



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, November 14, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-23:108](#) MINUTES: October 24th 2023

Attachments: [10.24.23 MAPC Minutes](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-12](#) PRELIMINARY SUBDIVISION: Lake Pointe Estates Phase 3

Mark Morris is requesting preliminary subdivision approval for Lake Pointe Estates Phase 3; 22 lots on 11.52 acres. This property adjoins Lake Pointe Lane and is located in the R-1, single family medium density district

Attachments: [Lake Pointe Phase 3 - Prelim Application](#)
[lakepoint ph 3](#)
[Staff Report](#)

6. Final Subdivisions

[PP-23-13](#) FINAL SUBDIVISION: Sarah's Crossing Phase 3

Mark Morris is requesting MAPC final subdivision approval for Sarah's Crossing Phase 3 for 22 lots on 6.94 acres. Located at Creekview Drive, this property is zoned R-1, single family medium density district.

Attachments: [Application for Sarah's Crossing Phase 3 Final](#)
[SARAHCROSSING3_FINAL](#)
[Staff Report](#)

PP-23-14 FINAL SUBDIVISION: Savannah Hills Phase 4

Michael Boggs of Tralan Engineering is requesting MAPC final subdivision approval for Savannah Hills Phase 4 for 6 lots on 2.60 acres. Located at Lazare Drive, this property is zoned R-2, Multi-Family Low Density District.

Attachments: [Savannah Hills Ph-IV](#)
[H20-098 RECORD PLAT SAVANNAH HILLS PH IV](#)
[Staff Report](#)

7. Conditional Use

CU-23-11 CONDITIONAL USE: 3380 Moore

Dennis King is requesting conditional use approval for recreation/entertainment, indoor use at 3380 Moore Road. This property is located within the I-1, limited industrial district.

Attachments: [Application - King](#)
[Certified Mail Receipts](#)
[MOORE RD-3354-SP-1](#)
[Sign Posted](#)
[Staff Summary](#)

8. Rezoning

RZ-23-12 REZONING: 3703 South Culberhouse Street

Michael Daniels is requesting a rezoning from RS-7, single family residential, and C-4, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay, and C-4, neighborhood commercial. This request is for 17.6 acres located at 3703 South Culberhouse Street.

- Attachments:** [New - Rezoning Application](#)
[New - 15 LOT ZONING-EXISTING](#)
[New -15 LOT ZONING-PROPOSED](#)
[New - 15 LOT ZONING-EXISTING EXTENDED](#)
[New - 15 LOT ZONING-PROPOSED EXTENDED](#)
[New - 23901300 RZ #2 PLAT](#)
[New - Exhibit A](#)
[New - Staff Summary](#)
[Rezoning App](#)
[Updated Plat C-4 & C-3 LUO](#)
[Certified Mail](#)
[Deed](#)
[Sign Photos](#)
[Staff Summary](#)

Legislative History

10/24/23	Metropolitan Area Planning Commission	Tabled
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RZ-23-17 REZONING: 604 E. Highland Drive

Horizon Land Surveying is requesting a rezoning from C-4 LUO, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay. This request is for 2.06 acres located at 604 E. Highland Drive.

- Attachments:** [Signed Rezoning application](#)
[Rezoning Questionnaire](#)
[Rez. Cert. Mail Receipts](#)
[H23-095 - Stonebridge - Brickoven Rezoning plat](#)
[Rezoning Signs](#)
[Staff Summary](#)

RZ-23-18

REZONING: 3007 Colony Drive

Brandon Wood is requesting a rezoning from R-1, single family medium density , to C-3, general commercial. This request is for 1.93 acres located at 3007 Colony Drive.

Attachments: [Complete Application](#)
[3007Colony-MailReciepts](#)
[3007Colony-OwnerNotificationList](#)
[NotificationMap](#)
[3007 Colony Dr-Rezoning Plat](#)
[3007Colony Sign Picture](#)
[Deed-Bk597Pg192](#)
[Deed-Bk627Pg31](#)
[Staff Summary](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

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MINUTES: October 24th 2023



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Municipal Center
300 S. Church Street
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Meeting Minutes Metropolitan Area Planning Commission

Tuesday, October 24, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

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

Absent 1 - Kevin Bailey

3. Approval of minutes

[MIN-23:104](#) MINUTES: October 10th, 2023 MAPC Minutes

Attachments: [10.10.23 MAPC Minutes](#)

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

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

Absent: 1 - Kevin Bailey

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-09](#) PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.

