



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, June 14, 2022

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-22:047](#) May 24, 2022 MAPC Minutes

Attachments: [May 24, 2022 MAPC Minutes](#)

4. Miscellaneous Items

[COM-22:026](#) SIDEWALK IN LIEU FEE: 4229 Stadium Blvd.

On behalf of Third I C Joint, LLC, Tralan Engineering is requesting MAPC approval to pay the sidewalk "in lieu" payment of \$8,510.00 for 141.5 square yards along 4229 Stadium Blvd. The 2022 rate is \$60.13 per square yard.

Attachments: [Dairy Queen - Sidewalk Letter](#)
[Dairy Queen - Sidewalk Waiver SP](#)

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-22-09](#) REZONING: Belt Street

Weston Wagner is requesting a Rezoning from R-1, Single-Family Medium Density District, to RM-16, Residential Multifamily 16 units per net acre. This Rezoning is for 0.95 +/- acres located north of 804 Belt Street.

Attachments: [Application](#)
[Deed](#)
[Property Owner Notification and Receipt](#)
[Rezoning Plat](#)
[Staff Summary](#)

RZ-22-10 REZONING: East Johnson Avenue

Hall Premier Development, LLC is requesting a Rezoning from R-1, Single-Family Medium Density District, to C-3, General Commercial District. This Rezoning is for 0.79 +/- acres located at 4913 E. Johnson Ave.

Attachments: [Application](#)
[Boundary Plat](#)
[Certified Mail Receipt](#)
[Site Plan](#)
[Staff Summary](#)

RZ-22-11 REZONING: East Nettleton Avenue

Easton Agricultural, LLLP is requesting a Rezoning from R-1, Single-Family Medium Density District, to C-3, General Commercial District. This Rezoning is for 3.00 +/- acres located at 5459 E. Nettleton Ave.

Attachments: [Application](#)
[Certified Mail Receipt](#)
[Hancock Survey](#)
[Staff Summary](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-22:047

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

May 24, 2022 MAPC Minutes



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, May 24, 2022

5:30 PM

Municipal Center, 300 S. Church

PUBLIC HEARING: Proposed Zoning Code Changes at 5:00 P.M.

1. Call to order

2. Roll Call

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

Absent 1 - Jimmy Cooper

3. Approval of minutes

Approved

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

Absent: 1 - Jimmy Cooper

[MIN-22:043](#) May 10, 2022 MAPC Minutes

Attachments: [MAPC Minutes May 10 2022](#)

4. Miscellaneous Items

[COM-22:021](#) Code Changes

Zoning Code changes proposed by Director of Planning and Zoning, Derrel Smith.

Attachments: [Changes to Zoning Code Summary](#)
[Zoning Code Changes](#)

See Public Hearing Minutes

A motion was made by Paul Ford, seconded by Dennis Zolper, that this matter be Recommended to Council . The motion PASSED with the following vote.

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

Absent: 1 - Jimmy Cooper

[COM-22:020](#)

SIDEWALK IN LIEU FEE: 2400 Industrial Drive

Lendermen Investments, LLC, owner of Jonesboro Tool & Die, is requesting MAPC Approval to pay the Sidewalk "In Lieu" Payment of \$20,985.75 for 349 square yards along 2400 Industrial Drive. The 2022 rate is \$60.13 per square yard.

Attachments: [2400 Industrial Sidewalk InLieu Letter](#)
 [2400 Industrial Ditch Pictures](#)

APPLICANT: Shannon Lenderman referred to the aerial photo of the property, noting the parking lot is so close to the road and there's only one drainage ditch between the parking lot and Industrial Drive. There's barely enough room now to keep the ditch maintained. They perform work for all the companies in Jonesboro, plus in 7-8 other states, so the appearance of the building is very important to him. He is not trying to get out of doing anything necessary, but he thinks the money that would be spent on this could be used better somewhere else where it would be of more value. He does want the building to look a certain way, he has a ditch to maintain, and he cannot afford to lose any of his parking space. It can be seen on the photo that virtually every parking space is being utilized. He plans to add another parking lot but still can't afford to lose the parking space there now.

STAFF: Planning Director Derrel Smith said it has been reviewed and they have a letter from the engineer stating that, of the four criteria, one is drainage. "Number 2: A storm water drainage ditch or similar public facility for the installation of a sidewalk – neither the sidewalk nor the facility can be reasonably relocated to accommodate both the sidewalk and the facility." It appears this meets that requirement so STAFF would recommend to approve the fee in lieu.

COMMISSION: Asked "Mr. Carter" if he had some comments to add.

PUBLIC: Harold Carter of Jonesboro said the issue seems pretty plain with the drainage, but in general, he'd like to know if most of these stretches are going to end up just being segments of sidewalks that are not connected, or if they will ever connect in any way between structures.

COMMISSION: Chair Roberts said that's kind of what they are trying to accomplish with the "in lieu of" fee. As the applicant stated, the money would be put into some sidewalks, for example, downtown, where they would be utilized immediately, as opposed to this area where there is no connectivity.

PUBLIC: Mr. Carter said overall he doesn't disagree with it. He basically just wanted to know if there is any effort going forward to sustain any kind of system besides segments of sidewalks being built. He doesn't know how many "in lieu of" fees have been collected but it doesn't sound like they will ever be connected in any significant way.

COMMISSION: Asked Derrel Smith if there is an update on that.

STAFF: Derrel Smith referred to Engineering's Michael Morris, saying he has a list.

COMMISSION: Chair said there is a priority list, and as funds come in, they will try to use the funds systematically in other areas of town.

PUBLIC: He understands. While using the funds in other areas of town doesn't cause him objections, he was trying to get a general idea of how it's shaping up, if there had been many sidewalks built.

COMMISSION: Thanked Mr. Carter for his comments.

STAFF: Engineering's Michael Morris gave an update. To date, from 2018 to 2021, there has been \$104,000 of "in lieu" fees. Of that \$104,000, there has been a draw of \$60,000 used for sidewalks on Freeman and Ferrell, over by Annie Camp Middle School, and was completed with capital improvement money, as that was not enough to cover it all. There has been a draw of \$40,000 this year but it's not certain where it will be spent yet. It may be added to projects at Huntington or Monroe, or possibly another area. It has yet to be determined, but collections were at \$104,612.55.

COMMISSION: Chair thanked Michael for the update and asked if anyone had any questions.

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

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

Absent: 1 - Jimmy Cooper

5. Preliminary Subdivisions

[PP-22-06](#)

PRELIMINARY SUBDIVISION: Waterview Meadow

Terra Verde, LLC is requesting MAPC Preliminary Subdivision Approval for Waterview Meadow for 9 lots on 29.71 +/- acres. This property is located on Bettie Drive and is zoned PD-R , Residential Planned Unit Development.

Attachments: [Preliminary Plat](#)
[Subdivision Plat](#)
[Grading Plan](#)
[Subdivision Plans](#)
[Sample Floor Plan & Elevations](#)
[Application](#)
[Survey](#)
[Staff Report](#)

APPLICANT: Tony Pardew said he feels they have complied with the City's requirements.

STAFF: Planning Director Derrel Smith said it has been reviewed and does comply with all the requirements of the subdivision code and is recommended.

COMMISSION: Kevin Bailey said when it was initially approved and sent to City Council, they'd talked about the need for leaving the subdivision with two access points getting out to North Church. That has been done but he's a little concerned with how it connects with Bettie Street which would be the northern way out. If you follow French through, then you hit Bettie, he asked if it is being tied all the way back to the intersection with Bettie Street.

APPLICANT: Yes, they are making a transition. The drawing shows it's not a straight line. Their thought is to widen that out and come back up to make that transition. They are still in the process of trying to negotiate a third entrance egress/ingress back to Church on the property (referred to the drawing) where there is a 35 foot piece. Ideally, that's what they want to do. So far, they have not been attained any acceptances or declinations.

COMMISSION: Paul Ford asked if there is a typo on the agenda, as it certainly looks like an awful lot more than 9 lots.

STAFF: Derrel Smith said it is a planned development so it is 9 blocks, actually. And there will be more units inside those blocks. Michael Morris said they will not be subdivided but that's where each building pad is designated for a certain area.

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

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

Absent: 1 - Jimmy Cooper

6. Final Subdivisions

7. Conditional Use

8. Rezonings

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-22:026

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

SIDEWALK IN LIEU FEE: 4229 Stadium Blvd.

On behalf of Third I C Joint, LLC, Tralan Engineering is requesting MAPC approval to pay the sidewalk "in lieu" payment of \$8,510.00 for 141.5 square yards along 4229 Stadium Blvd. The 2022 rate is \$60.13 per square yard.

June 1, 2022

Mr. Derrel Smith
Planning Director
City of Jonesboro
300 South Church Suite 300
Jonesboro, AR 72401

RE: Dairy Queen
4229 Stadium Blvd.
Jonesboro, AR 72404

Dear Mr. Smith,

On behalf of Third I C Joint, LLC our firm is requesting waiver to the Sidewalk Ordinance for the following reason based on number 4 the Exceptions listed in the Sidewalk Ordinance.

Sec. 117-330.b

(4) Other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.

1. The Arkansas department of Transportation Job No. 100979 will install sidewalk across this property. The project will consist of widening Stadium Blvd and installing curb gutter. If sidewalk is installed now, it will be tore out during construction and replaced by the State.

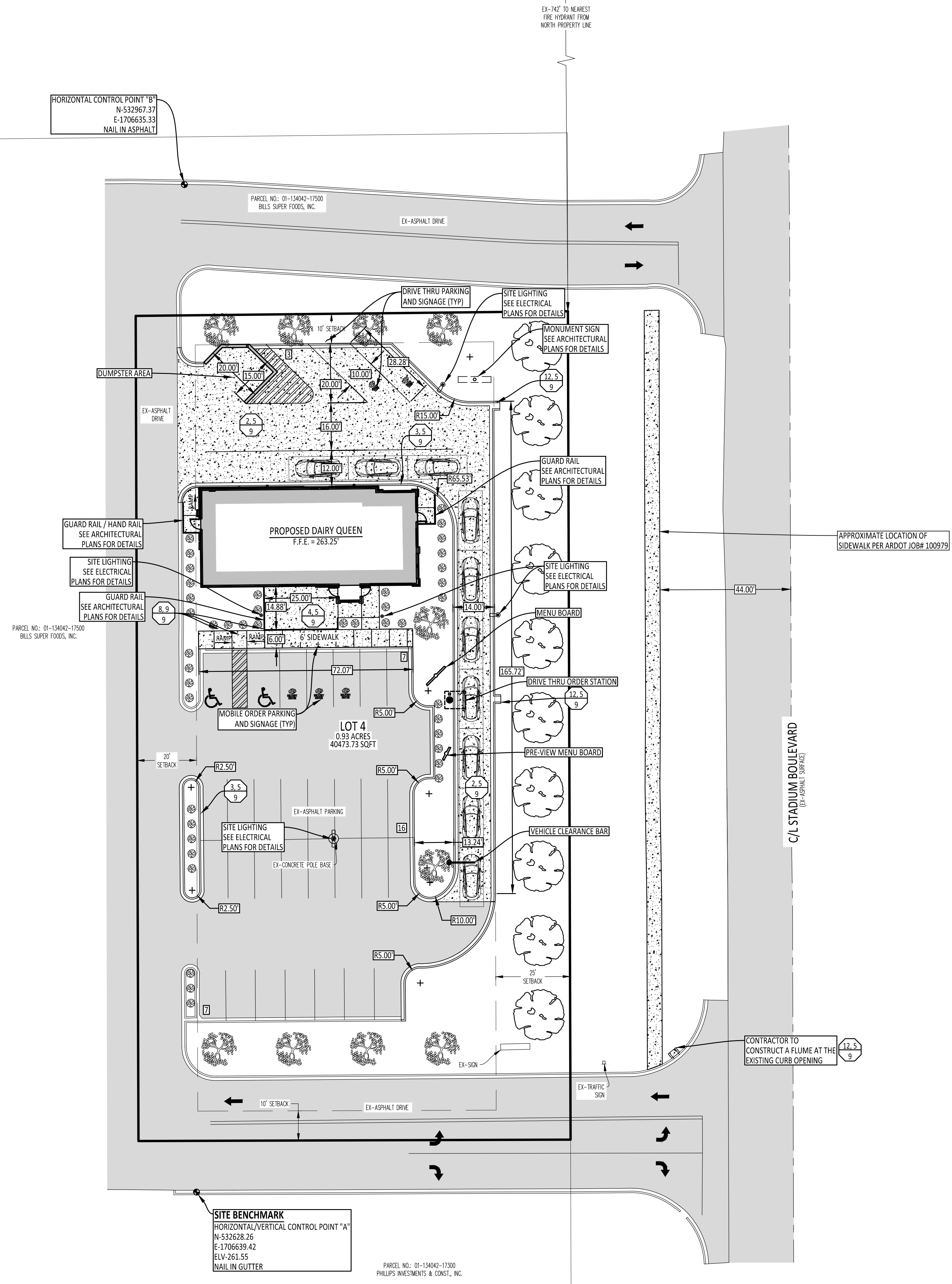
By approving the wavier our client will pay the in lieu of construction fee of \$8,510.00.

Please review the attached information. If you have any questions or comments, please contact me at your convenience.

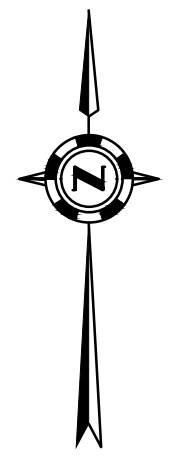
Sincerely,



Michael Boggs, PE
Project Engineer



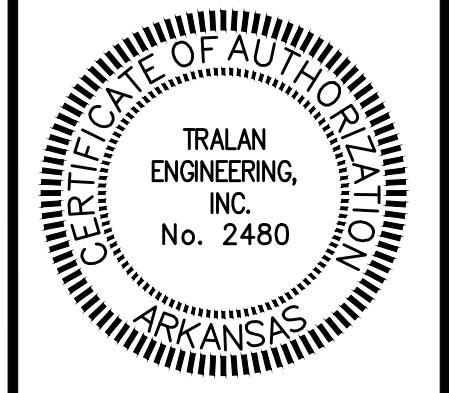
VICINITY MAP
NOT TO SCALE



COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-203-9939
WWW.TRALANENG.COM

TRALAN ENGINEERING

PROJECT: DAIRY QUEEN - STADIUM BLVD
CLIENT: SPEAKES ELECTRIC & CONSTRUCTION, LLC



REVISIONS

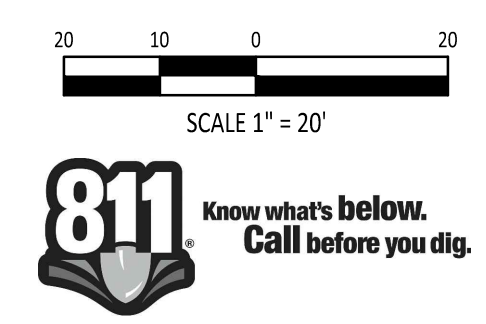
DATE	BY	DESCRIPTION
05/23/2022	MAB	REV PER COJ

DRAWING INFO.

