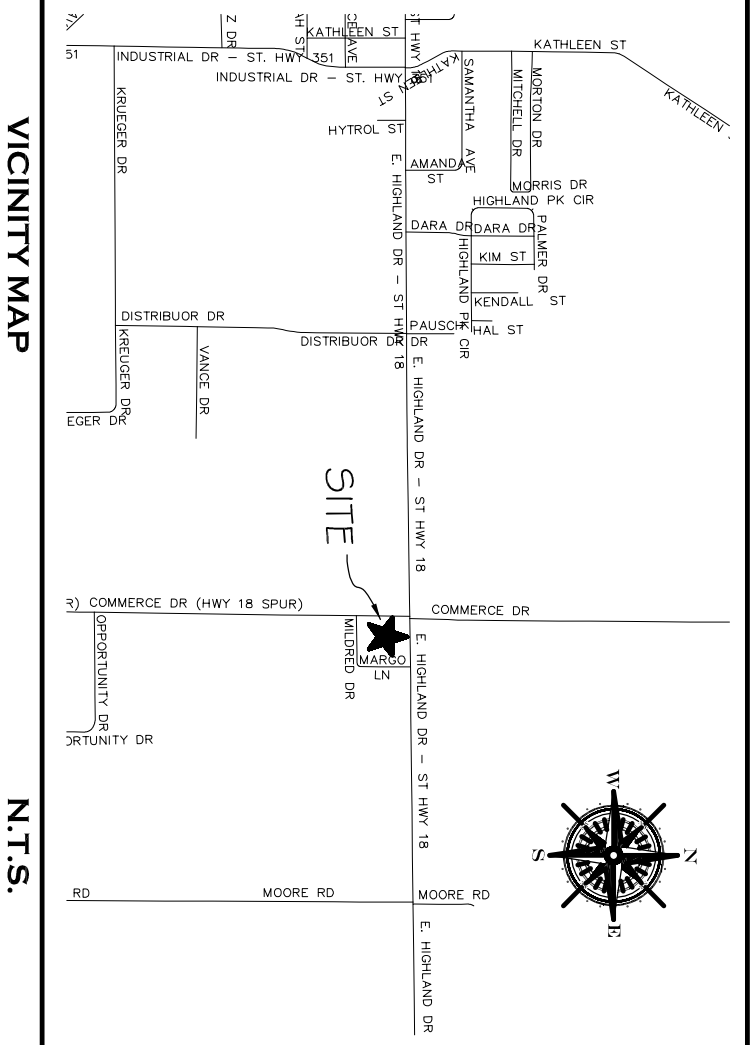
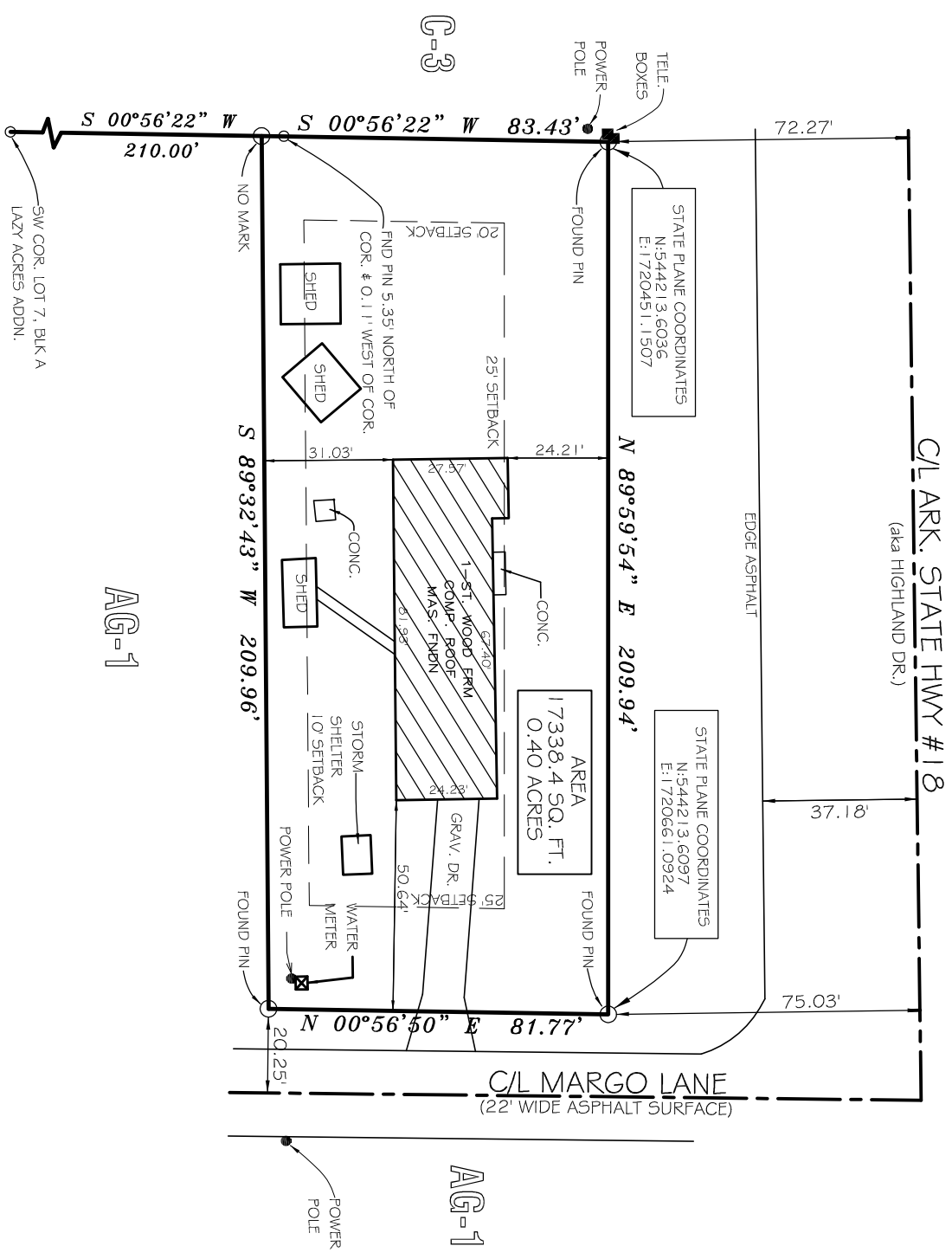
- 1) That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
- 2) That the redevelopment and change of use of the property be subject to future rezoning of adjacent property to the south that will make this tract of land more suitable for rezoning as approvable by MAPC. Property shall remain as a single family dwelling until such time.
- 3) A final site plan subject to all ordinance requirements shall be submitted, reviewed and approved by the

- MAPC, prior to any development of the property.
- 4) Coordination is required of all egress/ingress with the State Highway Department, M.P.O., City Engineering Department, and the Planning Department.
 - 5) The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.