Attachments: [Savannah Hills ph 6 Record Plat](#)
[Savannah Hills ph 7 Record Plat](#)
[Savannah Hills, Ph - VI & VII Application](#)
[Letter from Nettleton Public Schools](#)
[Staff Report](#)

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that this matter be Untabled . The motion PASSED with no objections.

Don Parker (Proponent): Good afternoon ladies and gentleman my name is Don Parker and I represent SSP Investments led by Sid Pickle. As commissioner Roberts indicated we are here on a preliminary subdivision approval, for Savannah Hills phases 6 and 7, and you'll see on your screen, that those are there for review. This 2 phases consist of 26.18 acres composed of 65 total lots, and the plan is to build 198 apartment units on this property. You will recall this being a tabled approval, that the application was originally filed on August 17th with all the required documents including the traffic study. You all originally heard this on September the 12th and at the pre-MAPC meeting on September the 11th the day before there were no questions raised, subsequently at your meeting on the 12th there were questions raised about the traffic study, there were a few issues that were addressed by Mr. Nipples and has been resubmitted and according to the pre-planning committee meeting yesterday we understand that all of those issues have been adequately addressed, and from engineering I assume all I's are dotted and T's are crossed. Savannah Hills is located on the old Craig Hills golf course, I know some of you are new the MAPC now and probably do not realize that the golf course was originally zoned R-2. It was brought into the city annex as R-2 property. That allows a development of 12 units per unit of acre, the closest thing we have in our zoning laws is RM-12 would be the most similar zoning. But this is preliminary site approval not rezoning. Currently there are 403 units in the Savannah Hills with 66 under construction with a yielding 469 units, that are already out there. There 198 proposed units in phases 6 and 7, there will be a total of 667 apartment units when this project is fully developed. Under R-2 that could have been 936 units, so Mr. Pickle has reduced the density to begin with on his r-2 property by almost 270 units. Also, there was a letter that was presented and I want to address a couple of things in it as well. Currently there are 18 school age children that reside in Savannah Hills with these additional 198 units if you exacerbate that number out, there should be another 9 or 10 school children that live out there. So, you're looking at 27-28 school children in all of these apartment units. For informational purposes only as I understand 80% of the real estate taxes go to the Nettleton School District that are collected. This past year Savannah Hills donated 260,000 dollars in real estate taxes, when this project is fully developed they will pay approximately 415,000, 80% of which will go the Nettleton School district. When you look at the number of kids verses the money the school district gets it is significantly offset by the real estate taxes. Welcome to take any questions any the commissioners may have.

Lonnie Roberts (Commission): Have a question for Mr. Parker?

Paul Ford (Commission): What is the source of information for the number of kids that are going school? Is that just based on what the applicants place on their applications?

Don Parker (Proponent): Based on their application the number of students that are required ages, that's anywhere from, unless their home schooled, Pre-K thru 12.

Lonnie Roberts: Anything else?

Don Parker: We would appreciate your approval of the preliminary site plan. Thank you.

Lonnie Roberts: Monica will you be representing the City's Staff comments?

Monica Percy (City Planner): Yes, so we have reviewed this item and it does meet all of our requirements for preliminary subdivision approval, we also have received that revised traffic study, so we would recommend approval.

Lonnie Roberts: I'm going to open up for commissioner discussion, I don't

want to motion just yet, I do have one request from the public to ask a question so take it away, questions, comments?

Paul Ford: When we did this last time, one of the questions I had was whether or not the school buses could turn around in the circles in the cul-de-sacs, and more importantly could they turn around in the cul-de-sac if people parked in the cul-de-sac which I find that is pretty consistent with human behavior to not always be in their carport or their driveway, but in the cul-de-sac, so can the school bus turn around? Or a firetruck?