DRAWN BY:	MAB
DATE:	03/31/2022
SCALE:	1" = 20'
JOB NO.:	22-004
CAD NO.:	

SITE DIMENSION PLAN

SHEET NUMBER:
5 of **9**



PARCEL NO.: 01-13494-17300
PHILLIPS INVESTMENTS & CONST., INC.

PARCEL NO.: 01-13402-17501
BILLS SUPER FOODS, INC.

LOT 4
0.93 ACRES
40473.73 SQFT

HORIZONTAL CONTROL POINT "B"
N-532967.37
E-1706635.33
NAIL IN ASPHALT

SITE BENCHMARK
HORIZONTAL/VERTICAL CONTROL POINT "A"
N-532628.26
E-1706639.42
ELV-261.55
NAIL IN GUTTER

EX-742' TO NEAREST
FIRE HYDRANT FROM
NORTH PROPERTY LINE

APPROXIMATE LOCATION OF
SIDEWALK PER ARDOT JOB# 100979

CONTRACTOR TO
CONSTRUCT A FLUME AT THE
EXISTING CURB OPENING



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-22-09

Agenda Date:

Version: 1

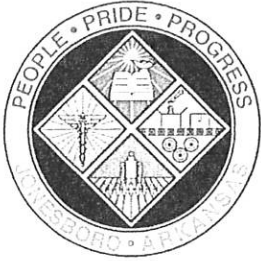
Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

REZONING: Belt Street

Weston Wagner is requesting a Rezoning from R-1, Single-Family Medium Density District, to RM-16, Residential Multifamily 16 units per net acre. This Rezoning is for 0.95 +/- acres located north of 804 Belt Street.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: NORTH OF 804 BELT ST.

Side of Street: NORTH between N. FISHER ST. and N. ALLIS ST.

Quarter: SE/SE Section: 7 Township: 14N Range: 4E

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

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: RM-16

Size of site (square feet and acres): 41,561 / 0.95 Acres Street frontage (feet): 0

Existing Use of the Site: UNDEVELOPED

Character and adequacy of adjoining streets: NONE

Does public water serve the site? NO

If not, how would water service be provided? PLAN TO COMBINE WITH AND EXTEND FROM 804 BELT ST.

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? TIED TO SEWER #02-565 ON PATRICK ST. OR #03-120 ON BELT ST.

Use of adjoining properties:

North VACANT R-1

South MULTI-FAMILY R-3

East SINGLE FAMILY R-1

West ATHLETIC FIELD R-3

Physical characteristics of the site: WOODED LOT

Characteristics of the neighborhood: RESIDENTIAL R-3/R-1

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

REZONING INFORMATION:

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

- (1). How was the property zoned when the current owner purchased it?
R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
RM-16 R-5, CURRENT ZONING RESTRICTS SITE PLANS
- (3). If rezoned, how would the property be developed and used?
TO BE COMBINED WITH 804 BELT LOT WITH DEPLEXES
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
19000-20000 SF COMMERCIAL
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
YES
- (6). How would the proposed rezoning be the public interest and benefit the community?
INCREASED HOUSING
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
SIMILAR SITE PLANS TO SURROUNDING AREA
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
CURRENT ZONING DOESN'T NOT PERMIT DUPLEX OR MULTIFAMILY HOUSING
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
MINIMAL
- (10). How long has the property remained vacant?
UNKNOWN
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
MINIMAL
- (12). If the rezoning is approved, when would development or redevelopment begin?
WITHIN THE APPROVED YEAR
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: Weston Wagner
 Address: 336 Natchez Dr
 City, State: Jonesboro, AR ZIP 72404
 Telephone: 870-926-7994
 Facsimile: _____
 Signature: Weston Wagner

Applicant:

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

Name: _____
 Address: _____
 City, State: _____ ZIP _____
 Telephone: _____
 Facsimile: _____
 Signature: _____

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

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

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

WARRANTY DEED

(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

THAT **Bear Valley Church of Christ d/b/a Bear Valley Bible Institute of Denver**, by its designated officer, duly authorized by proper resolution of its Elders/Board, for and in consideration of the sum of \$21,000.00, and other good and valuable considerations in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto **Wagner Enterprises & Investments LLC**, and unto **its successors** and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

A part of the Southeast Quarter of the Southeast Quarter of Section 7, Township 14 North, Range 4 East, being more particularly described as follows: From the Southeast corner of the Southeast Quarter of the Southeast Quarter of said Section 7; thence South 89°34'30" West 427.00 feet along the South line of the Southeast Quarter of the Southeast Quarter of said Section 7 to a point; thence South 89°34'30" West 116.70 feet to a point; thence North 00°56'10" East 290.00 feet to the point of beginning; thence continue North 00°56'10" East 130.00 feet to a point; thence North 89°34'30" East 319.70 feet to a point; thence South 00°56'10" West 130.00 feet to a point; thence South 89°34'30" West 319.70 feet to the point of beginning proper, containing 0.954 acres, more or less.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

NOTE: NO TITLE SEARCH WAS PERFORMED.

TO HAVE AND TO HOLD the same unto the said **Grantee** and unto **its successors** and assigns forever, with all appurtenances thereunto belonging.

And **Bear Valley Church of Christ d/b/a Bear Valley Bible Institute of Denver**, a corporation, hereby covenants with said **Grantee** that it will forever warrant and defend the title to the said lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of the **grantor** is hereunto fixed by its designated officer this 27th day of April, 2022.

Bear Valley Church of Christ d/b/a Bear Valley Bible Institute of Denver

Dennis Petrillo

Dennis Petrillo, President/authorized signer

ACKNOWLEDGMENT

STATE OF Colorado
COUNTY OF Denver

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person within named **Dennis Petrillo**, to me personally well known, who stated he is the President/authorized signer of **Bear Valley Church of Christ d/b/a Bear Valley Bible Institute of Denver**, and is duly authorized in his capacity to execute the foregoing instrument for and in the name and behalf of said Grantor, and further stated and acknowledged that he had signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF I have hereunto set my hand and official seal this 27 day of April, 2022.

My Commission Expires:
February 01, 2024

[Signature]
Notary Public

WILLIAM T MILLER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164004227
MY COMMISSION EXPIRES FEBRUARY 1, 2024

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

Buyer: Weston Wagner Address: 336 Natchez Dr.
Jonesboro AR 72464



CITY OF JONESBORO
BZA ADJOINING PROPERTY OWNER NOTIFICATION

The Board of Zoning Adjustment, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, JUNE 14 , 20 22 AT 1:30 P.M.

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

VARIANCE REQUESTED BY: WESTON WAGNER

DATE: 5/12/2022

SUBJECT PROPERTY ADDRESS: NORTH OF AND TO BE JOINED WITH: 804 BELT ST. JONESBORO, AR.

DESCRIPTION OF VARIANCE REQUESTED: EXSITTING ZONED- R-1. PROPOSED TO BE ZONED RM-16.

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

Printed Name of Property Adjacent Owner

(Signature)

Date

Address

Phone

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

Planning Department, 300 S. Church Street, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax (870) 336-3036

7021 2720 0003 1545 0159

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro AR 72401
OFFICIAL USE

Certified Mail Fee	\$3.75	0408
\$		30
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.05	
Total Postage and Fees	\$7.35	05/10/2022

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7021 2720 0003 1545 0142

U.S. Postal Service™
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Jonesboro AR 72401
OFFICIAL USE

Certified Mail Fee	\$3.75	0408
\$		30
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.50	
Total Postage and Fees	\$7.38	05/10/2022

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7021 2720 0003 1545 0128

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Jonesboro AR 72401
OFFICIAL USE

Certified Mail Fee	\$3.75	0408
\$		30
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.05	
Total Postage and Fees	\$7.35	05/10/2022

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7021 2720 0003 1545 0135

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Jonesboro AR 72401
OFFICIAL USE

Certified Mail Fee	\$3.75	0408
\$		30
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.50	
Total Postage and Fees	\$7.38	05/10/2022

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7021 2720 0003 1545 0104

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Jonesboro AR 72401
OFFICIAL USE

Certified Mail Fee	\$3.75	0408
\$		30
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	
Postage	\$0.05	
Total Postage and Fees	\$7.35	05/10/2022

Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

7021 2720 0003 1545 0111

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Jonesboro AR 72401
OFFICIAL USE

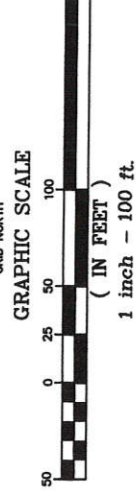
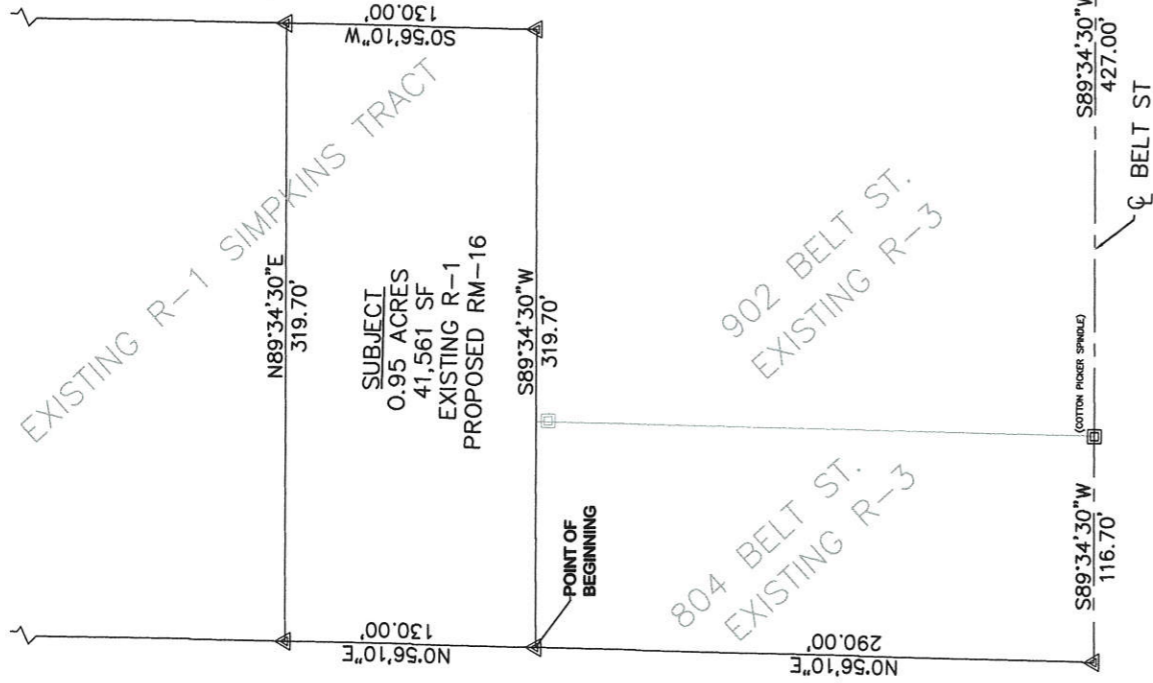
Certified Mail Fee	\$3.75	0408
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Sent To _____
 Street and Apt. No., or PO Box No. _____
 City, State, ZIP+4® _____

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

NOTES

1. CLIENT: WESTON WAGNER
2. BASIS OF BEARING: GPS OBSERVATIONS PER NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
3. S07-T14N-R04E
4. ZONED: R1 -- PROPOSED: RM-16



- LEGEND**
- - FOUND IRON PIN (TYPE)
 - △ - COMPUTED POINT



- REFERENCES**
1. RECORD PLAT: FOR WHITLEY ASSOCIATES. BY: H&S HIME PROF. SURVEYING SERVICES. DATED: 07/12/2013. NAMED: LOT 1 OF NORTHSIDE SUBDIVISION, JONESBORO ARKANSAS, AND THE WEST 117 FEET OF THE SOUTH 110 FEET OF THE EAST 427 FEET OF SECTION 7, T14N, R4E, CRAIGHEAD COUNTY, ARKANSAS. FOUND IN THE OFFICE OF THE CIRCUIT CLERK FOR CRAIGHEAD COUNTY IN JONESBORO, ARKANSAS.
 2. RECORD REZONING PLAT: FOR RANDY SIMPLINS. BY: HIME LAND SURVEYING INC. DATED: 5/17/2005. NAMED: A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUATER OF SECTION 7, T14N, R4E JONESBORO, ARKANSAS.

DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE S89°34'30"W 427.00 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 TO A POINT, CONTINUE THENCE S89°34'30"W 116.70 FEET TO A POINT, THENCE N00°56'10"E 290.00 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE N00°56'10"E 130.00 FEET TO A POINT, THENCE N89°34'30"E 319.70 FEET TO A POINT, THENCE S00°56'10"W 130.00 FEET TO A POINT, THENCE S89°34'30"W 319.70 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 0.95 ACRES, MORE OR LESS.
 SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD.

OWNERS CERTIFICATION

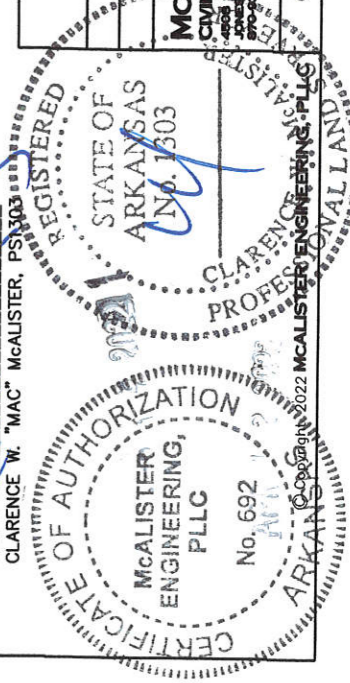
I, WESTON WAGNER, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A CHANGE IN ZONING FROM R-1 TO RM-16 FOR THE PROPERTY SHOWN HEREON.