SECTION 3: THE REZONING OF THIS PROPERTY SHALL ALSO ADHERE TO THE FOLLOWING PROHIBITED USES:

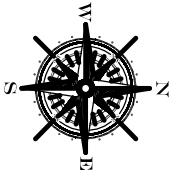
Animal Care, General
Adult Entertainment
Off-Premises Sign

C-3



VICINITY MAP

N.T.S.



LEGAL DESCRIPTION:

Lot 5, Block A, Lazy Acres Addition to the City of Jonesboro, Craighead County, Arkansas LESS AND EXCEPT that part deeded to Arkansas State Highway Commission dated 11/01/00 recorded in Deed Book 598, pages 263-264, Craighead County, Arkansas.

CERTIFICATE OF SURVEY:

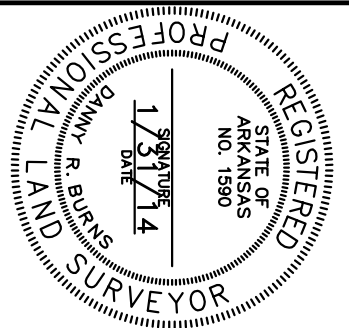
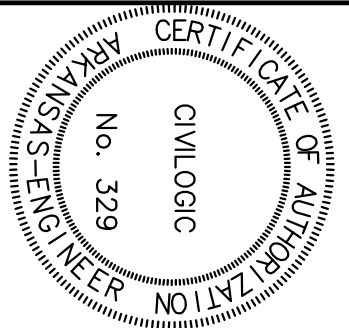
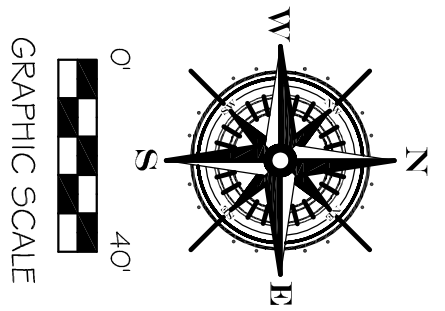
To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

REZONING REQUEST

2001 MARGO LANE
 EXISTING: AG-1
 REQUESTED: C-3

NOTES:

- 1) ALL BEARINGS ARE BASED ON ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM.
- 2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1' IN 200,000'.
- 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED.
- 4) ALL CORNER MONUMENTS SET ARE 3/8" REBAR, UNLESS OTHERWISE NOTED.
- 5) OWNER: JACK AND JANE ELAM
- 6) FLOOD PLAN: THIS TRACT DOES LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0151 C, DATED 09/27/91.



SHEET NUMBER
1 of 1

ENGINEERS PLANNERS SURVEYORS



**REZONING SURVEY
 FOR
 JACK ELAM**

Drawn By: DB		Checked by: GH	
Date 1/31/14	Scale 1"=40'	Job No. 114010	Sheet No.
Section 25	Township 14N	Range 4E	County CRAIGHEAD
1 of 1			
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE ORIGINAL CIVILOGIC COPIES			
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City of Jonesboro City Council
Staff Report – RZ 14-01 2001 Margo Lane Rezoning
Municipal Center - 300 S. Church St.
For Consideration by the Council on Tuesday, March 18, 2014

REQUEST: To consider a rezoning of a parcel of land containing 0.41 acres more or less.

PURPOSE: A request to consider a recommendation to Council for a rezoning from “AG-1” Agricultural District to “C-3” General Commercial District.

APPLICANT OWNER: Jack Elam, Elam Enterprises, 5934 E. Highland Dr., Jonesboro AR 72402
Same

LOCATION: 2001 Margo Lane, South Side of Highland Dr., West Side of Margo Lane.

SITE DESCRIPTION: Tract Size: Approx. +/- .40 Acres (17,340 s.f.)
Frontage: Approx. 209.94’ +/- along E. Highland Dr.; 81.77 ft. along Margo Lane.
Topography: Flat
Existing Development: Single Family Home; detached storage sheds, storm shelter.

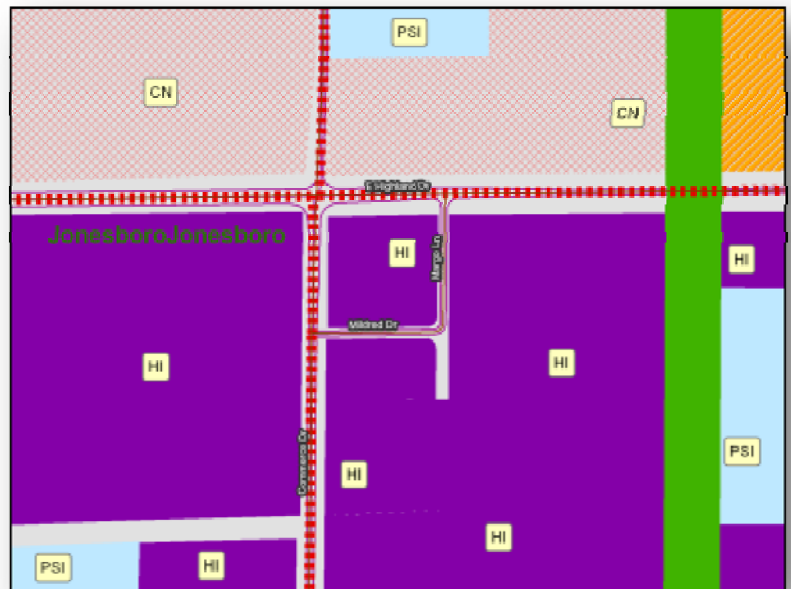
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial
South:	AG-1	Single-Family Home
East:	AG-1	Single-Family Home
West:	C-3	Single-Family Home

HISTORY: None.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Heavy Industrial. The proposed rezoning is not as intense as heavy industrial/manufacturing, with the proposed rezoning being General Commercial. This site is just south of a Commercial Node intersection, therefore Staff feels that a coordinated cohesive mixed development may provide for much needed supportive commercial office and service retailing.