Michael Bogs (Proponent Engineer): Michael Bogs with Trailer and Engineering, this development when it's in its final design all the parking is designed to be off-street parking, the developments will have their own parking lots, everything inside for them to park inside, so there will be no parking on the streets. Right now the school bus drives down Craighead forest road, it drops off at Bekah, right there on Craighead forest road it never drives up into the development to start with. They drop everybody off at the intersection of Bekah and Craighead forest road. But if they did drive up in here, if they just drive up and down the cul-de-sacs and stay on the main part of road, the longest distance a kid would have to walk is about 330 feet cause that's the longest cul-de-sac and that's the one that runs north up in phase 7. But the cul-de-sacs are designed to meet the fire code, so they're there for the school buses to be able to make the same turns, the streets are designed per city requirements to meet all those standards. They are more than adequate to handle the bus traffic.

Lonnie Roberts: While Mr. Bog is up there does anybody have any other questions? Commissioners? Comments, discussion? Okay, I had a request for the public, anyone in the public would you like to come up? Ms. Patti? And what we're trying to do you know we're deciding on this plan tonight so we're trying to keep our comments specifically related to-

Patti Lack (Opposed): Absolutely, and I know that yesterday you said that as long as we maintain it to different comments, we have 3 people that would like to speak on that and make it 5 minutes, so I hope we have that opportunity to-

Lonnie Roberts: Can you keep it specifically to the site plan though?

Patti Lack: Correct, correct.

Lonnie Roberts: Alright, who wants to go first? Please state your name for the record sir.

Tony McCloy (Opposed): My name is Tony McCloy I live on 1010 Russel Hill. In regards to the traffic flow. My concern is the traffic study is saying something different than what's actually happening there, because our little road has become a major thoroughfare from all the traffic leaving and coming from those apartments in and out of our road so my concern is they may be skewed in some way or another because they're already saying that the traffic flow is acceptable but it's really not and second of all the amount of traffic and the amount of the added apartments that have already occurred has caused numerous issues with crime and so with the increased density of the people in the area, my concern is the denser the population the crime goes up. So, as a landowner near these apartments this is my biggest concern.

Lonnie Roberts: Alright, thank you would anyone like to speak regarding the traffic study? I know it's been approved by the city and we have the traffic engineer here to prepare the report.

Mark Nichols (Proponent Traffic): Yes sir, Mark Nichols, I'm the associate engineer of Peter's Associates. We take detailed traffic counts from the site. We know exactly how many vehicles with the existing units that travel north on Makala (?) about 70% of those actually take Brownstone, 30% take Russell hill, the capacity at Brownstone is really about 50% after the total full build out, so

there's really not a capacity at the intersection of Harrisburg and Brownstone, as far as traffic pulling out and delays, they're within acceptable ranges. Will more traffic travel north with these units? Yes, around 60% actually end up going north through Brownstone and Russel Hill with the new units because it's the shortest distance. And they really experience very little delay at Brownstone right now.

Lonnie Roberts: Okay, thanks for your response. Yes sir?

Monroe Pointer (Commission): While he's standing there.

Lonnie Roberts: We have a question for you Mark.

Monroe Pointer: Does your traffic study show any stop lights or anything additional going in or?

Mark Nichols: No we looked at a four way stop at Craighead forest road and Harrisburg, it does not meet the warrants for that, even lowered for the speed limit and that was within a 5 year projected number, so we're really not anticipating, it's nowhere close to needing warrants for stop signs or a traffic signal at this time or within 5 years expiating the growth rate of 1.6% on Harrisburg Road. No more traffic control was recommended, than what was out there.

Monroe Pointer: This is a follow-up question to that, was your traffic study done according to existing traffic, or was it anticipating the traffic that was going in with that property?

Mark Nichols: Absolutely, we looked at the existing conditions and the projected conditions we also added in 5 years of growth. We looked at the growth rate on Harrisburg road added that to those numbers as well, and that's really our final analysis based on that. So it's really a worst case scenario and again we're showing just over 50% capacity at Brownstone, so there's still 48% capacity for new cars even after full build out, so there's sufficient capacity on the existing roadway network.

Lonnie Roberts: Thanks for your comments, yes sir would you like to ask a question next? Please state your name for the record sir.