WESTON WAGNER *Weston Wagner* DATE _____

CERTIFICATION

I HEREBY CERTIFY THAT McALISTER ENGINEERING HAS THIS DATE MADE A BOUNDARY SURVEY OF THE DESCRIBED LANDS IN COMPLIANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS AND THAT ALL PROPERTY LINES AND CORNER MONUMENTS HAVE BEEN CORRECTLY ESTABLISHED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Clarence W. McAlister
 CLARENCE W. "MAC" McALISTER, PS 1303



REZONING PLAT

SOUTHWEST PORTION OF SIMPKINS TRACT			
SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST			
CRAIGHEAD COUNTY, ARKANSAS			
DRAWN BY: DW	CHECKED BY: CM		
SCALE: 1" = 100'			
DATE: 19APR22		FILE: BELTREZONE.DWG	
JOB #: 22113918		SHEET 1/1	
500-14N-04E-07-340-16-1303			

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 22-09: North of 804 Belt Street
Municipal Center - 300 S. Church St.
For Consideration by the MAPC Commission on June 14th, 2022*

REQUEST: To consider a rezoning for one tract of land containing 0.95 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Medium Density District, to “RM-16”, Residential Multifamily 16 Units per Acre

**APPLICANTS/
OWNER:** Weston Wagner, 336 Natchez Drive, Jonesboro, AR 72404

LOCATION: North of 804 Belt Street

**SITE
DESCRIPTION:** **Tract Size:** Approx. 0.95 Acres
Street Frontage: 0
Topography: Predominately Flat
Existing Development: Undeveloped

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single-Family Medium Density District
South	R-3 Multi-Family High Density District
East	R-1 Single-Family Medium Density District
West	R-3 Multi-Family High Density District

HISTORY: Vacant

PHYSICAL CHARACTERISTICS: Wooded Lot

ZONING ANALYSIS:

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

COMPREHENSIVE PLAN LAND USE MAP:

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

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

Moderate Intensity Recommended Use Types Include:

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

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

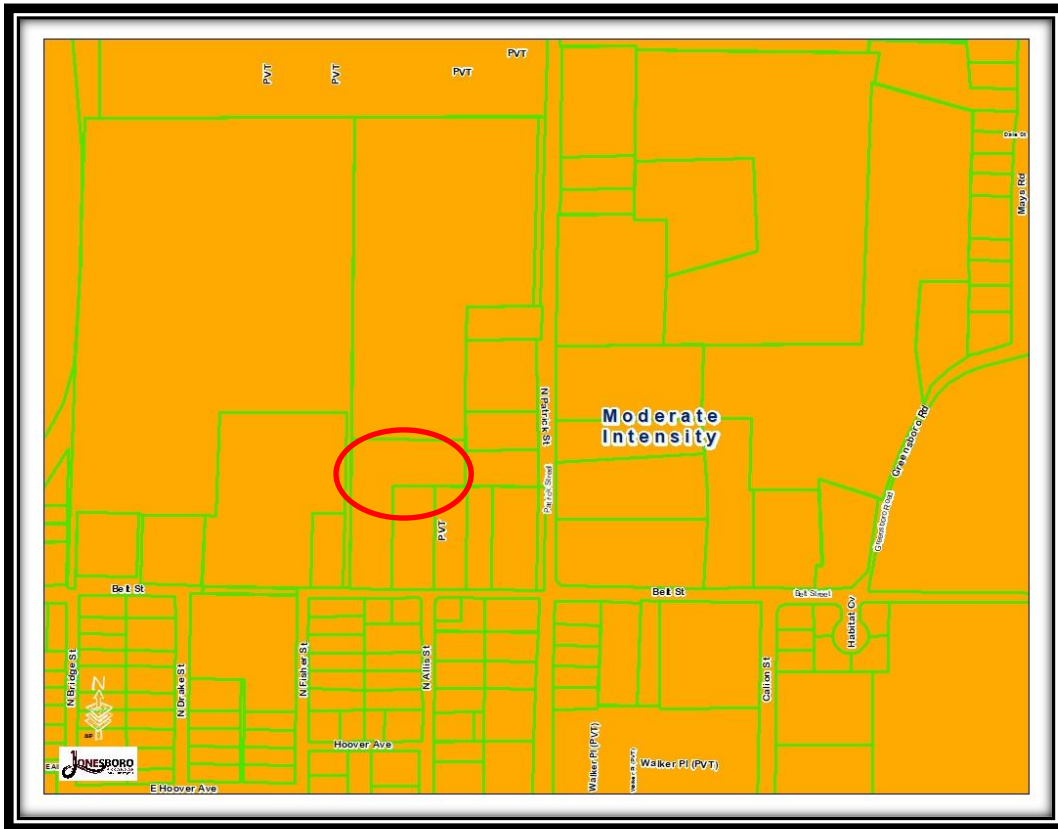
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been

improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development

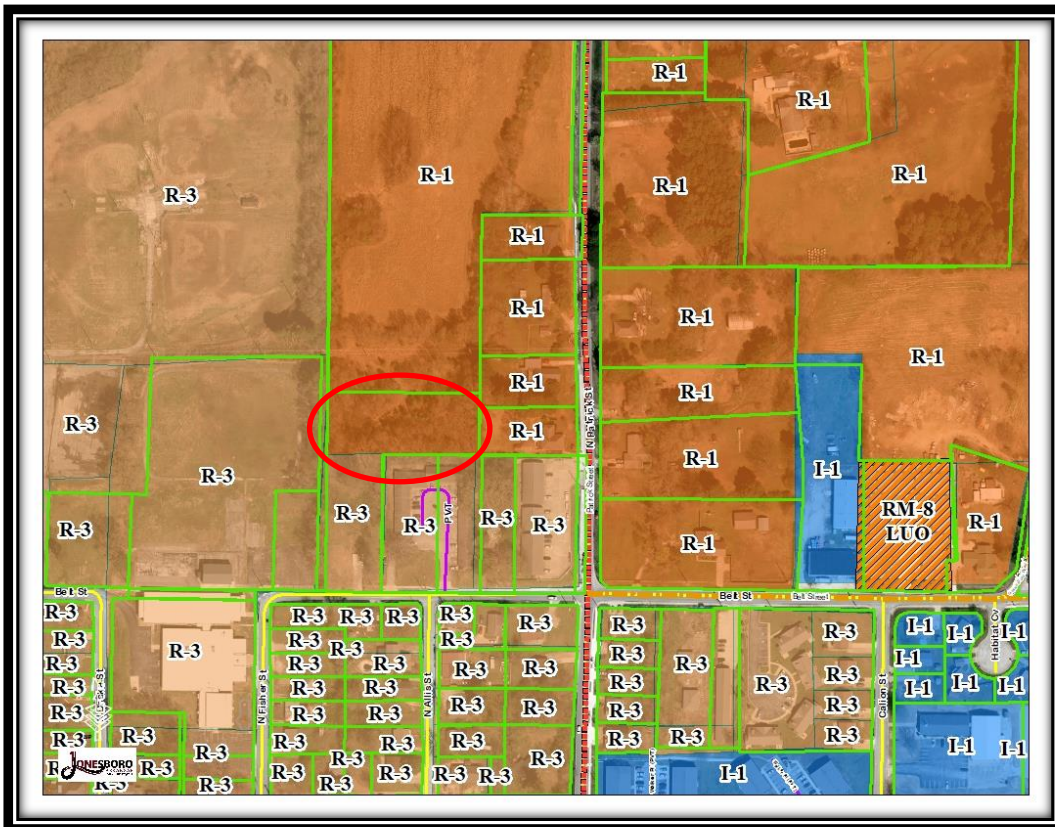
Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)

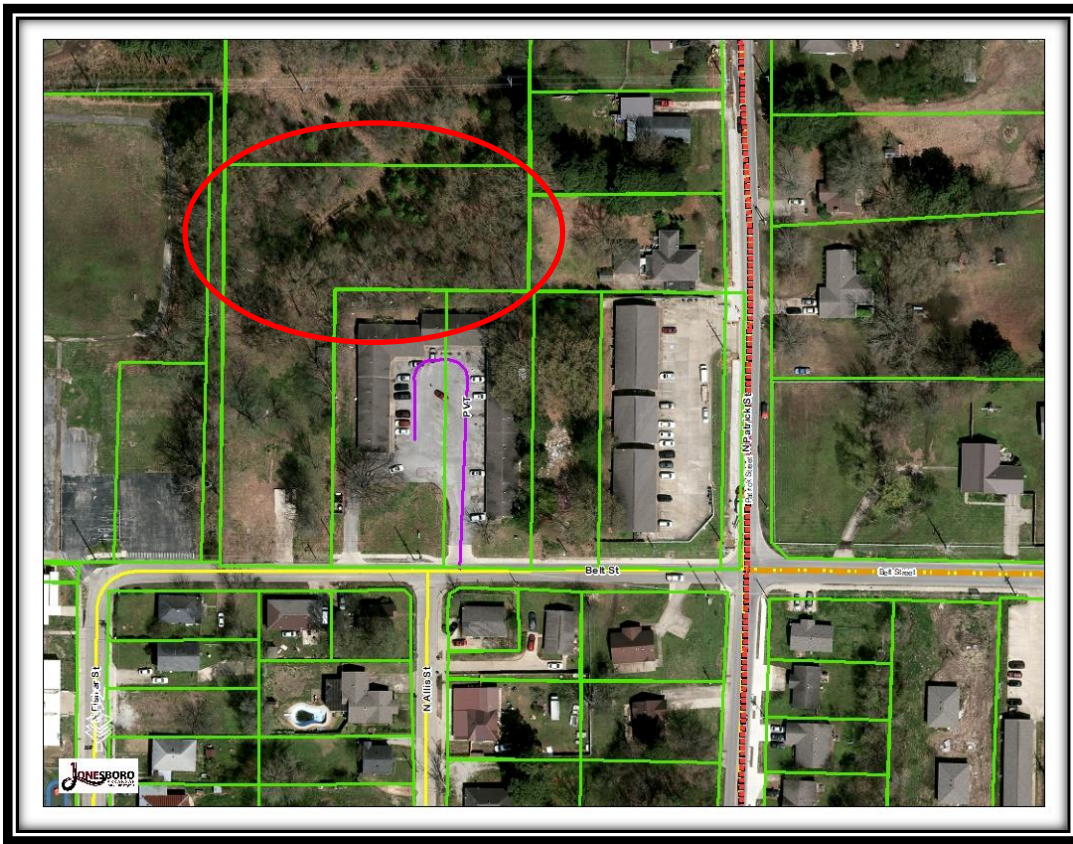




Land Use Plan



Zoning Map



Master Street Plan

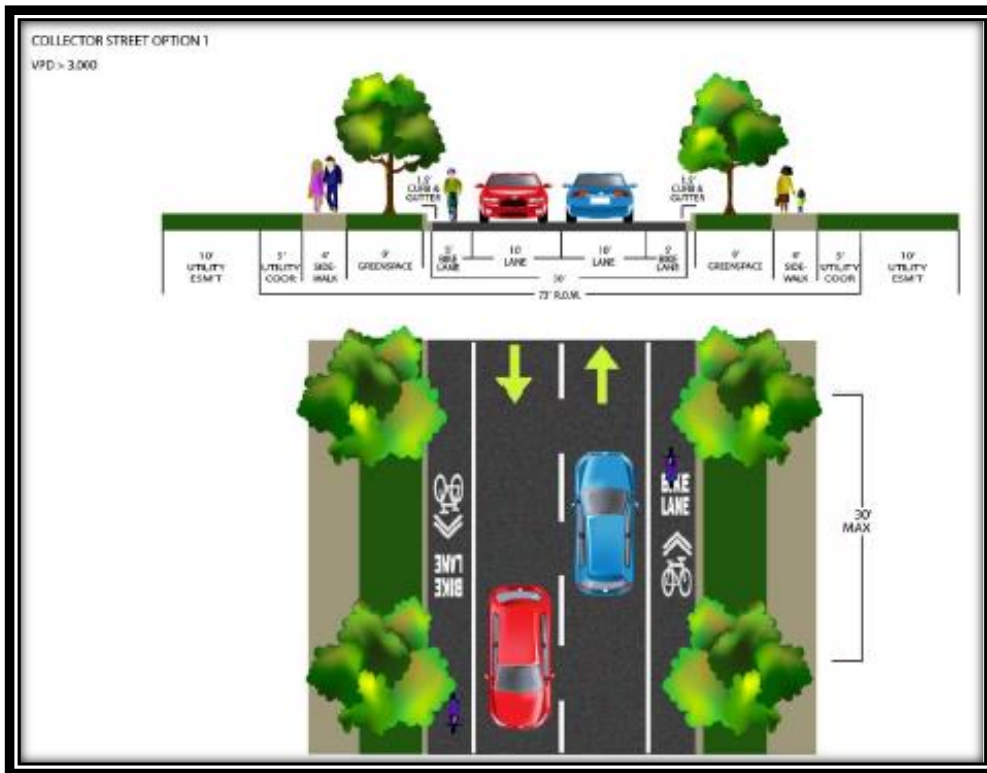
Master Street Plan/Transportation

The subject property is served by Belt Street. The Master Street Plan classifies Belt Street as a Collector. The applicant will be required to adhere to the Master Street Plan recommendations.