Approval Criteria- Chapter 117 - Amendments:

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








Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed C-3 District rezoning is consistent with the Future Land Use Plan, although the designation calls for a more heavy commercial.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will not achieve consistency with the purpose of Chapter 117, if it is modified as Limited Use Overlay, and if it not combined with other adjacent properties. This will afford the Commission and the Council shape future development and place much needed conditions to deal with existing residential and coordinated mixed development and access management. See Zoning Analysis Section Below. (Inadequate Lot Depth)	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The proposed rezoning can be made compatible with the development trends in the area. Although, some of the surrounding property is zoned for agriculture while now used for residential uses, a transition of the zoning and land use is occurring on this immediate area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	This land would be accessed near a major commercially developed area. Suitability for general commercial is feasible. The current agricultural designation is not suitable.	
(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;	The bordering properties are zoned C3, R-1 and AG-1. With proper access management and adequate buffers to the surrounding residential, the site should not be a detriment to the area.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	Property is not vacant with the current AG-1 zoning.	
(g) 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 to C-3 Limited Use Overlay.	

Table 1:

Dimension Requirements Commercial and Industrial Districts

<i>Dimension</i>	<i>CR-1</i>	<i>C-4</i>	C-3	<i>C-2</i>	<i>C-1</i>	<i>I-1</i>	<i>I-1</i>
<i>Minimum lot size</i>							
Single-family (sq. ft.)	6,500	NP	NP	6,000	NS	NP	NP
Duplex (sq. ft.)	7,200	NP	NP	7,200	NS	NP	NP
Multifamily (area/family)	NP	NP	NP	3,600	NS	NP	NP
Nonresidential uses (sq. ft.)	6,500	6,500	6,500	6,500	NS	6,500	10,000
Minimum lot width (all uses)	50'	50'	50'	50'	25'	50'	100'
Minimum lot depth (all uses)	100'	100'	100'	100'	NS	100'	100'
<i>Street setback</i>							
Residential uses	25'	NP	NP	25'	NS	25'	NP
Nonresidential uses	25'	25'	25'	25'	NS	25'	100'
<i>Interior side setback</i>							
Residential uses	7.5'	10'	NP	10'	NS	10'	NP
Nonresidential uses	10'	10'	10'	10'	NS	10'	25'
<i>Rear setback</i>							
Residential uses	20'	20'	NP	20'	NS	20'	NP
Nonresidential uses	20'	20'	20'	20'	NS	20'	25'
Maximum lot coverage (all uses)	50%	50%	60%	50%	100%	60%	60%
Percent of total lot area (building floor area)	20	20	NS	20	NS	NS	NS

Note.

NP = Not permitted.

NS = No standard.

Master Street Plan/Transportation

The subject property is served by East Highland Dr. and Margo Ln. On the master street plan, East Highland Dr. is classified as a principal arterial, which requires a 60 ft. right-of-way to road centerline (120 ft. total right-of-way) and Margo Ln. is classified as a local street, which requires a 30 ft. right-of-way to road centerline (60 ft. total right-of-way). For East Highland Dr., the rezoning plat shows a sufficient amount of dedicated right-of-way, which ranges between 72.27 ft. and 75.03 ft. to the road centerline. For Margo Ln., the rezoning plat shows a 20.25 ft. right-of-way to the road centerline which is insufficient. The Lazy Acres subdivision, plat which this property is located shows a total dedicated street right-of-way of 50 ft. for Margo Ln. (formerly Marilyn Ln.).

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 reported.	
Streets/Sanitation	Reported no issues.	
Police	No issues reported to date.	
Fire Department	No issues reported	
MPO	No issues reported	
Jets	No issues reported	
Utility Companies	No issues reported to date.	

Sec. 117-140. Overlay and special purpose districts.

(c) *LU-O—limited use overlay district.* (3) *Use and property development standards.* When accompanied by a rezoning request from the property owner, the LU-O district can be used to restrict the use and property development standards of an underlying base zoning district, as applied to specific parcels of land.

All LU-O requirements are in addition to, and supplement all other applicable standards and requirements of the underlying zoning district. Restrictions and conditions imposed by an LU-O district are limited to the following:

- a. Prohibiting otherwise permitted or conditional uses and accessory uses or making a permitted use a conditional use;
- b. Decreasing the number or density of dwelling units that may be constructed on the site;
- c. Limiting the size of nonresidential buildings that may be placed on a site;
- d. Increasing minimum lot size or lot width;
- e. Increasing minimum yard and setback requirements; and
- f. Restricting access to abutting properties and nearby roads.

Method of adoption/amendment. As an overlay district, the LU-O designation shall be applied for in accordance with standard rezoning procedures. Once LU-O zoning is established, any amendments shall also require review and approval in accordance with rezoning procedures.

MAPC RECORD OF PROCEEDINGS: Meeting Held March 11, 2014:

Mr. George Hamman, Civilogic appeared before the Commission stated that he prepared the application for rezoning on behalf of the owners and stated that he has been through the staff report and find nothing objectionable. He feels that he can *pair-down* the permitted use in accordance with the highlighted uses on page 6 of the staff report. They are fine with option 2 as a motion on page 7 of the report.

Staff:

Mr. Spriggs gave summary comments from the Staff Report. He presented the case facts and described the general project vicinity of Marlo Lane and Hwy. 18 E. The Comprehensive Land Use Plan recommendation is *Light Industrial* for the project site. The table and list of criteria for rezoning was covered, and consistency was achieved on all items with the exception of lot depth and configuration. The minimum of 100 ft. was lacking. Calls have been received from real estate/property owners in the area who have inquired about rezoning adjacent property. Mr. Hamman noted that he was aware of at least 4 owners interested.

Mr. Spriggs: Noted that this area is highly favorable for rezoning and redevelopment to commercial, although there are still residential uses abutting. The difficulty that would result from the lot depth mentioned would be an issue of concern, if this one parcel is developed by itself. The concerns

highlighted (Table 2) on a number of uses on the subject property were raised due to the lot depth, because a number of the uses would not fit and would cause an adverse impact on any residential that were to remain for a number of years. The converting of the existing single family home does remain an option. Regarding some of the permitted uses on the allowable list, staff is definitely open to that. This is the reason for the two options that were presented. Option 1 would be to table the issue as noted, until other property could be requested to be joined in on the petition for consideration or Option 2 as noted in Conditions 1-5 (below). Mr. Hamman concurred that he is fine with Option 2.