Courtney Orsby (Opposed): Courtney Orsby (inaudible) at Russel Hill 1014, our street is very narrow and we talked about this about 2 years about something getting done about it. With the traffic coming in and out, you normally have to get on the side of the road for the traffic. With the traffic study that I heard, I believe to my knowledge is not true, because I live on that street, there is a lot of traffic that comes in and out of Savannah Hills, with that being said they came out and repaved the road. That was done in July and the agreement was to re-pave the road and put down speed tables, we have not seen speed tables. And with that being said the traffic is still coming through, and with adding more apartments that's going to be more traffic. So, if somebody would come out there and do a real traffic study, you will see for yourself, that traffic that comes through Russel hill. There's a ton of traffic and with kids being out there, you got people coming through doing 50 and over they don't care. There's no respect for the small neighborhood or the small street.

Lonnie Roberts: Thanks for your comments, yes ma'am

Patti Lack: It's Patti Lack, 4108 Forest Hill road, and that picture right there is one that we took and it is true what Courtney just said that the city council said back in 2018 realized that there was a problem with the traffic in the street and traffic coming out of the apartment building at that time. That was in 2018, these people in the neighborhood spoke a couple years ago, and all they got was a paved street. Now they're requesting to have more apartments compound even more so, that being said, several years ago, I knew that there was gonna have to be another exit entrance on this property for fire and safety, so I got ahead of the game and we had petitions signed, these petitions were

for people saying that they didn't want to have an exit onto Foresthill road from these apartments. I have 511 of them, will the petitions matter? I don't know. Yesterday I asked at the MAPC meeting, how many exit entrances is there needed? I was told that there's two required, but that doesn't mean they can't have a 3rd one. I am going to assume that there is going to be an exit on Foresthill road one of these days after these complexes are done. My situation is that they have really ruined Russell drive, and what they're gonna do is they're gonna hit Foresthill road and we're gonna become just like them, and get all that traffic. So when we think of it, is that Foresthill road and Harrisburg road is gonna get a traffic signal, when you start putting together all the piece of the puzzle of how we're developing this area, there must have been a reason for it, and I don't know whether Craig Light is in this room right now, but I remember Craig a couple years ago he said, I sold my house out there Patti because I knew what was happening to that neighborhood, I wish I would have done the same thing. I wish I would have sold my house when he did. Right now in this room I'd like that the people who are here who are opposed, right now to the road coming through Foresthill road and for temporarily the 260 apartments not to be built right now, I would like them to stand, to show you the opposition. Thank you

Lonnie Roberts: Thanks for your comments.

Pattie Lack: I'm going to go through this really quick, this is packet, that I want to talk about real quick with you, and I'm going to talk about what we're concerned about too, are the trees on that property, I don't know if you all went out there, I sent an email, but you have to look at all those trees that are remaining on that property, if these 260 units are built, all those trees will be no longer existing, in that packet that I have for you, it says the tree facts, what are the benefits of having trees in our world these days, it talks about health, energy, reducing crime, and increase of property too. The next one is from the Jonesboro Sun on September 15th they said that the federal government is spending 1 Billion dollars to plant new trees. What are we gonna do on this property out on Savannah Hills? They're gonna tear every single one of those down. I was sent this tree ordinance we do have a tree ordinance in Jonesboro, this is Savannah, Georgia this is their tree ordinance that they have it's amazing. But what I want to show you, this right here, the bottom picture is that on this property there was two significant trees that the developer decided to put dirt around them and it actually killed the trees, I took a picture of this before, right now they are no longer standing cause they got torn down. The top picture there those are the trees, and you have to look at those trees some of those trees over 100 years old and in order to do this project, he's going to tear down every single one of those trees and that's on Crowley's ridge. The next sheet in your packet, I know developers are required to do a tree survey and report. From what I understand it cost a lot of money because they have to go out there and count every single tree on that piece of property, measure the size of it and what kind of tree it is. I have asked for years to get that copy of the tree survey, I have never gotten it. Until, 2 weeks ago. This sheet of paper you have right here, this is what they call Savannah Hills tree report, this doesn't tell how many trees have been taken down and how many trees have to be put up. So, when they say all the T's have been crossed and I's have been dotted. They haven't, they haven't followed the tree ordinance. We don't know how many trees have been taken down, but we know if they get all these properties, every single one of those trees on Crowley's Ridge is gonna be torn down. On September 25th there's an organization in Jonesboro called Keep Jonesboro Beautiful, I called them and I wrote them a letter to come out and support us to keep some of those trees on that property. I heard silence from

them, but the chairman of that committee Beverley Parker back in 2019 spoke about how Crowley's Ridge needed the trees the beautification, it was going out to the park, but I have heard nothing from her.