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

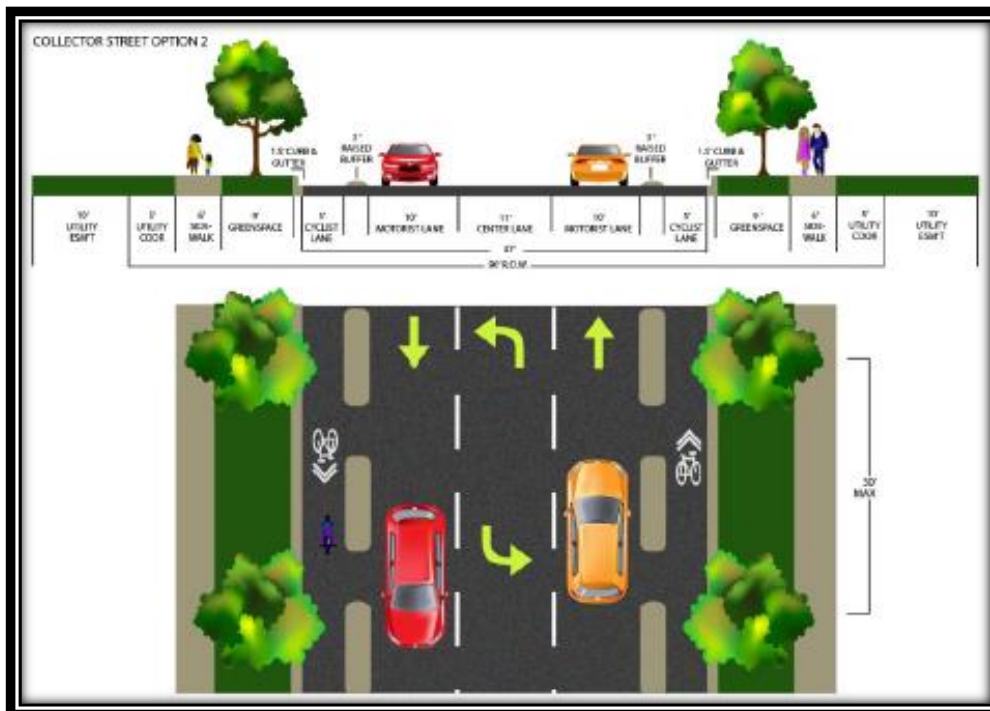
FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter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

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

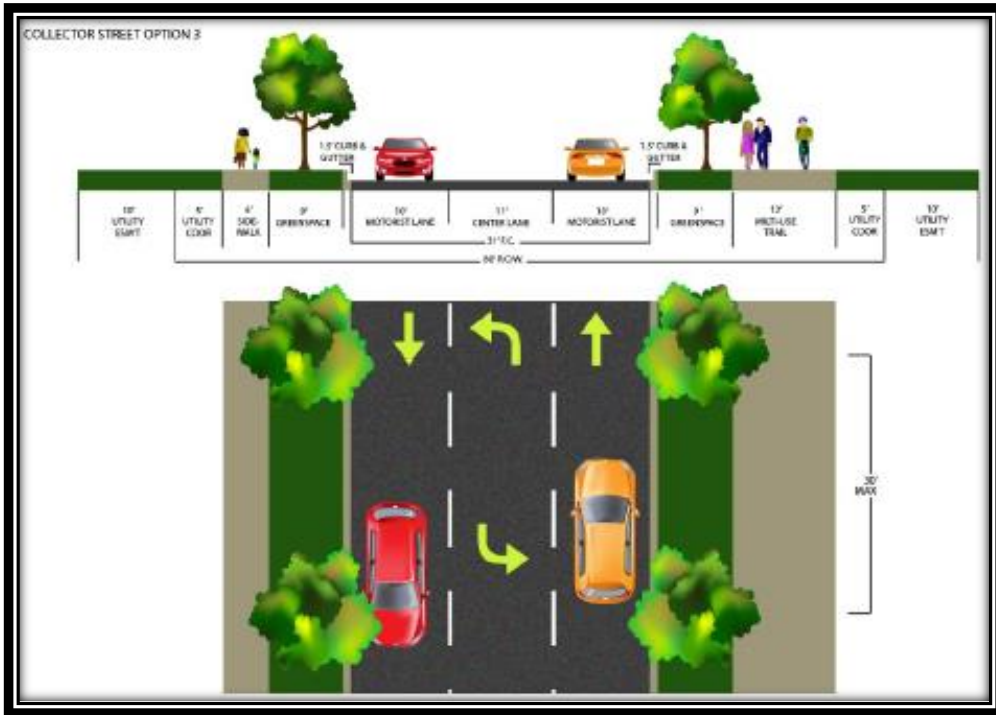


Note: Where VPD is > 3,000 and speed is < 30 mph bike lanes may be utilized.

OTHER COLLECTOR DESIGN OPTIONS:



Note: Where VPD is > 3,000 and speed is \geq 30 mph, three foot wide raised buffers should be used.









Note: Where VPD is > 3,000 or speed is ≥ 35 mph, utilize multi-use trail.



Rezoning Sign Location

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 list.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is not consistent with the Adopted Land Use Plan, which was categorized as Moderate Intensity Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there are multi-family in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property will likely not develop as multi-family. The R-1 Zoning does not allow multi-family.	
(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;	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that residential currently exist in this area.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as an R-1 Single Family Residential District. Located north of 804 Belt Street.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. However, there are already multi-family homes in the surrounding area.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16—Residential Multifamily as follows:

Definition of RM-16 Residential multifamily classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 22-09 a request to rezone property from “R-1” Single-Family Medium Density District, to “RM-16”, Residential Multifamily 16 units per acre, the following conditions are recommended:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements and illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. shall be submitted to the Planning Department prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,

The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ-22-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property “R-1” Single-Family Medium Density District, to “RM-16”, Residential Multifamily 16 units per acre and will be compatible and suitable with the zoning, uses, and character of the surrounding area.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-22-10

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

REZONING: East Johnson Avenue

Hall Premier Development, LLC is requesting a Rezoning from R-1, Single-Family Medium Density District, to C-3, General Commercial District. This Rezoning is for 0.79 +/- acres located at 4913 E. Johnson Ave.

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 5/13/22

Case Number: RZ 22-10

LOCATION:

Site Address: 4913 East Johnson Avenue, Jonesboro, AR 72405

Side of Street: South side of East Johnson Avenue

Quarter: Part of the Northwest Quarter of the Northeast Quarter of Section 11,
Township 14 North, Range 4 East

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

SITE INFORMATION:

Existing Zoning: Residential R-1

Proposed Zoning: Commercial C-3

Size of site (square feet and acres): 34,499 SF; 0.79 Acres

Street Frontage (feet): +/- 125 feet along East ~~Netleton~~ Johnson Avenue

Existing Use of the Site: Currently undeveloped residential land

Character and adequacy of adjoining streets: East Johnson Avenue in this area is currently a four-lane highway with a center left-turn lane, under the jurisdiction of ArDOT, with input from the City of Jonesboro being important in the design of any new access locations. It currently appears to accommodate the traffic needs quite well.

Does public water serve the site? There is an existing 8" water main on the south side of East Johnson Avenue

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? There is an existing sanitary sewer line along the south side of East Johnson Avenue.

If not, how would sewer service be provided? N/A

Use of adjoining properties: **North:** Commercial C-3, LUO and Residential R-1
South: Commercial C-3, and Residential R-1
East: Residential R-1
West: Commercial C-3

Physical Characteristics of the site:

The site shows few signs of prior development, mainly in the form of older structures in need of removal. A local requirement will be to properly address storm water management and detention. There is approximately five feet (5') of fall across the property, primarily in a west / southwest direction.

Characteristics of the neighborhood:

The area is nearly fully developed. There are various medical entities to the west, and this site is not far removed from NEA Baptist Hospital. To the south is Cornerstone United Methodist Church. To the east is a fully developed residential subdivision with larger lots. These lots are primarily served with septic systems because sewer is not available at the time of the development. The proposed development could easily be considered as "quiet" development. The intended use is for a counseling center.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

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

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The desired product does not meet the parameters of the R-1 requirements. Similarly, this parcel is not conducive to residential development. The desired development requires a commercial classification, and C-3 fits with the intended product. Therefore, this request is being made to change the classification to be consistent with the properties to the west.
- (3) **If rezoned, how would the property be developed and used?**
The applicant desires to develop this site as a counseling center, being only one of several locations operated by this owner/developer. The final building configuration has yet to be published until the owner received approval for the rezoning.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
This site has been planned. The preferred layout has been included as a part of the rezoning request. Please refer to that drawing for more information on the proposed development. The development will be consistent with the surrounding development to the west and the proposed use complies with the Overlay District Regulations.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
Yes, this application is consistent with the *Jonesboro Land Use Plan*.

(6) How would the proposed rezoning be the public interest and benefit the community?

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is in very close proximity to developments of a similar nature. The requested classification is a consistent use and density.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is in very close proximity to developments of a similar nature. The requested classification is a consistent use and density.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

The desired product is not a permitted use in the Residential R-1 classification. Therefore, this request is being made to change the classification to be consistent with the adjacent properties to the west.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

This proposed zoning classification should have no detrimental impact on any of the following attributes of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

(10) How long has the property remained vacant?

This property shows no signs of having ever been developed other than a couple of storage structures that appear to be quite old, and in need of removal.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A change in the zoning classification from R-1, to C-3 should have no detrimental impact on any of the following attributes.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

The commencement of construction of is anticipated during 2022, if this rezoning request is approved.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

As of the date of this application, no contact has yet been made with the surrounding owners. They will be notified by certified mail, as is required by the City of Jonesboro.

HALL; EAST JOHNSON AVENUE
REZONING APPLICATION
05/11/2022
PAGE 6 OF 6

- (14) **If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**
This request is not for a Limited Use Overlay.

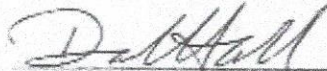
OWNERSHIP INFORMATION:

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

Owner of Record:

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

The owner of the property is:



Hall Premier Development, LLC

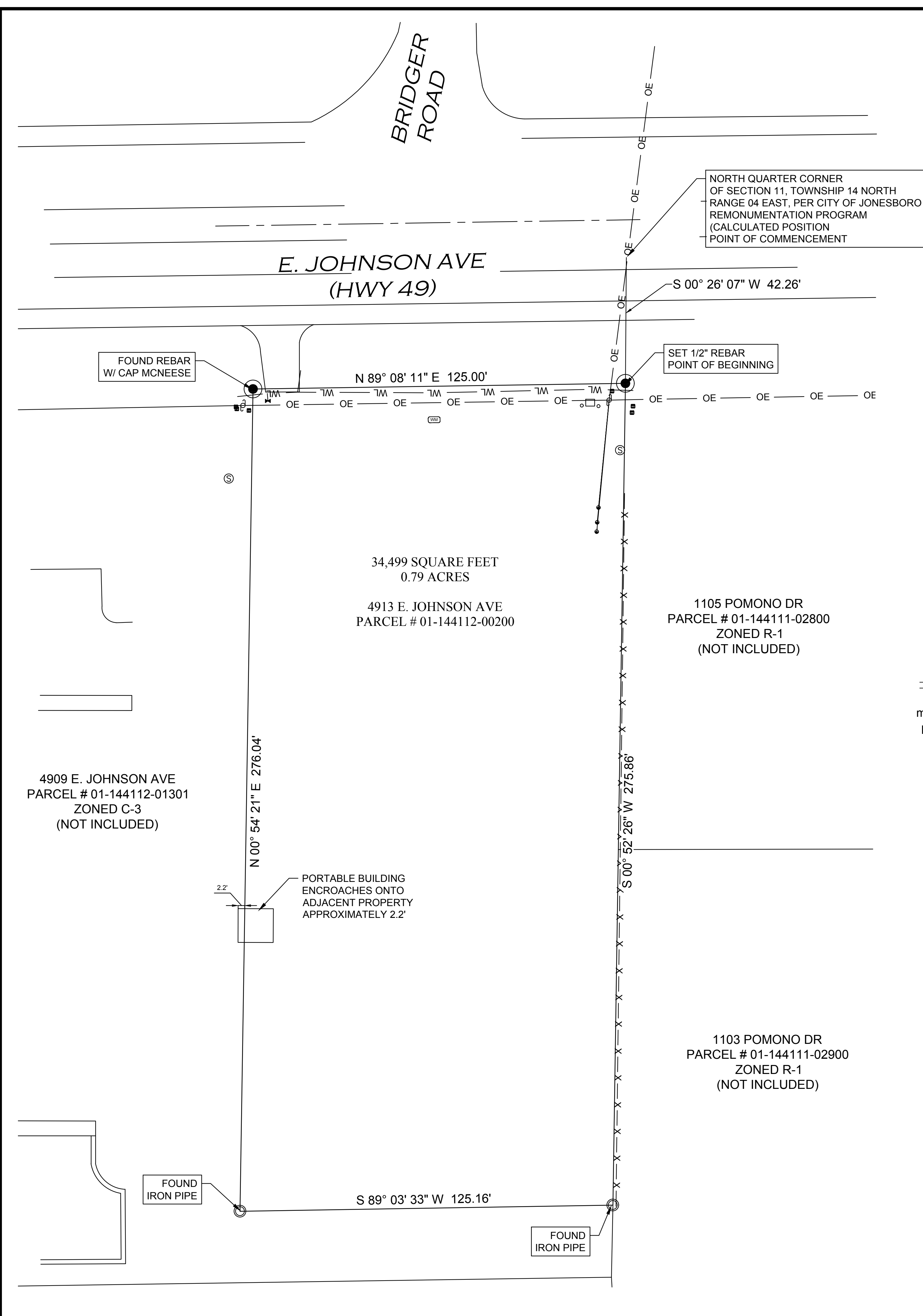
Applicant:

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

The applicant is the proposed buyer of the property for which this request is being made.

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

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.



LEGAL DESCRIPTION (AS SURVEYED):

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 11 THENCE SOUTH 00°26'07" WEST 42.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°52'26" WEST 275.86 FEET; THENCE SOUTH 89°03'33" WEST 125.16 FEET; THENCE NORTH 00°54'21" EAST 276.04 FEET; THENCE NORTH 89°08'11" EAST 125.00 FEET TO THE POINT OF BEGINNING PROPER.