Public Input: None.

Commission Deliberation:

Mr. Hoelscher asked for an overview of the nature of the calls for the property.

Mr. Spriggs stated that he received a call from a real estate agent representing property owners and questions were raised as to the scenario of what would be the status of the single family dwellings if it were rezoned to C-3 General Commercial. Staff told them that the Planning Commission has the liberty to sunshine the residential uses until such time a site plan would come to the Commission for approval.

Ms. Nix stated that she read this and sees that the neighbors were not contacted, but the realtor did call you? **Mr. Spriggs** noted that he received a call from the realtor and a property owner. He also clarified that the rezoning was properly advertised and the required notices/signage were posted.

Mr. Reese: Looks to me like we will end up with a commercial lot surrounded by residential homes and they are asking for approval with no conditions nor limited use overlay?

Mr. Spriggs stated that Mr. Hamman and Mr. Elam have concurred and agree with the stipulations and the limited use overlay restricting certain uses. **Mr. Hamman** pointed out that some of those homes are actually zoned commercial abutting to the west, and he is requesting for this lot as well.

Mr. Hoelscher: How are we addressing the non-conforming lot size?

Mr. Hamman stated that it goes back to some of the original zoning ordinances and stated that when this was laid out, it was 210 ft. X 105 ft. deep when the subdivision was approved; and the State came in and widened Hwy. 18 (Highland Ave.), thus purchasing much of the right of way frontage and reduced the lot depth to what it is today.

Mr. Hoelscher: Do we need to address that specific issue?

Mr. Spriggs stated that it will take care of itself with Condition No. 5, which deals with building setbacks. If it were to go to Council for review and approval, they could not come back to the MAPC with a site plan that would be passable until the other properties are coordinated and consolidated (it will not fit). It is a progression that will occur.

Commission Action:

Motion was made by Scurlock to accept with the noted restrictions and with Option 2. Motion was 2nd by Mr. Dover.

Roll Call Vote:

Mr. Scurlock- Aye; Mr. Hoelscher - Aye; Mr. Kelton- Aye; Mr. Reece- Aye; Mr. Nix- Aye; Mr. Dover- Aye; Measure passed (6-0).

The applicant agreed to consider a C-3 Limited Use Overlay District rezoning with a narrowed-down list of uses permitted except the following highlighted uses in yellow. (Note that some uses are permitted within the C-3 District; however others must request a Conditional Use Approval by the MAPC):

List of Permitted Uses, Table 2:

List of Commercial Uses	C-3 General Commercial	List of Commercial Uses	C-3 General Commercial
<i>Civic and commercial uses</i>		<i>Civic and commercial uses</i>	
Animal care, general	Permitted	Nursing home	Permitted
Animal care, limited	Permitted	Office, general	Permitted
Auditorium or stadium	Conditional	Parking lot, commercial	Permitted
Automated teller machine	Permitted	Parks and recreation	Permitted
Bank or financial institution	Permitted	Pawn shops	Permitted
Bed and breakfast	Permitted	Post office	Permitted
Carwash	Permitted	Recreation/entertainment, indoor	Permitted
Cemetery	Permitted	Recreation/entertainment, outdoor	Permitted
Church	Permitted	Recreational vehicle park	Permitted
College or university	Permitted	Restaurant, fast-food	Permitted
Communication tower	Conditional	Restaurant, general	Permitted
		Retail/service	Permitted
Convenience store	Permitted	Safety services	Permitted
Day care, limited (family home)	Permitted	School, elementary, middle and high	Permitted
Day care, general	Permitted	Service station	Permitted
Entertainment, adult	Conditional	Sign, off-premises*	Permitted
Funeral home	Permitted	Utility, major	Conditional
Golf course	Permitted	Utility, minor	Permitted
Government service	Permitted	Vehicle and equipment sales	Permitted
Hospital	Permitted	Vehicle repair, general	Permitted
Hotel or motel	Permitted	Vehicle repair, limited	Permitted
Library	Permitted	Vocational school	Permitted
Medical service/office	Permitted	Warehouse, residential (mini) storage	Conditional
Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>	
<i>Agricultural uses</i>		Freight terminal	Conditional
Agriculture, animal	Conditional	Research services	Conditional
Agriculture, farmers market	Permitted		

Provisions or stipulations should be imposed by the Planning Commission to deal with the existing single family home that would need to be *sunshined*, because it would become a *Non-conforming Use* within a new *C-3 L.U.O. District* that is not typically allowed. *If the home is converted into some form of commercial use, it may not satisfy current building codes, zoning setbacks, site design, and parking requirements.*

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Jack Elam, should be evaluated based on the above observations and criteria, of Case RZ 14-01, a request to rezone property from “AG-1” to “C-3” General Commercial , and should be modified to address concerns of unreasonable commercial uses, should encourage consolidated development with other abutting neighboring tracts of land, and redevelopment of said tract should be restricted until such time other adjacent property is rezoned appropriately and consistently. It is important to staff that all the issues cited above be addressed by the applicant.

The MAPC voted unanimously to approve Case: RZ-13-20 on the floor for recommendation by MAPC to the City Council with the noted conditions, and we find that changing the zoning of this property from AG-1 Agriculture District to the proposed C-3 Limited Use Overlay District and that the rezoning will be compatible and suitable with the zoning, uses, and character of the surrounding, subject to the following stipulations:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. That the redevelopment and change of use of the property be subject to future rezoning of adjacent property to the south that will make this tract of land more suitable for rezoning as approvable by the MAPC. Property shall remain as a single family dwelling until such time.
3. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any development of the property.
4. Coordination is required of all egress/ingress with the State Highway Dept., M.P.O., the City Engineering Dept. and the Planning Dept.
5. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking southwest toward subject site.



View looking southeast toward property located to the east of subject site.



View looking east toward property located to the southeast of subject site.



View looking southwest toward properties located to the south of subject site.



View looking northwest toward properties located to the north of subject site.



View looking west toward property located to the west of subject site.



View looking southwest toward property located to the southwest of subject site.