Lonnie Roberts: Ms. Pattie you got about 1 more minute.

Patti Lack: Okay, my understanding is that they're trying to push 40% of the property should be green space, but if this property is developed than it will probably be about 2% green space. That last page, I copied and pasted what this will look like. Look how many units are on there and they say that's going to be two to one entrances and that one entrance that they have up at Makala and Russel we know, is a bad entrance. So, 30 seconds what we are asking all of you, as citizens is that we know that we can't ask Mr. Pickle or Mr. Parker to stop any of this development. What we're requesting for you all to do is to vote no today on the preliminary plan for phase 6 and 7. Let them go ahead and complete phase 5 which they're doing right now. Let ARDot go ahead and fix the intersections of Harrisburg and Parker, Southwest drive, and Parker which they're going to do at the same time early next year from my understanding. Let the street that's going to go through Southern Hills come through. We talked about that yesterday, which way the traffic is going to go? Is it going to go left or right because they're not going to improve Parker road. There's actually going to be condos right across the street on Craighead Forest Road. We don't know how many but there's going to be condos right across the street from the entrance of these apartments. Rix the road on Russell drive because we know there's a problem now and if we keep on compounding that problem, then it's going to get worse. The letter that you guys got from Nettleton Schools. I have to tell you,

Lonnie Roberts: Patti your time is about up.

Patti Lack: Well, I hope you guys vote no to doing this because we're talking about the safety and the welfare of our kids right now and we need to fix the area first and then let them build it. That's our request. So, thank you very much.

Lonnie Roberts: Thank you for your comment. Is there someone else who wanted to talk? I got time for about one more comment. Yes sir, please state your name for the record.

Harry Pottyfatt (Opposed): I'm Harry Pottyfatt. I've leased the pasture directly south of the entrance to this subdivision for over 10 years. From Harrisburg Road past the cemetery that Craighead forest road meets the city's minimum standards of width. It has somewhere between no shoulders on the south side to maybe a foot and a half. Over the 10 years that I was there, if you have a flat tire, you cannot get off of the road on either side. Maybe now in the driveway where they're going in, but there's no shoulder on either side of that road, from the only egress in and out. To Harrisburg Road and I think that is a safety factor because things like a flat tire are minimum of what you could have and when you do, there's nobody that can move but one way and if it's more than that, it's a real problem and I thank you for your time.

Lonnie Roberts: Thanks for your comments. Yes sir, would you like to speak to some of these questions?

Michael Bogs (Proponent Engineer): Can you pull up the plats for, this here is these plats represent the final design, of how we're wanting to go with this. After these are approved to go to construction, there was talk at one time, of there being a road to Forest hill road, but with the development, there is no road to Forest Hill Road. What is shown is what it will be. There's two entrances to the south of Craighead Forest Road and one entrance to the top. So, there's three access points to this development. As far as the trees are concerned, you got the tree plan up there, I forget what page it is but it's after

the Plats after the notes section.

Lonnie Roberts: While we're looking for that Commissioner, do you have any specific questions at this point?

Off-screen: What's your response to they're going to take down significant trees and replace them?

Michael Bogs: That's what I'm working on.

Monica Pearcy (City Planner): I don't know if I have the full set of plans.

Michael Bogs: Okay well, we had a survey done. Our surveyor went out and surveyed the trees and measured the trees. You have to measure the diameter of the tree four foot off for a significant tree, a significant tree is 18 inches or more. Of those, when you develop, if you remove more than five trees, in the construction area or within the limits of that you have to replace with one tree. No matter how significant you have to replace it with one. So, I think there's like somewhere around a 160 to 180 trees somewhere near up and I got the number up there. It should be on the top of the screen. At the top of the page where it says how many trees have been removed, and how many trees are being replaced but that's just the dealing with the trees that is going to be taken out to build a subdivision. Once we get to the site plan phase of this, each site plan going to be going. You'll have to add a tree and shrub for every thousand square foot of property space, so were adding trees back to it. So if the lot's 14,400 square feet, there's 14 trees or shrubs that's going to be added back. For the 25% off, 25% of those plants have to be trees. There's going to be four trees or so that's going to be added back on top of that. For each lot that's going to be out there. If it's 14,000 whatever it may be, if someone's 7,000 it'll be 7 trees and shrubs. There will be trees that's planted back. Yes, they will be smaller trees but they will be growing back in a development. What was the other comment?