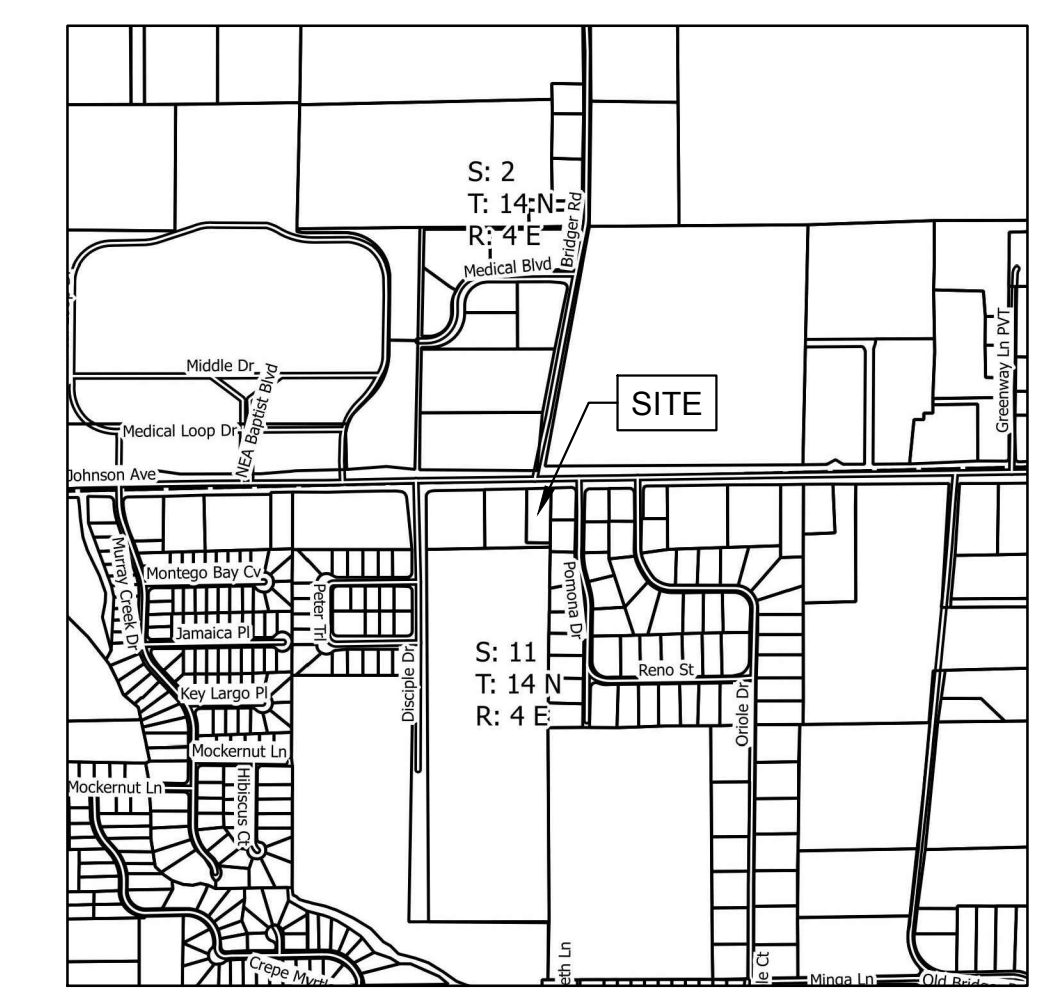
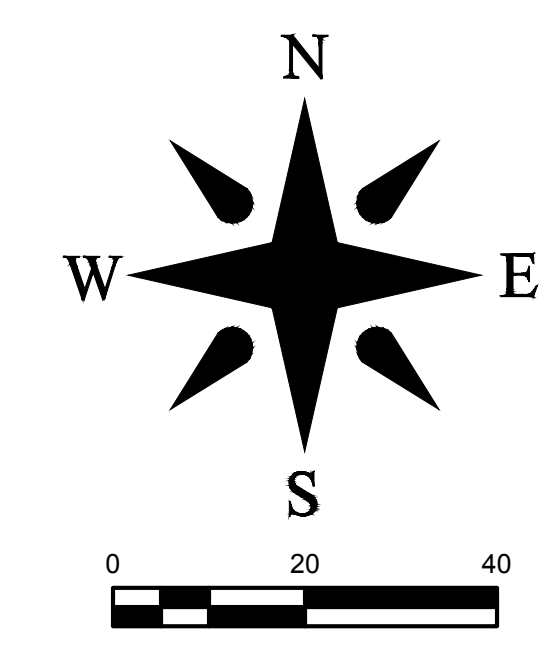
SUBJECT TO ASSESSMENTS, BUILDING LINES, EASEMENTS, MINERAL RESERVATIONS AND/OR CONVEYANCES, RESTRICTIONS, AND ANY OTHER MATTERS OF RECORD OR FACT.

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.

NOTES:

- 1) All bearings are based on Arkansas North State Plane Coordinate system.
- 2) The research completed for this survey includes: Warranty Deed - Document # 2022R-002157 Survey - Book 'H', Page 6.
- 3) All corner monuments set are 1/2" rebar, unless otherwise noted on the plat.
- 4) Owner: Hall Premier Development, LLC
- 5) Flood Plain: This tract does not lie within the 100-yr Flood Plain per Flood Insurance rate map of Craighead Co., AR, and incorporated areas, Community Panel No. 05031C0063C, dated 09-27-91.



Sheet No.	1 of 1
Job No.	CRIAGHEAD
Scale	1" = 20'
Date	04-18-2022
Section	11
Township	14 N
Range	04 E
Drawn By	BW
Checked by	GH

PLANNERS

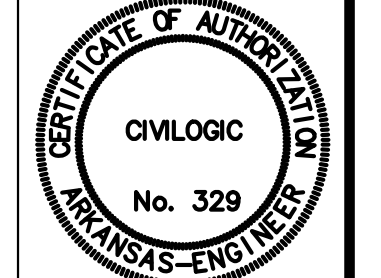
ENGINEERS

Civilogic

203 Southwest Dr., Jonesboro, AR (870) 932-7880 - www.civilogic.net

BOUNDARY SURVEY
4913 E. JOHNSON AVE
SEC. 11, T-14 N-, R-4 E
FOR
HALL PREMIER DEVELOPMENT, LLC

DATE	REV.	DESCRIPTION
04-05-20		



JOB NO.: 121
SHEET NUMBER
1 of 1

PAK MAIL 0487
361 Southwest Dr
JONESBORO, AR 72401
870-931-5151 Store: 487

Shipment-----

USPS First Class Mail
Ship To:
MS. KAREN CURTNER
NETTLETON SCHOOL DISTRICT
3300 ONE PL
JONESBORO, AR 72404-9318
Package ID: 366521 6.56
Tracking #: 9407111108036468282418
Actual wt: 0.03 lbs
Rating wt: 0.06 lbs
Certified [\$5.40]

Shipment-----

USPS First Class Mail
Ship To:
REFUGE CHURCH OF THE ASSEMBLY OF GOD
PO BOX 19187
JONESBORO, AR 72403-6602
Package ID: 366522 6.56
Tracking #: 9407111108036468280148
Actual wt: 0.01 lbs
Rating wt: 0.06 lbs
Certified [\$5.40]

Shipment-----

USPS First Class Mail
Ship To:
MCCALISTER INVESTMENTS LLC
2206 PAULA DR
JONESBORO, AR 72404-8010
Package ID: 366523 6.56
Tracking #: 9407111108036468288809
Actual wt: 0.03 lbs
Rating wt: 0.06 lbs
Certified [\$5.40]

Shipment-----

USPS First Class Mail
Ship To:
PAUL AND NORMA DIANNE CRAIG
1105 POMONA ST
JONESBORO, AR 72405-8467
Package ID: 366527 6.56
Tracking #: 9407111108036468287758
Actual wt: 0.01 lbs
Rating wt: 0.06 lbs
Certified [\$5.40]

Shipment-----

USPS First Class Mail
Ship To:
DAVID TARKINGTON
1104 POMONA ST
JONESBORO, AR 72405-8467
Package ID: 366528 6.56
Tracking #: 9407111108036468287086
Actual wt: 0.01 lbs
Rating wt: 0.06 lbs
Certified [\$5.40]

Shipment-----

USPS First Class Mail
Ship To:
TOMMY JONES
1103 POMONA ST

JONESBORO, AR 72405-8467
 Package ID: 366530 6.56
 Tracking #: 9407111108036468286775
 Actual wt: 0.03 lbs
 Rating wt: 0.06 lbs
 Certified [\$5.40]

Shipment-----
 USPS First Class Mail
 Ship To:
 LARRY OR JOY SELF
 1102 POMONA ST
 JONESBORO, AR 72405-8467
 Package ID: 366531 6.56
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 Actual wt: 0.03 lbs
 Rating wt: 0.06 lbs
 Certified [\$5.40]

VOIDShipment-----
 USPS First Class Mail
 Ship To:
 THOMAS AND STACY MOSLEY
 1101 POMONA ST
 JONESBORO, AR 72405-8467
 Package 0.00
 Actual wt: 0.03 lbs
 Rating wt: 0.06 lbs

Shipment-----
 USPS First Class Mail
 Ship To:
 THOMAS AND STACY MOSLEY
 1101 POMONA ST
 JONESBORO, AR 72405-8467
 Package ID: 366534 6.56
 Tracking #: 9407111108036468281442
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 Rating wt: 0.06 lbs
 Certified [\$5.40]

Shipment-----
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 Ship To:
 GUNN TRUST
 1100 POMONA ST
 JONESBORO, AR 72405-8467
 Package ID: 366535 6.56
 Tracking #: 9407111108036468209927
 Actual wt: 0.03 lbs
 Rating wt: 0.06 lbs
 Certified [\$5.40]

Shipment-----
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 Ship To:
 HUNTINGTON AVENUE UNITED METHODIST CHURCH
 2506 SOUTHWEST CIR
 JONESBORO, AR 72401-5982
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 Rating wt: 0.06 lbs
 Certified [\$5.40]

Shipment-----
 USPS First Class Mail
 Ship To:
 HB MEDICAL HOLDINGS LLC
 2221 HILL PARK CV
 JONESBORO, AR 72401-6251
 Package ID: 366539 6.56
 Tracking #: 9407111108036468203772
 Actual wt: 0.03 lbs

Rating wt: 0.06 lbs
Certified [\$5.40]

SUBTOTAL	72.16
TAX	0.00
TOTAL	72.16
TEND Visa	72.16

Total shipments: 12
GEORGE HAMMAN: CIVIOLOGIC
#150608 05/11/2022
Workstation: 24 - Aux-1 04:56 PM
CCTran# af5091ac-ac5a-47a3-9957-5cae7ed85d3a

Signature_____

Thank you for your business

TRACK YOUR PACKAGE AT:
WESHIPJONESBORO.COM



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 22-10 4913 East Johnson Ave
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on June 14th, 2022

REQUEST: To consider a rezoning of one tract of land containing 0.79 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “C-3” General Commercial District.

**APPLICANTS/
OWNER:** Hall Premier Development, LLC

LOCATION: 4913 East Johnson Ave.

**SITE
DESCRIPTION:** **Tract Size:** Approx. 0.79 Acres
Street Frontage: 125 ft. along East Johnson Ave
Topography: Predominately flat
Existing Development: Undeveloped

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial LUO & R-1 Single Family Residential
South	C-3 General Commercial & R-1 Single Family Residential
East	R-1 Single Family Residential
West	C-3 General Commercial

HISTORY: No sign of ever being developed.

ZONING ANALYSIS:

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

COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as **High Intensity Growth Sector**. A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

High Intensity Recommended Use Types Include:

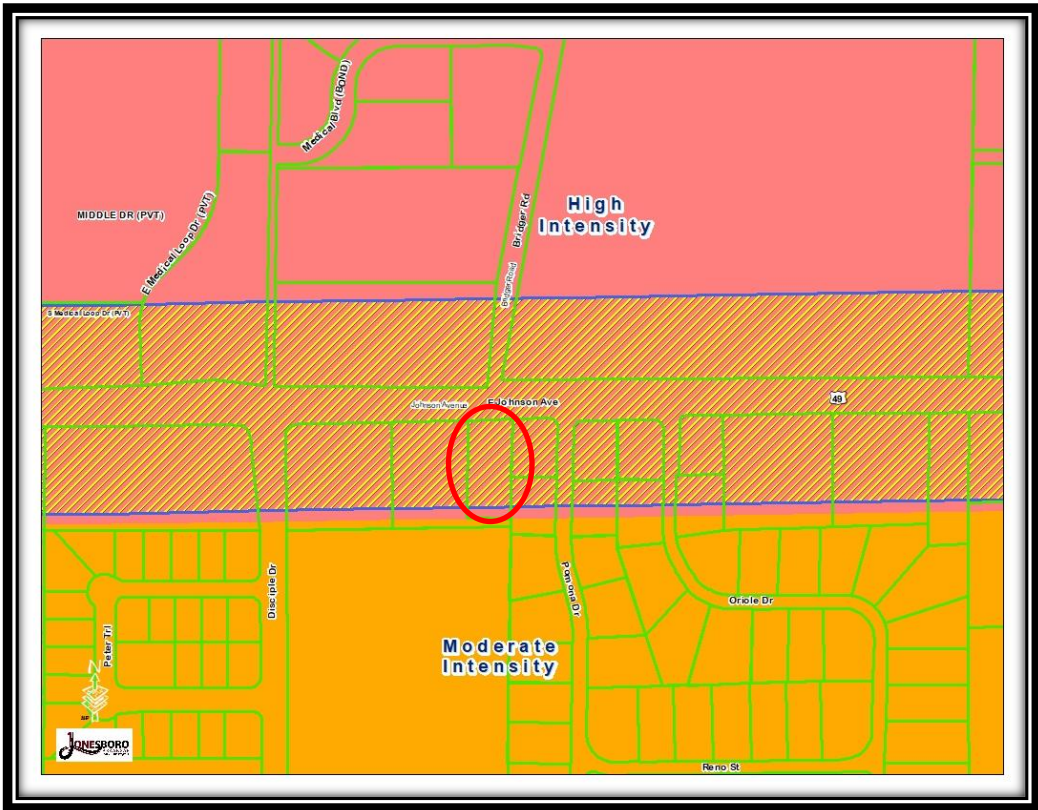
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