Legislation Details (With Text)

File #:	ORD-14:014	Version:	1	Name:	Rezoning on Briar Lane
Type:	Ordinance	Status:		Status:	Third Reading
File created:	3/13/2014	In control:		In control:	City Council
On agenda:		Final action:		Final action:	
Title:	AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-1 LUO FOR PROPERTY LOCATED ON BRIAR LANE AS REQUESTED BY HERMAN ALSTON				
Sponsors:					
Indexes:	Rezoning, Rezoning				
Code sections:					
Attachments:	Plat MAPC Report				

Date	Ver.	Action By	Action	Result
3/18/2014	1	City Council		

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

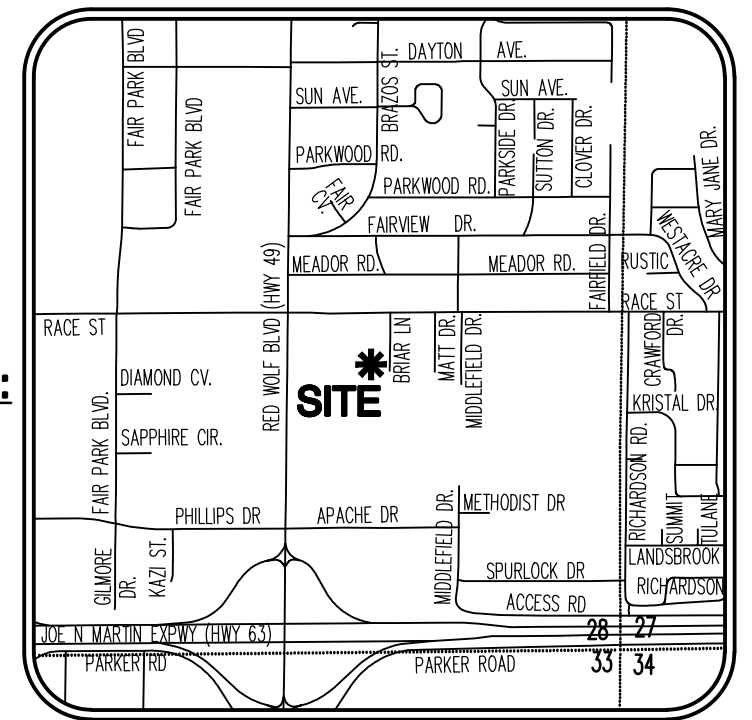
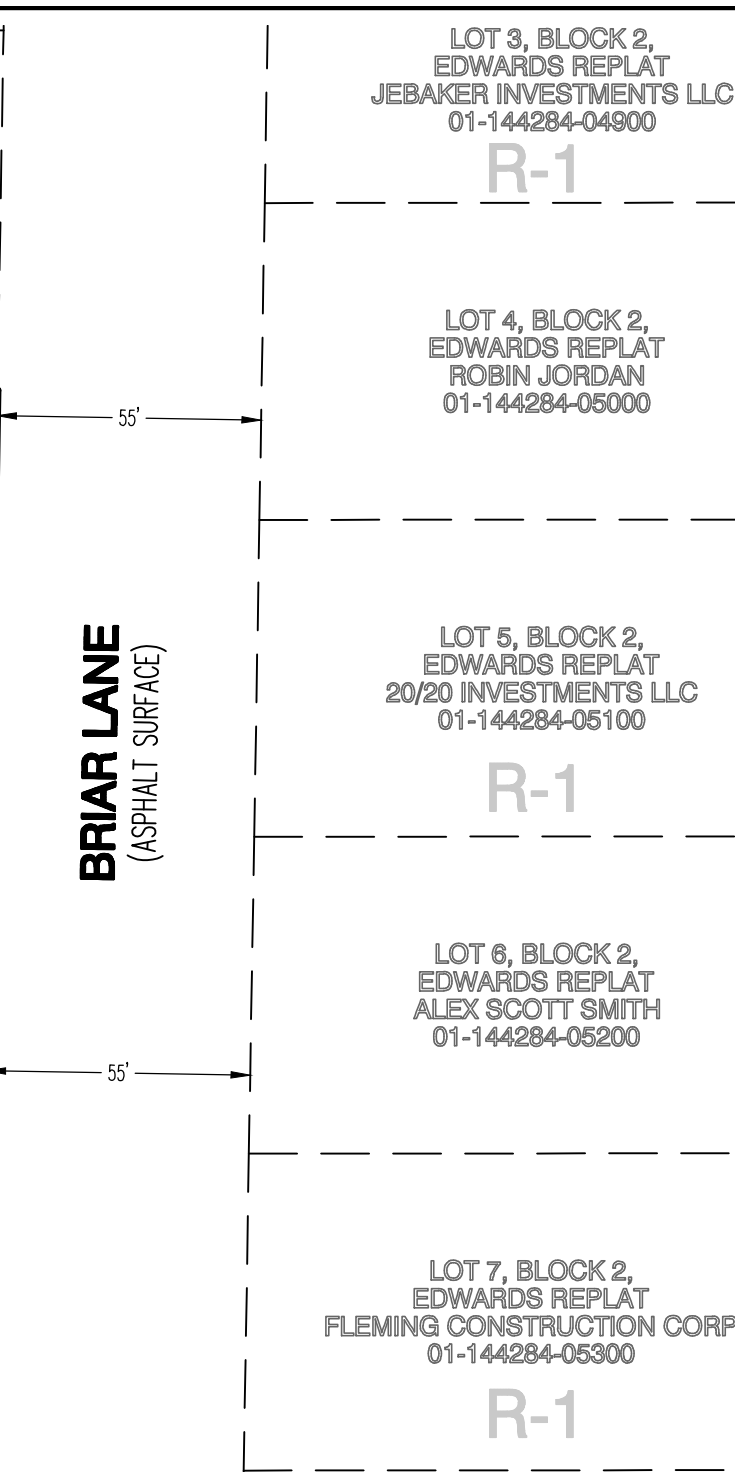
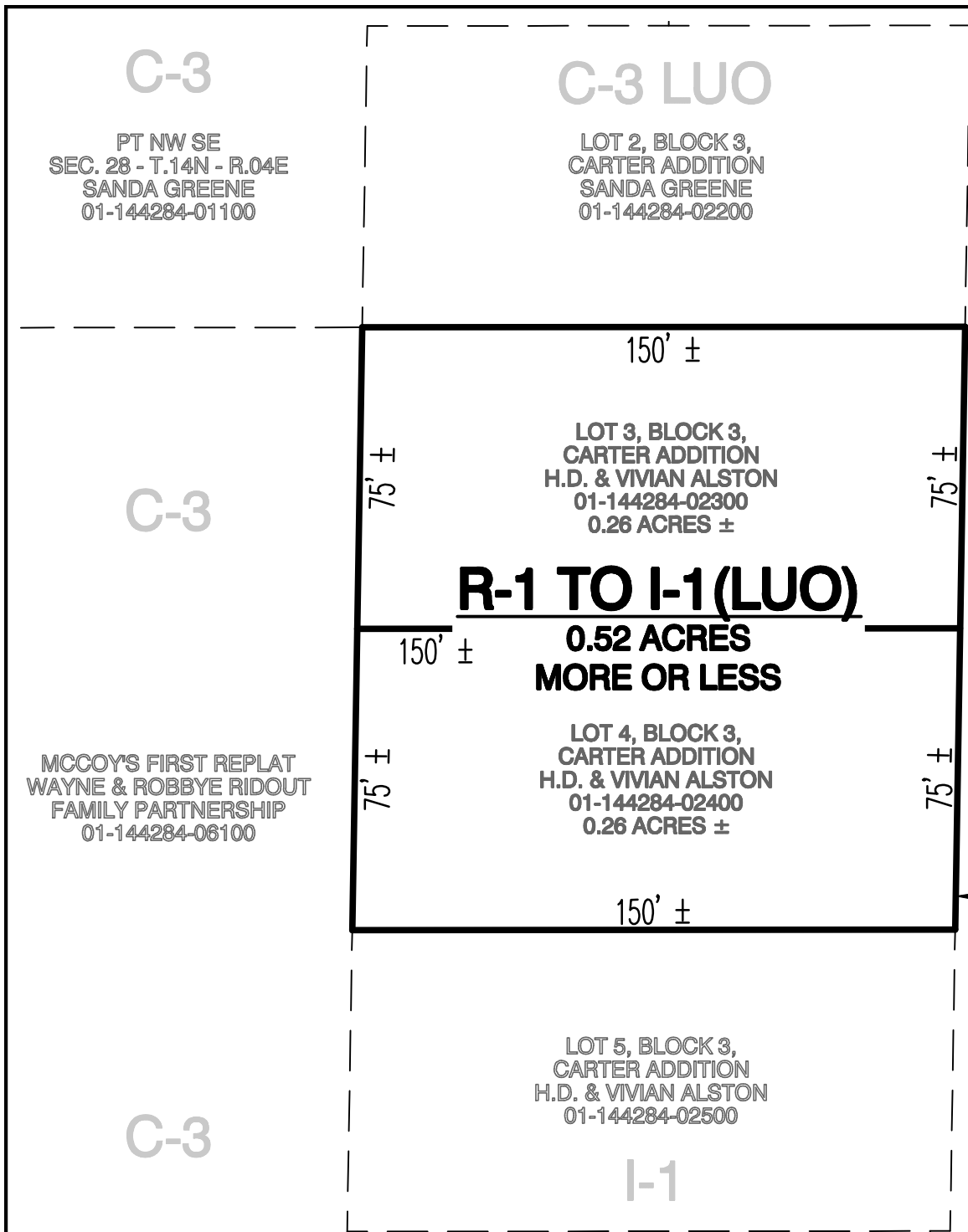
SECTION I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM (R-1) SINGLE - FAMILY MEDIUM DENSITY DISTRICT TO (I-1 LUO) LIMITED INDUSTRIAL DISTRICT, LIMITED USE OVERLAY, FOR THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 AND LOT 4, BLOCK 3 OF CARTER ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 0.52 ACRES, MORE OR LESS.

THE FOLLOWING USES SHALL BE PROHIBITED: ADULT ENTERTAINMENT, OFF-PREMISE ADVERTISEMENT, ANIMAL-GENERAL, INDOOR FIRING RANGE, AUDITORIUM OR STADIUM, MINING OR QUARRYING, ASPHALT/CONCRETE PLANT, AND AUTO WRECKING OR SALVAGE.

SECTION II: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.



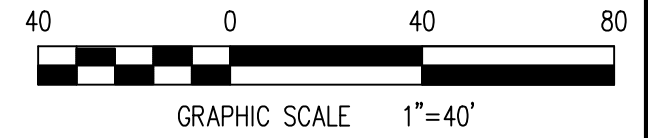
VICINITY MAP
(NOT TO SCALE)

PROHIBITED USES:

- ADULT ENTERTAINMENT
- OFF-PREMISE ADVERTISEMENT
- ANIMAL CARE, GENERAL
- INDOOR FIRING RANGE
- AUDITORIUM OR STADIUM
- MINING OR QUARRYING
- ASPHALT/CONCRETE PLANT
- AUTO WRECK OR SALVAGE

GENERAL NOTES:

1. HAYWOOD, KENWARD, BARE & ASSOCIATES, INC., HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE. **SUBJECT TO AN "ON-THE-GROUND" SURVEY TO VERIFY ANY AND ALL DIMENSIONS OF THE PROPERTY SHOWN**
2. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS COMPILATION MAP:
 - CARTER ADDITION, BY FRED HAYWOOD, P.S. 285, RECORDED IN BOOK 158, PAGE 7, DATED AUGUST 17, 1965.
 - EDWARDS REPLAT OF BLOCKS 1 AND 2 OF CARTER ADDITION, BY FRED HAYWOOD, RECORDED IN BOOK 179, PAGE 7, DATED APRIL 27, 1970.
 - MCCOYS FIRST REPLAT, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK B, PAGE 150, DATED DECEMBER 3, 1987.
3. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
4. R-1 BUILDING SETBACKS:
 - 25' STREET SETBACK
 - 7.5' SIDE SETBACK
 - 25' REAR SETBACK
5. PROPOSED ZONING I-1 LUO, LIMITED INDUSTRIAL DISTRICT, LIMITED USE OVERLAY.



LEGAL DESCRIPTION:

LOT 3 AND LOT 4, BLOCK 3 OF CARTER ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 0.52 ACRES MORE OR LESS, BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM: (R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO (I-1 LUO) LIMITED INDUSTRIAL DISTRICT, LIMITED USE OVERLAY

SIGNED THIS 18th DAY OF FEBRUARY, 2014.