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

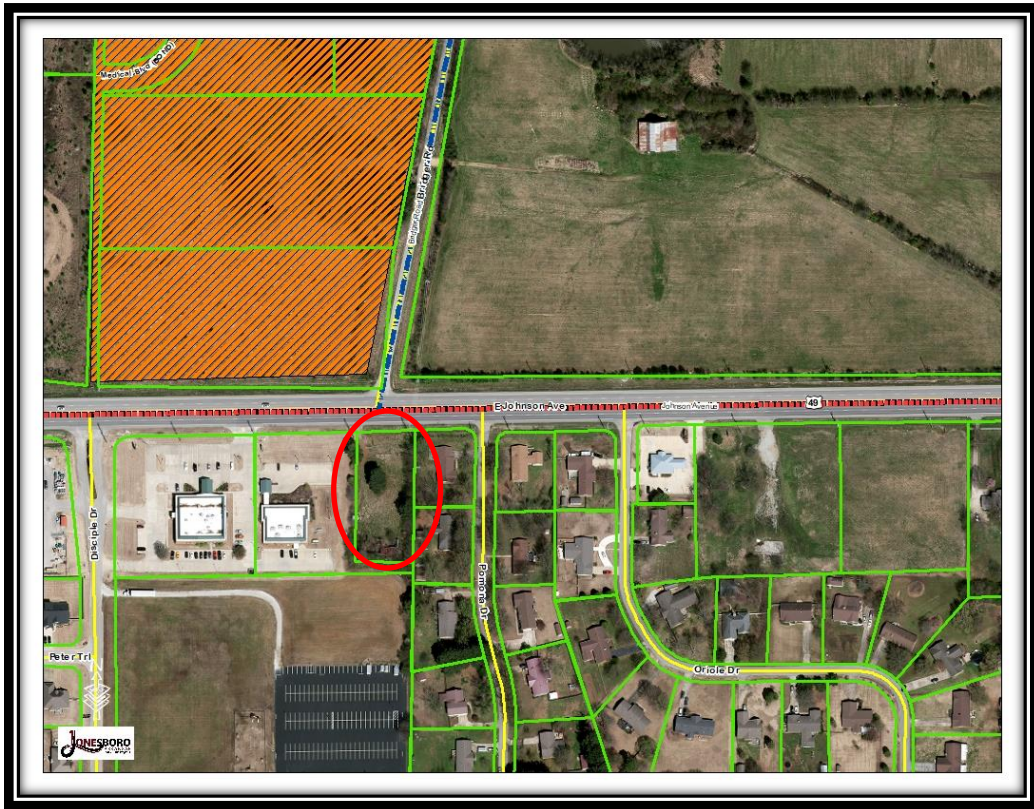
Height: 150 feet

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





Land Use Plan



Master Street Plan

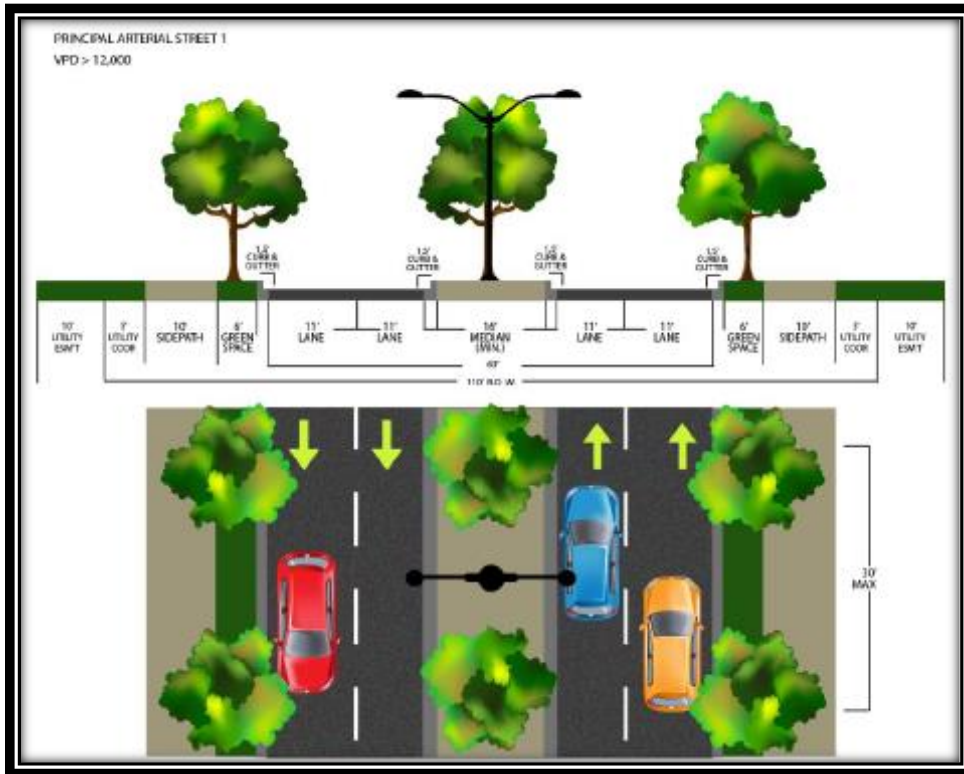
Master Street Plan/Transportation

The subject property is served by East Johnson Avenue. The Master Street Plan classifies East Johnson Avenue as a **Principal Arterial**. The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

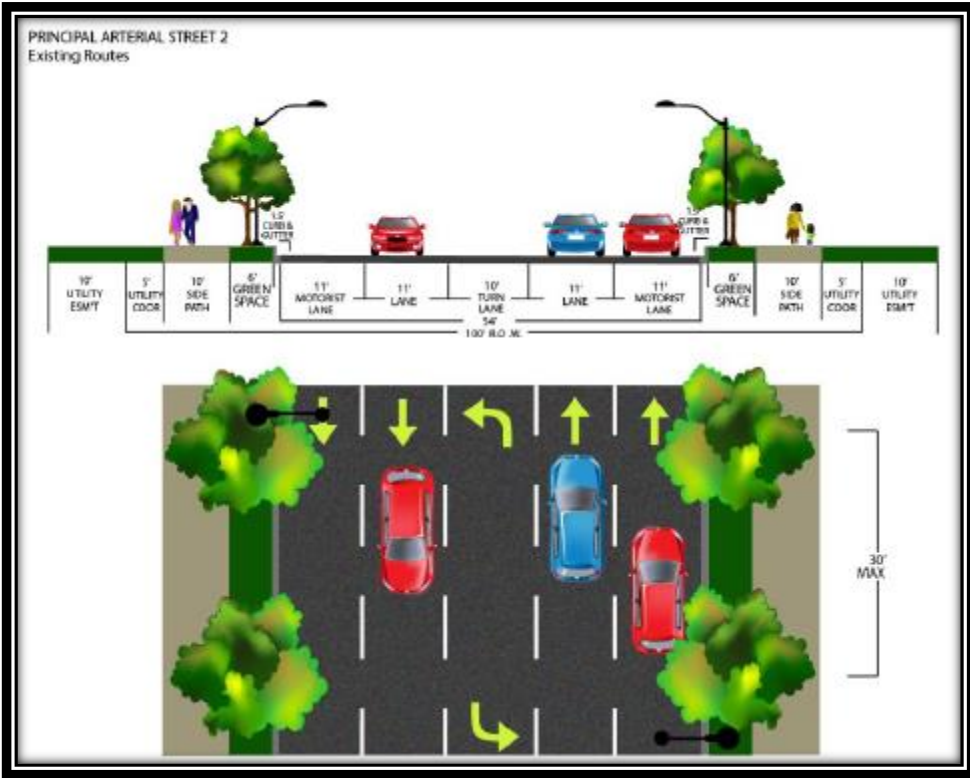
FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

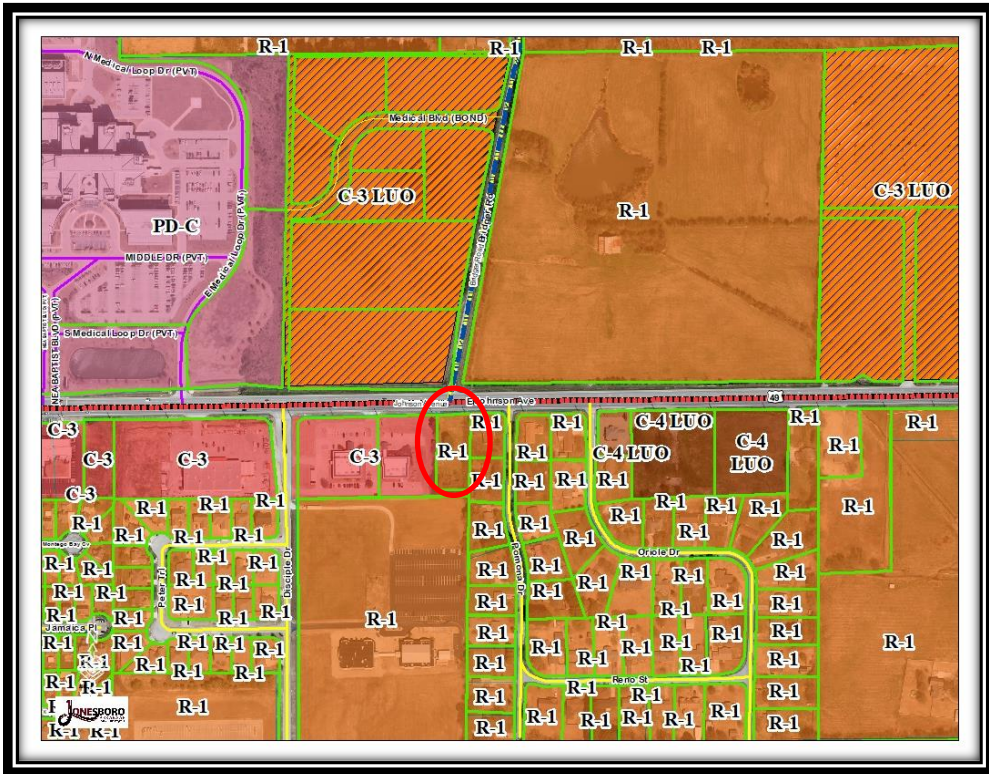
DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Note: Where VPD is >12,000 and speed is ≥ 35 mph principal cross section should be utilized.

OTHER PRINCIPAL ARTERIAL DESIGN OPTION:











Zoning Map



Rezoning Sign Location

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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a High Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this proposed rezoning considering there is C-3 General Commercial Zoning in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property will not develop as anything other than what is on this location now or new house. This is an R-1 Single Family Residential District and only a single family home can be built.	
(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;	No detrimental or adverse impacts are predicted, if proper planning is implemented.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that businesses currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-1 Single Family Residential District. The applicant wants to rezone to C-3 General Commercial. Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

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

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

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 22-10 a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District; the following conditions are recommended:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
2. A final site plan subject to all ordinance requirements and illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. This development shall comply will all Overlay District requirements.

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

Sample Motion:

I move that we place Case: RZ 22-10 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-22-11

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

REZONING: East Nettleton Avenue

Easton Agricultural, LLLP is requesting a Rezoning from R-1, Single-Family Medium Density District, to C-3, General Commercial District. This Rezoning is for 3.00 +/- acres located at 5459 E. Nettleton Ave.

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 5/13/22

Case Number: RZ 22-11

LOCATION:

Site Address: 5459 East Nettleton Avenue, Jonesboro, AR 72404

Side of Street: Southwest side of East Nettleton Avenue

Quarter: Part of the Southwest Quarter of the Northeast Quarter of Section 35,
Township 14 North, Range 4 East

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

SITE INFORMATION:

Existing Zoning: Residential R-1

Proposed Zoning: Commercial C-3

Size of site (square feet and acres): 130,680 SF; 3.00 Acres

Street Frontage (feet): +/- 401 feet along East Nettleton Avenue

Existing Use of the Site: Currently undeveloped agricultural land

Character and adequacy of adjoining streets: East Nettleton Avenue in this area is currently a two-lane highway under the jurisdiction of ArDOT, with input from the City of Jonesboro being important in the design of any new access locations. It currently appears to accommodate the traffic needs quite well. It leads to a set of entrance and exit ramps serving I-555.

Does public water serve the site? There is an existing 8" water main on the southwest side of East Nettleton Avenue

If not, how would water service be provided? N/A

BARNES; EAST NETTLETON AVENUE
REZONING APPLICATION
05/09/2022
PAGE 2 OF 6

Does public sanitary sewer serve the site? There is an existing sanitary sewer line along the southwest side of East Nettleton Avenue.

If not, how would sewer service be provided? Per current policies, the existing sanitary sewer line will have to be extended across the frontage of this parcel.

Use of adjoining properties: **North:** Industrial I-1 (Existing communications tower)
South: Residential R-1
East: Railroad and Industrial I-1
West: Planned Development Commercial (PD-C)
(Undeveloped)
Northwest: Planned Development Commercial (PD-C)
(Love's Truck Stop)

Physical Characteristics of the site:

The site shows no signs of any prior development other than the presence of an agricultural well. The site was clearly previously used for row crops. A local requirement will be to properly address storm water management and detention. There is very little topographic relief on this site, and it is void of any large vegetation.

Characteristics of the neighborhood:

Aside from the Love's Truck Stop, this area is surrounded by undeveloped land. There are a few commercial sites to the northwest along Parker Road, and a few smaller developed sites to the southeast along East Nettleton Avenue. The embankment for the railroad makes the land on the opposite side of East Nettleton inaccessible.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

BARNES; EAST NETTLETON AVENUE
REZONING APPLICATION
05/09/2022
PAGE 3 OF 6

REZONING INFORMATION:

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

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 at the time of acquisition.

- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The desired product does not meet the parameters of the R-1 requirements. Similarly, this area is not conducive to residential development or sales. The desired development requires a commercial classification, and C-3 fits with the intended product. Therefore, this request is being made to change the classification to be consistent with the properties to the northwest and southeast.

- (3) **If rezoned, how would the property be developed and used?**
The applicant desires to develop this site as a truck repair facility, being only one of several locations operated by this developer. The final building configuration has yet to be published until the owner received approval for the rezoning.

- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
This site is completely surrounded on all sides by the other Commercial and Industrial Classifications. The development will be consistent with the surrounding development and uses and comply with the Overlay District Regulations.

- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
Yes, this application is consistent with the *Jonesboro Land Use Plan*.

BARNES; EAST NETTLETON AVENUE
REZONING APPLICATION
05/09/2022
PAGE 4 OF 6

(6) How would the proposed rezoning be the public interest and benefit the community?

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the Industrial Classifications and uses. The requested classification is a consistent use and density.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the Industrial classifications and uses.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

The desired product and the *Jonesboro Land Use Plan* designation of “High Density” does not blend well with the current zoning classification of R-1. Therefore, this request is being made to change the classification to be consistent with the properties to the northwest.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

This proposed zoning classification should have no detrimental impact on any of the following attributes of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

BARNES; EAST NETTLETON AVENUE
REZONING APPLICATION
05/09/2022
PAGE 5 OF 6

(10) How long has the property remained vacant?

This property shows no signs of having ever been developed.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A change in the zoning classification from R-1, to C-3 should have no detrimental impact on any of the following attributes.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

The commencement of construction of is anticipated during the summer of 2022, if this rezoning request is approved.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

The sellers of the land continue to own other parcels in the immediate area. They are obviously in support of this request. As of the date of this application, the only known contact has been with Love's Truck Stop, who, as we understand, is supportive of the proposed rezoning and resulting occupant. The remaining owners have only had the certified mail notifications.

BARNES; EAST NETTLETON AVENUE
REZONING APPLICATION
05/09/2022
PAGE 6 OF 6

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

This request is not for a Limited Use Overlay.