[Signature]
H.D. ALSTON

COPYRIGHT 2014, ALL RIGHTS RESERVED	CLIENT ALSTON

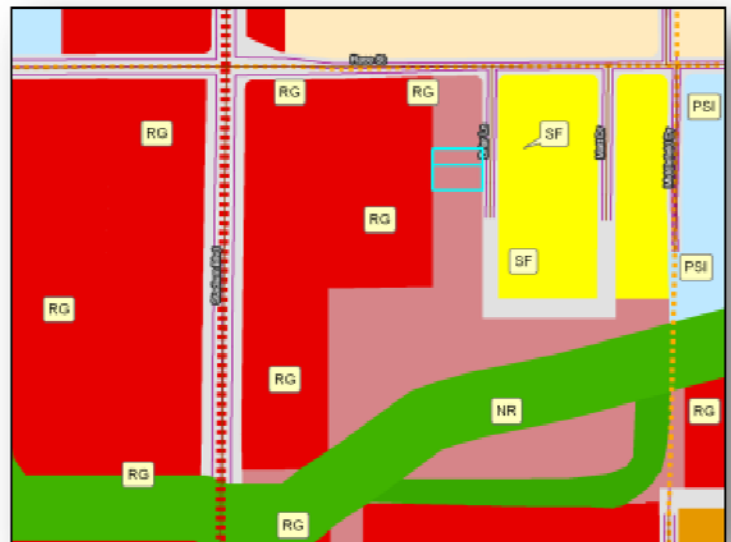
REZONING APPLICATION		REVISIONS	
		DATE	DESCRIPTION
		SURVEY INDEX CODE	
		PROJECT NO. A030-0001-12	
DRAWN BY	JUN	CHECKED BY	JDB
SHEET	1 OF 1	SCALE	1"=40'
DATE	02/18/14	DRAWING NO.	H-30
HAYWOOD, KENWARD, BARE & ASSOCIATES, INC. CIVIL ENGINEERING - SURVEYING - PLANNING 1801 LATOURETTE DRIVE JONESBORO, ARKANSAS 72404 TEL 870-932-2019 FAX 870-932-1076			

City of Jonesboro City Council
Staff Report – RZ 14-02, Briar Lane Rezoning
Municipal Center - 300 S. Church St.
For Consideration by the Council on March 18, 2014

- REQUEST:** To consider a rezoning of a parcel of land containing 0.52 acres more or less
- PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residence District to “I-1” Light Industrial Commercial District.
- APPLICANT OWNER:** Herman & Vivian Alston, 1304 Leominister Cove, Jonesboro AR 72401
Same
- LOCATION:** Briar Lane, East Side of Briar, south of Race Street
- SITE DESCRIPTION:** Tract Size: Approx. +/- .52 Acres (22,500 s.f.)
Frontage: Approx. 150’ +/- along Briar Lane
Topography: Flat
Existing Development: Mini-warehousing
- | SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|------------------|------------------------|
| North: | C-3 L.U.O. | Commercial, Vacant |
| South: | I-1 Industrial 1 | Industrial, Vacant |
| East: | R-1 | Single-Family Homes |
| West: | C-3 | Commercial Lumber Yard |
- HISTORY:** Legal Nonconforming Use as Mini-warehousing.
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zoning Change and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Neighborhood Retail Commercial. The proposed rezoning is not consistent with the Land Use Map. However, with the proposed rezoning will bring property that is currently a Grandfathered Non-conforming use into compliance with the abutting I-1 Light Industrial District.










MASTER STREET PLAN:

The adopted Master Street Plan designates Briar Lane as a Local Street. The street is a dead end having a current right-of-way of 55 ft. Briar Lane is a dead end street, thus the 55 ft. right of way is currently sufficient.

Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed I-1 District rezoning is inconsistent with the Future Land Use Plan, although the designation will be compatible with the actual current use of the property and the abutting land to the south. A change in the Land Use is advisable.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, if it is modified. See Zoning Analysis Section Below.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The proposed rezoning can be made compatible with the development trends in the area. The property is associated with other property that is Zoned I-1 Light Industrial currently. Consideration for the Single Family homes to the west should be made.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This land will be suitable to compliment associated adjacent commercial property.	
(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.	The bordering properties are zoned C3, R-1 and I-1. With proper access management and adequate buffers to the surrounding residential, the site should not be a detriment to the area.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant.	Property is not vacant with the current R-1 zoning.	
(g) 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 to I-1 Industrial with the stipulation that future site plans be subject to MAPC approval.	



Vicinity/Zoning Map 1

MAPC Record of Proceedings: Public Hearing Held – March 11, 2014

Applicant:

Mr. Terry Bare, HKB, Inc. appeared before the Commission and noted he prepared the application and represents the owners. The property is occupied by 2 mini-storage facilities and it appears that they were built in the early 70's and did not violate any Zoning regulations at that time. The property to the west is zoned C-3, north is C-3, and south of the request is zoned I-1 They are asking that the property be rezoned accordance with its use and the zoning.

Staff:

Mr. Spriggs gave staff summary comments. He gave the surrounding conditions. Neighborhood Retail is recommended on the Land Use Plan. With the lumber yard to the west. There is a single family subdivision built to the east that was later built. Other rezonings have occurred along Briar and to the south. This area has been in transition. We provided the list of criteria for rezoning. All of the items are in compliance with the exception of the Land Use Plan. Staff has noted the recommendation is for neighborhood retail. Because it is our desire that non-conforming uses be brought into compliance with the zoning eventually, this is an instance that compatibility with the land use plan merits an update to the Land use Plan, and such change is justifiable.

Mr. Spriggs: We had the opportunity to evaluate all issues during the pre-development meeting, where no issues came about with the exception that Engineering raised the concern about connectivity of Briar street the mixed development occurring to the south and east towards Red Lobster and Longhorn restaurants, to get the traffic to race street and to a traffic light at Red Wolf Blvd.

Mr. Spriggs: The table of permitted uses was discussed. There are some industrial uses that have been highlighted that would not be compatible with the residential just across the street. The others could be implemented with proper buffering and screening. The recommendation of approval with stipulations was read. **Mr. Spriggs** asked **Mr. Bare** if the applicant is agreeable to a change to Limited Use Overlay. **Mr. Bare** stated that nothing in item 5 is planned. They are trying to bring it into compliance with no plan to build anything else.

Public Input: None.

Ms. Nix: Was the land posted so the neighborhood could see it. **Mr. Bare:** Yes.

Mr. Hoelscher: Were there any comments from other departments? **Mr. Spriggs** reiterated Engineering's concerns of connectivity. **Mr. Bare** commented on the street abandonment in the past.

Mr. Spriggs clarified and stated that the MAPC appears to be asked to rezone this with no restrictions and no limited use overlay. **Mr. Bare** stated that he has not had the time to ask his client about the L.U.O.

Mr. Kelton: Observed how close the homes are on the narrow street. **Mr. Kelton** asked **Mr. Bare** if he could contact them. **Mr. Bare:** We would be rezoning it to the least zoning classification to take care of the need. **Mr. Spriggs** stated that mini-storage could be placed in C-3 Commercial as a conditional use.

Mr. Bare: The owners are willing to place the LUO restrictions on there.

Commission Action:

Motion was made by Scurlock to accept with the noted restrictions and with Option 2.
Motion was 2nd by Mr. Dover

Roll Call Vote:

Mr. Scurlock- Aye; Mr. Hoelscher - Aye; Mr. Kelton- Aye; Mr. Reece- Aye; Mr. Nix- Aye;
Mr. Dover- Aye; Measure passed (6-0).

Other Staff Findings:

Applicant's Purpose:

The applicant is requesting a change to an "I-1"- Light Industrial Commercial District. Currently, there are mini-storage warehouse units totally 3,600 sq. ft. on the subject tract. As noted, the property is part of an existing Non-conforming use within the R-1 Single Family District.

Zoning compliance/ Other Zoning Code Analysis:

The applicant has requested a rezoning to an I-1 Light Industrial Commercial District with no conditions, limitations, or Limited Use Overlay restrictions. Staff voices concerns of the protection of the single family homes to remain on the east side of Briar Lane, which were built with the knowledge of industrially used and zoned property on the west side of the street. Provisions for screening and light spill-off should be considered if redevelopment or property change of use were to occur. Without a change in application to Limited Use Overlay, the MAPC and Council cannot place any restrictions or conditions on the rezoning beyond the code requirements for the I-1 Industrial District.

Sec. 117-140. Overlay and special purpose districts.

(c) *L.U.-O.—limited use overlay district.* (3) *Use and property development standards.* When accompanied by a rezoning request from the property owner, the L.U.-O. district can be used to restrict the use and property development standards of an underlying base zoning district, as applied to specific parcels of land.

All L.U.-O. requirements are in addition to, and supplement all other applicable standards and requirements of the underlying zoning district. Restrictions and conditions imposed by an L.U.-O. district are limited to the following:

- a. Prohibiting otherwise permitted or conditional uses and accessory uses or making a permitted use a conditional use;
- b. Decreasing the number or density of dwelling units that may be constructed on the site;
- c. Limiting the size of nonresidential buildings that may be placed on a site;
- d. Increasing minimum lot size or lot width;
- e. Increasing minimum yard and setback requirements; and
- f. Restricting access to abutting properties and nearby roads.

Method of adoption/amendment. As an overlay district, the L.U.-O. designation shall be applied for in accordance with standard rezoning procedures. Once L.U.-O. zoning is established, any amendments shall also require review and approval in accordance with rezoning procedures.

The applicant should consider a I-1 Limited Use Overlay District rezoning with a narrowed-down list of uses permitted except the following highlighted uses in yellow (Note that some uses are permitted within the I-1 District; however others must request a Conditional Use Approval by the MAPC):

List of Commercial Uses	I-1 Light Industrial	List of Commercial Uses	I-1 Light Industrial
<i>Civic and commercial uses</i>		<i>Civic and commercial uses</i>	
Manufactured Housing Unit	Conditional Use		
Animal care, general	Conditional	Welding or Machine Shop	Permitted
Indoor Firing Range	Conditional	Office, general	Conditional
Auditorium or stadium	Conditional	Parking lot, commercial	Conditional
Automated teller machine	Permitted	Parks and recreation	Conditional
Bank or financial institution	Permitted	Pawn shops	Conditional
Construction Sales/Service	Permitted	Post office	Conditional
Carwash	Permitted	Recreation/entertainment, indoor	Conditional
Cemetery	Permitted	Recreation/entertainment, outdoor	Conditional
Church	Permitted	Recreational vehicle park	Permitted
College or university	Permitted	Restaurant, fast-food	Permitted
Communication tower	Permitted	Restaurant, general	Permitted
Airport or Airstrip	Conditional	Retail/service	Conditional
Convenience store	Conditional	Safety services	Permitted
Day care, limited (family home)	Conditional	School, elementary, middle and high	Permitted
Day care, general	Conditional	Service station	Permitted
Entertainment, adult	Conditional	Sign, off-premises*	Permitted
Government service	Permitted	Utility, major	Conditional
Library	Permitted	Utility, minor	Permitted
Medical service/office	Permitted	Vehicle and equipment sales	Permitted
Museum	Permitted	Vehicle repair, general	Permitted
<i>Agricultural/ Industrial Uses</i>		Vehicle repair, limited	Permitted
Agriculture, animal	Conditional	Vocational school	Permitted
Agriculture, farmers market	Permitted	Warehouse, residential (mini) storage	Permitted
Manufacturing, general	Permitted	<i>Industrial, manufacturing and extractive uses</i>	
Manufacturing, limited	Permitted	Freight terminal	Permitted
Mining or quarrying	Conditional	Research services	Permitted
Vehicle & Equipment Storage Yard	Permitted	Agriculture, Product Sales	Permitted
Asphalt / Concrete Plant	Conditional	Auto wrecking or salvage	Conditional
		Basic industry	Conditional
		Freight terminal	Permitted

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 reported to date.	
Streets/Sanitation	Reported no issues.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Herman & Vivian Alston, should be evaluated based on the above observations and criteria, of Case RZ 14-02, a request to rezone property from “R-1” to “I-1” Light Industrial Commercial, and should be modified as a Limited Use Overlay District to address concerns of unreasonable commercial uses said tract should be restricted with consideration of screening to the residential to remain on the east side of Briar Lane.

The MAPC voted unanimously to approve Case: RZ14-02 on the floor for recommendation by MAPC to the City Council with the noted conditions, and we find that changing the zoning of this property from R-1 Single Family Medium Density to the proposed “I-1” Limited Use Overlay District will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the following stipulations:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any development of the property.
3. Coordination is required of all egress/ingress with the City Engineering Dept. and the Planning Dept.
4. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”. Eastern property line screening shall be required in the event of a change of use of the property.
5. The following uses shall be prohibited: Adult Entertainment, Off-premise Advertisement, Animal care, general, Indoor Firing Range, Auditorium or stadium, Mining or quarrying, Asphalt/Concrete Plant, and Auto wrecking or salvage.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking southwest toward subject site.



View looking west toward property located to the north of subject site.



View looking south toward properties located to the east of subject site.