OWNERSHIP INFORMATION:

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

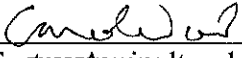
Owner of Record:

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

Applicant:

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

The owner of the property is:

DocuSigned by:

Cameron Wood
Eastern Agricultural, LLLP

The applicant is the proposed buyer of the property for which this request is being made.

Deed: *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

e-Receipt

PAK MAIL 0487
361 Southwest Dr
JONESBORO, AR 72401
870-931-5151 Store: 487

Shipment-----
USPS First Class Mail
Ship To:
DR. KAREN CURTNER SUPERINTENDANT
NETTLETON PUBLIC SCHOOL
3300 ONE PL
JONESBORO, AR 72404-9318
Package ID: 366516 6.56
Tracking #: 9407111108036468283460
Actual Wt: 0.01 lbs
Rating Wt: 0.06 lbs
Certified [\$5.40]

Shipment-----
USPS First Class Mail
Ship To:
EASTON AGRICULTURAL LLLP
6312 MERRELL DR
JONESBORO, AR 72404-6006
Package ID: 366518 6.56
Tracking #: 9407111108036468284146
Actual Wt: 0.03 lbs
Rating Wt: 0.06 lbs
Certified [\$5.40]

Shipment-----
USPS First Class Mail
Ship To:
LOVE'S TRAVEL STOPS AND COUNTRY STORE'S
15 W 6TH ST STE 2400
TULSA, OK 74119-5417
Package ID: 366519 6.56
Tracking #: 9407111108036468285952
Actual Wt: 0.03 lbs
Rating Wt: 0.06 lbs
Certified [\$5.40]

Shipment-----
USPS First Class Mail
Ship To:
CLARA BLALOCK
800 SEQUOIA DR
JONESBORO, AR 72401-6035
Package ID: 366520 6.56
Tracking #: 9407111108036468285341
Actual Wt: 0.03 lbs
Rating Wt: 0.06 lbs
Certified [\$5.40]

SUBTOTAL 26.24
TAX 0.00
TOTAL 26.24
TEND Visa 26.24

Total shipments: 4
GEORGE HAMMAN: CIVILOGIC 05/11/2022 04:38 PM
#150604
Workstation: 24 - Aux-1
CCTran# 6aee0047-a627-4910-9dd2-d047b5556fe2

Signature_____

Thank you for your business

TRACK YOUR PACKAGE AT:
WESHIPJONESBORO.COM

5459 MINOR PLAT

A Minor Plat of the following described lands in Craighead County, Arkansas, to-wit:

LOT 1:

That part of the Southwest Quarter of the Northeast Quarter of Section 35, Township 14 North, Range 4 East, being more particularly described as follows: Beginning at the Northwest corner of said SW1/4 NE1/4, run thence S1°08'W 25.0 feet to the true point of beginning; run thence S1°08'W 238.6 feet; run thence N89°23'E 668.7 feet to the West right of way line of Highway 463; run thence N45°05'W along right of way 334.2 feet; run thence S89°23'W 427.3 feet to the true point of beginning, containing 3.00 acres, more or less, SUBJECT TO a 20-foot utility easement across the East side thereof as described in JB2015R-009412, a 15-foot easement as platted for a irrigation well and irrigation pipe and any other easements or rights of way of record; ALONG WITH the following described Ingress/Egress/Utility easement: Beginning at the Northwest corner of said SW1/4 NE1/4, run thence S1°08'W 25.0 feet to the true point of beginning; run thence N89°23'E 427.3 feet to the West right of way line of Highway 463; run thence N45°05'W along right of way 37.7 feet to a found pipe; run thence S89°07'W 400.1 feet to the true point of beginning.

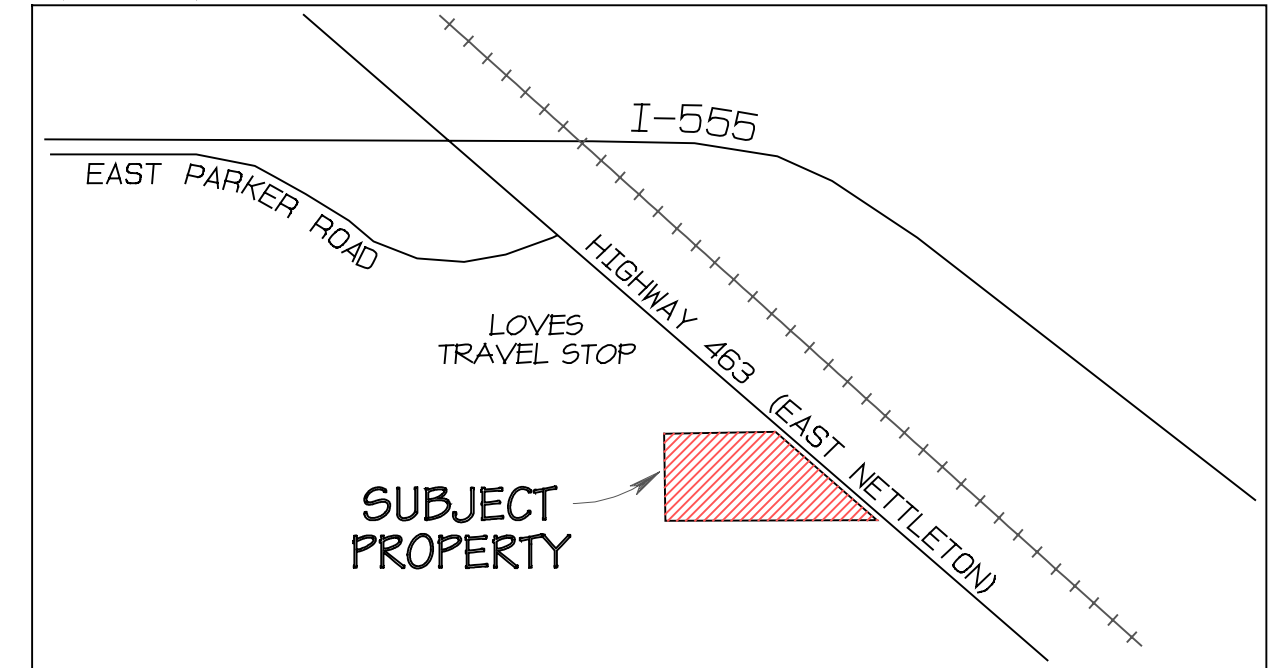
Notes:

- 1.) Bearings and distances based on Arkansas State Plane Coordinates, North Zone Grid (0301), North American Datum 1983.
- 2.) Improvements are as shown.

Dated: April 26, 2022

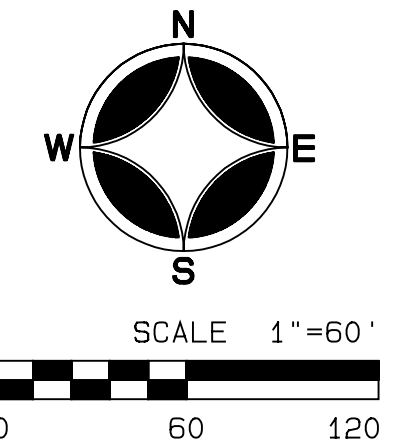
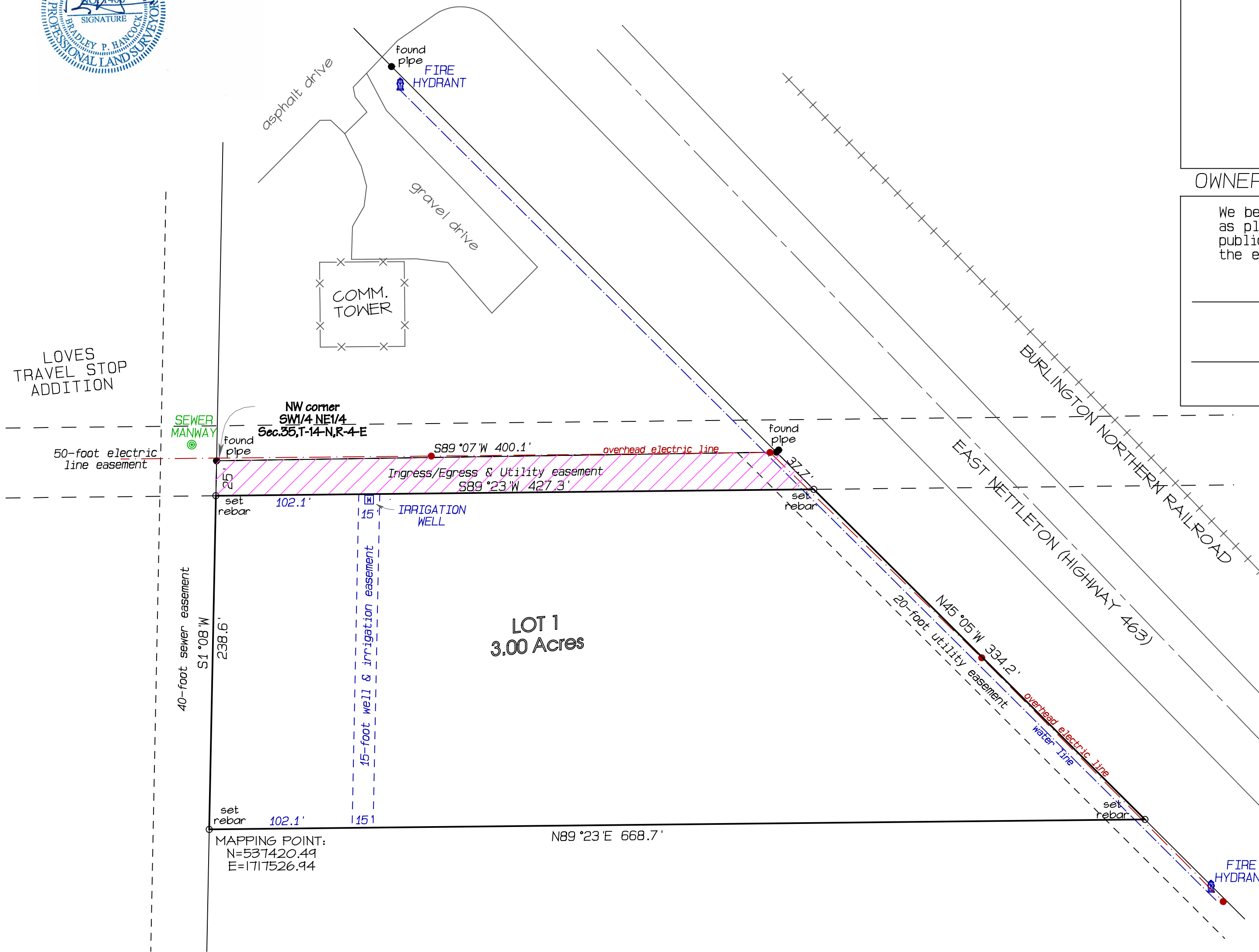


VICINITY MAP: not to scale



OWNERS CERTIFICATION:

We being the agents do hereby accept the plan of replat as platted and shown hereon, further dedicating any public or private easements and/or rights of way for the express purpose indicated.



MAPPING POINT:
N=537420.49
E=1717526.44

5459 MINOR PLAT	
Bradley P. Hancock Surveying & Mapping PO BOX 1522 Paragould, Arkansas	

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 22-11 5459 East Nettleton Avenue
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on June 14th, 2022

REQUEST: To consider a rezoning of one tract of land containing 3.00 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “C-3” General Commercial District.

**APPLICANTS/
OWNER:** Easton Agricultural, LLLP

LOCATION: 5459 East Nettleton Ave.

**SITE
DESCRIPTION:** **Tract Size:** Approx. 3.00 Acres
Street Frontage: 401 ft. along East Nettleton Ave.
Topography: Predominately flat
Existing Development: Undeveloped/Agricultural

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 Limited Industrial District
South	R-1 Single Family Residential
East	I-1 Limited Industrial District
West	PD-C Commercial Business Planned Development.

HISTORY: No sign of ever being developed.

ZONING ANALYSIS:

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

COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as **High Intensity Growth Sector**. A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

High Intensity Recommended Use Types Include:

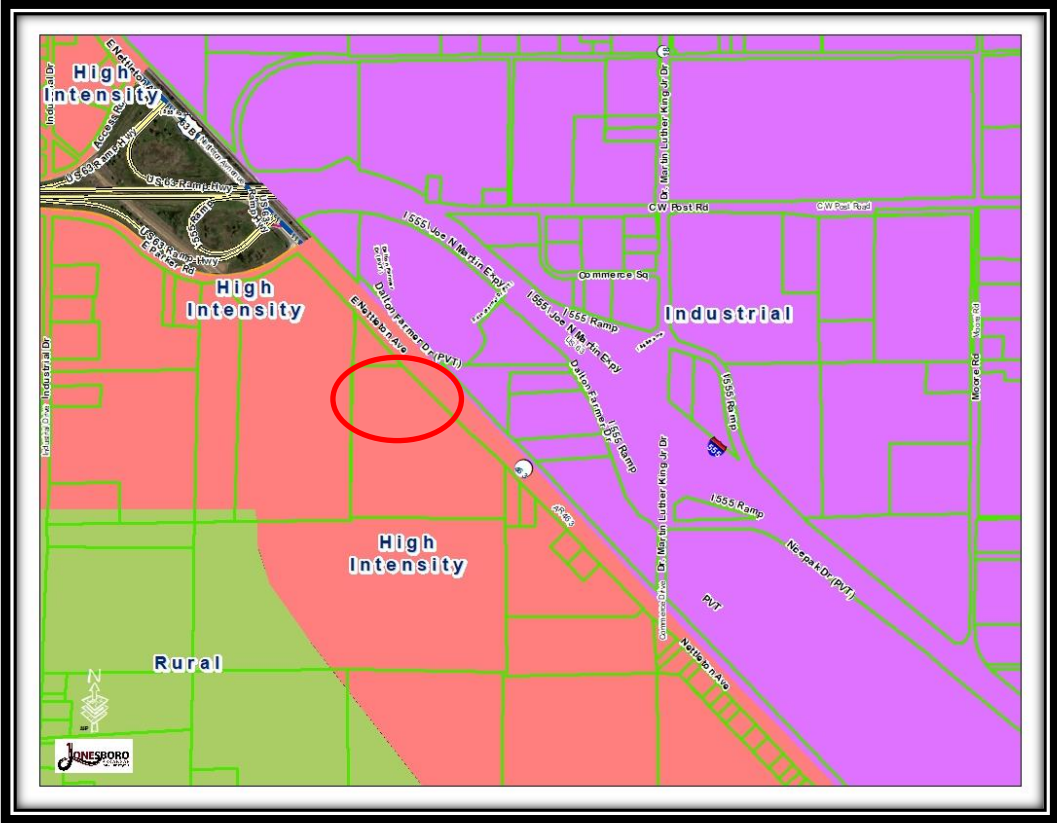
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

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

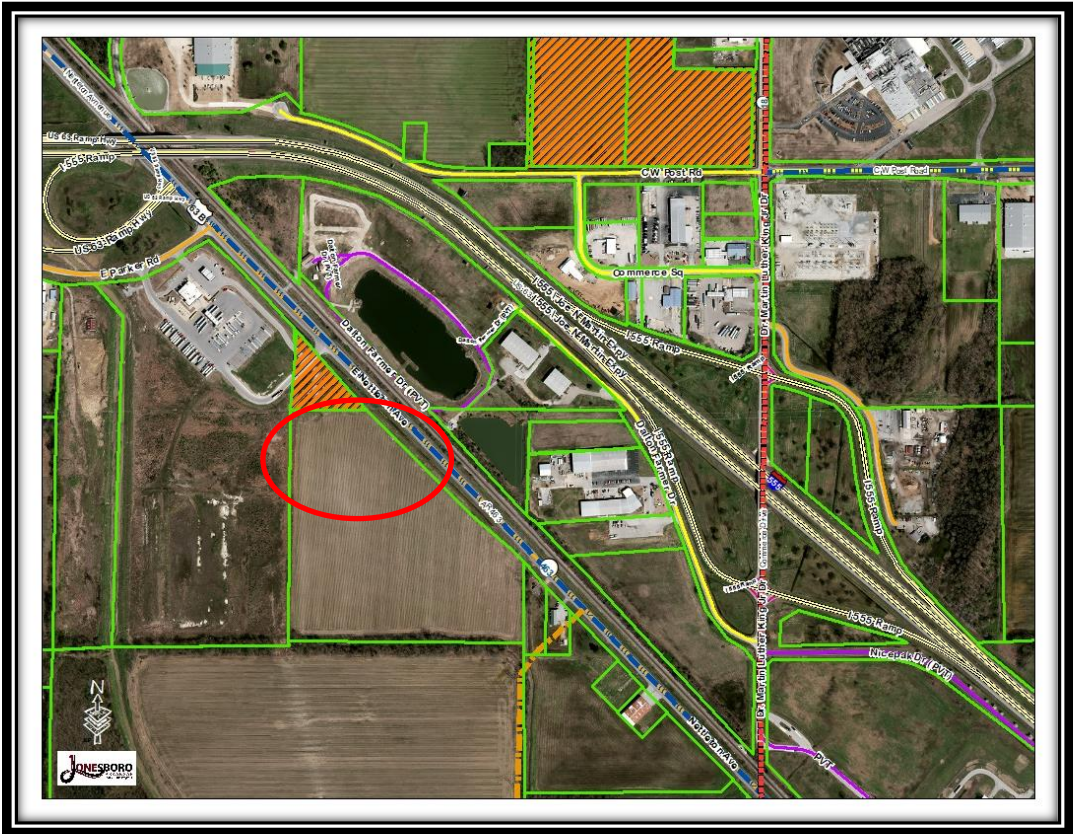
Height: 150 feet

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





Land Use Plan



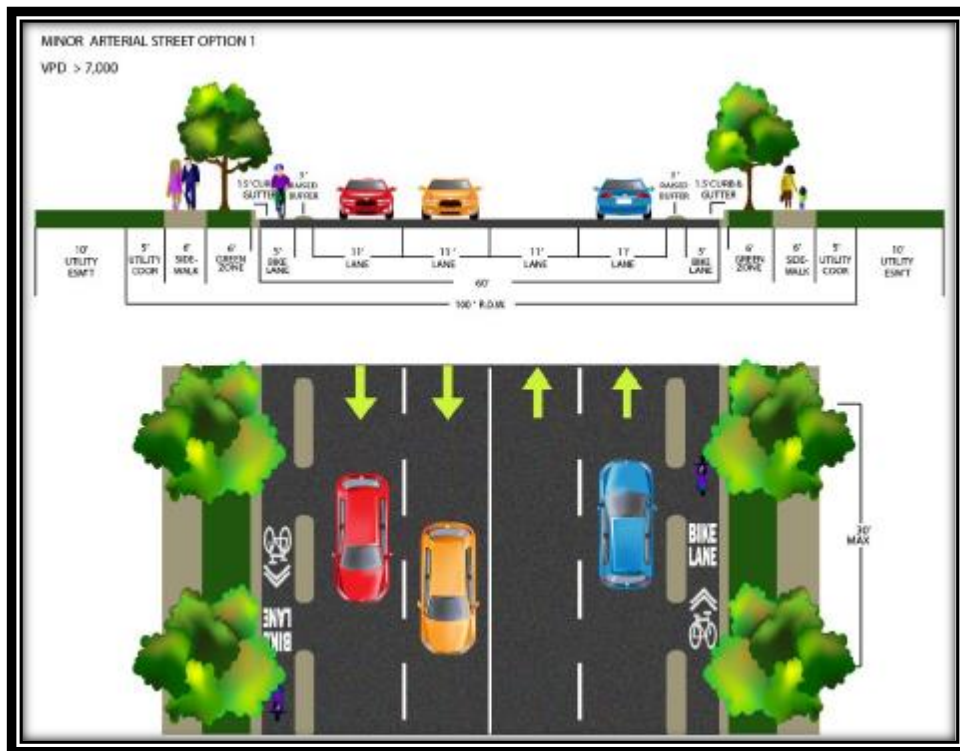
Master Street Plan

Master Street Plan/Transportation

The subject property is served by East Nettleton Avenue. The Master Street Plan classifies East Nettleton Avenue as a **Minor Arterial**. The Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

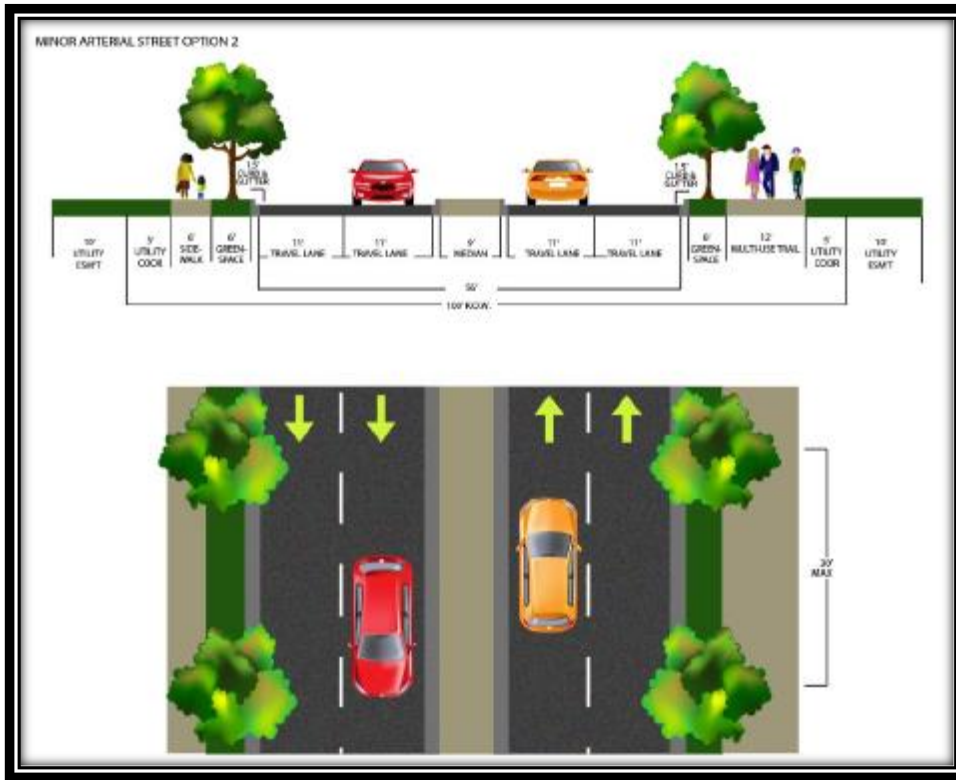
FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

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

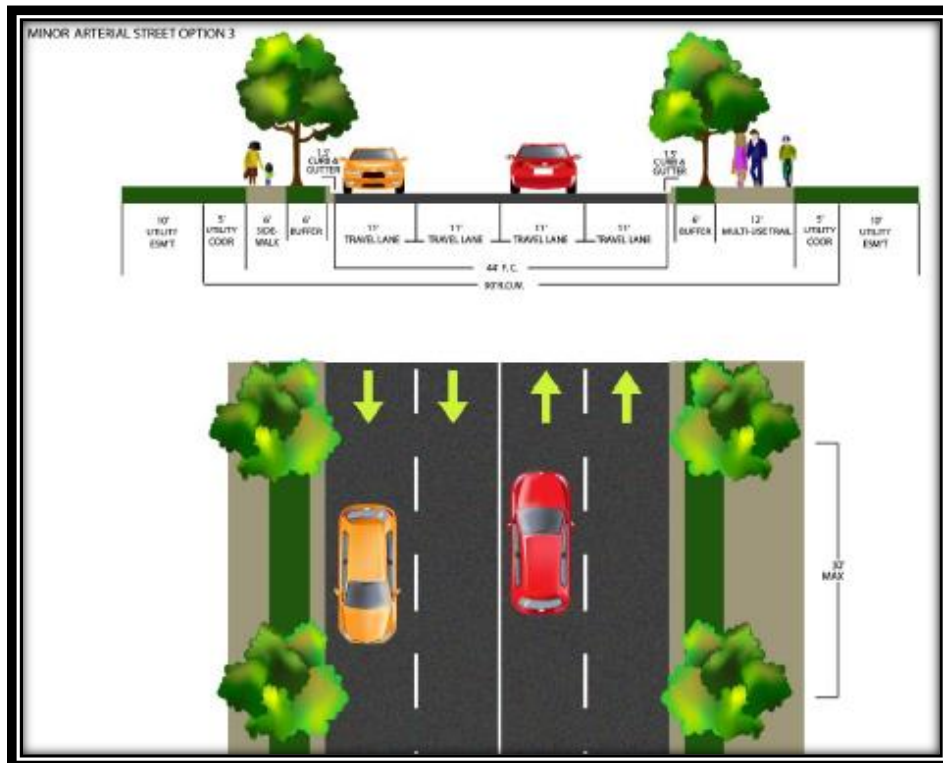


Note: Where VPD is > 7,000 and speed is <35 mph, three foot wide raised buffers should be used.

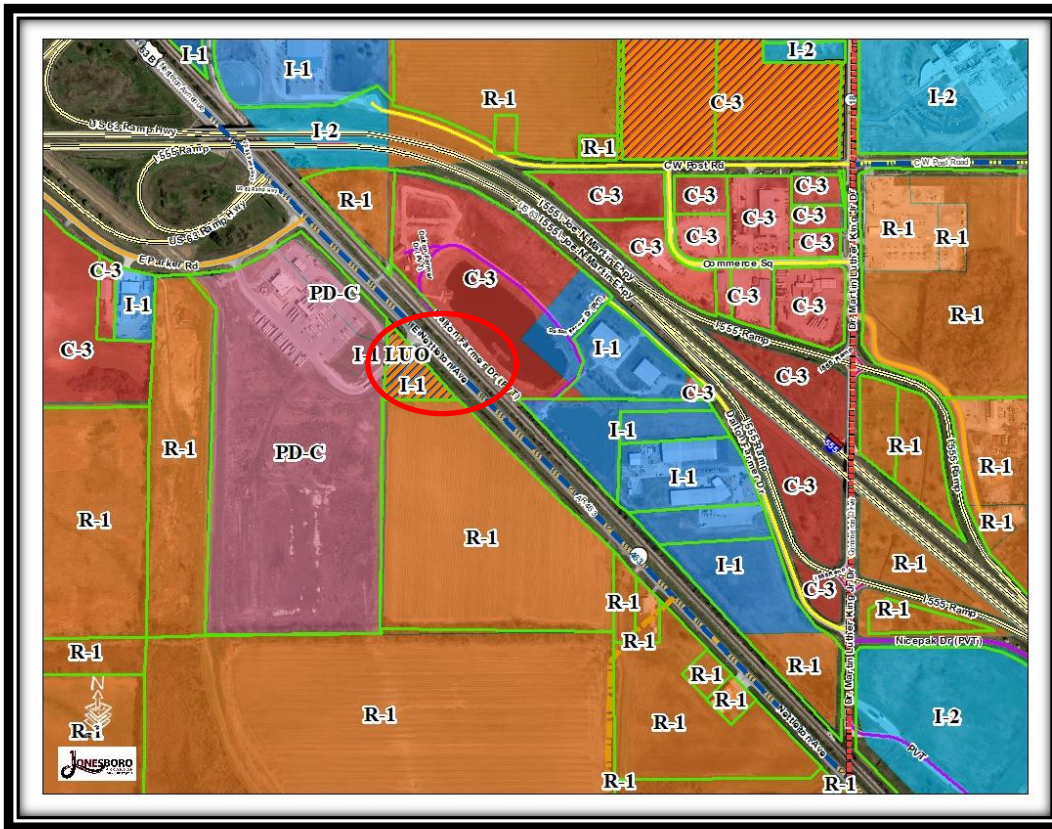
OTHER MINOR ARTERIAL DESIGN OPTIONS:



Note: Where VPD is > 7,000 and speed is ≥ 35 mph, separate bike lanes or a shared path should be utilized.









Note: Where VPD is > 7,000 and speed is ≥ 35 mph, separate bike lanes or a shared path should be utilized.



Zoning Map

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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a High Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this proposed rezoning considering there is C-3 General Commercial Zoning in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property will not develop as anything other than what is on this location now or a new house. This is an R-1 Single Family Residential District and only a single family home can be built.	
(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;	No detrimental or adverse impacts are predicted, if proper planning is implemented.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that businesses currently exist in this area.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as an R-1 Single Family Residential District. The applicant wants to rezone to C-3 General Commercial. Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

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

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

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 22-11 a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District; the following conditions are recommended:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
2. A final site plan subject to all ordinance requirements and illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. This development shall comply will all Overlay District requirements.

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

Sample Motion:

I move that we place Case: RZ 22-11 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.