Lonnie Roberts (Commission): While you're thinking about that. Michael, did the engineering department look at the tree plan? Have you reviewed the tree plan?

Michael Morris (City Engineer): I didn't look at that plan, I don't look at the tree plans.

Lonnie Roberts: Go ahead

Michael Bogs (Proponent Engineer): I think that's pretty much covers most of our comments that she had on that but there will be some landscaping. This will not be just a site that's just ran wild, that's taken off and there will be trees-

Lonnie Roberts: You have the detail on the site plan level as opposed to-

Michael Bogs: There will be details as far as the trees and how things are to be planned out there, but we'll have to add the trees back during the site plan phase, to make all that work.

Lonnie Roberts: Okay, Commissioner have any questions while he's up here? Ms. Patty did you need to elaborate on something?

Patti Lack: I do, I just want to say two things on that. I asked for years to see that tree study, and the plan, and the survey. I called Michael and Craig Light and I called Derrel on a regular basis because I heard those trees were coming down. I asked for that study. I asked for that report and you can see what I finally got after all that time. I have not seen anything and I don't understand why. What Michael is saying is that you're going to tear down all those trees that have been there for years. You're going to take away the wildlife home of all those deer and everything from there and that's Crowley Ridge that we pride ourselves as Jonesboro having and they're going to cut down those trees. There has to be a certain amount of green space that they keep on that and they're going to cut down those tree and to put a little 29.99 plant from Home Depot and it's not even going to be the size, when our grandkids grow up. I

think that is completely misleading to the citizens of what is happening and I never got that report, never.

Lonnie Roberts: Did you have a question?

Selena Rithmeyer (Opposed): Selena Rithmeyer, 4102 Forest Hill Road. All I'm asking is that you wait to make the decision, I don't why it has to be made tonight based on a traffic study that's projected into the future. Why can't we let everything that's already approved, be built, and then do a new traffic study to see if our roads can handle it. Because I promise you, the inner section of Harrisburg road in Forest Hill is a nightmare and wait until we get the traffic light put up to see if it helps. That's all I'm asking.

Lonnie Roberts: Thanks for your comments. Do you have a question Mr. Pointer?

Monroe Pointer (Commission): I guess you see me over just antsing in my seat. This is, it's a little than our pre-meeting. To say the least. Traffic could you come up for a second? I just listen to everybody else and their comments. I'm just curious, cause I don't think any of the traffic study is doing any work on Forest Hill Road or any other road.

Mark Nichols (Proponent Traffic): Right

Monroe Pointer: Did the traffic study even look at some of the concerns that everybody had?

Mark Nichols: Right, so the scope of the study is set. We contacted the engineering and planning department initially, when we're about to conduct the study, and the ordinance establishes a radius around the development based on the number of trips is expected to generate. What I'm getting at, the scope doesn't include Forest Hill and Harrisburg. That's just completely out of the scope of this traffic study. That's too far north, it has a radius around the development. So, the report has the study intersections in it. And that wasn't within the scope.

Monroe Pointer: Other than it's their only way out? They have to travel that road.

Mark Nichols: They go to Brownstone or Russell Hill or Craighead Forest and Harrisburg, and so yes, the percentage actually goes up for us. The majority of people don't go that direction. When there's a signal there, there will be some that move that direction, but the majority won't since there's really very little delay. I spent a morning out there just driving around the circle for an hour during the peak hour and there was really very little delay for people to turn left off of Craighead Forest onto Harrisburg or Brownstone. There's no reason for someone to take a slower route right now, when they can just jump on Harrisburg Road and they'll have the right away. So there's really not an issue as far as that at the time, or is there a prediction within 5 years after the full build out.

Lonnie Roberts: Commissioners have any more questions?

Selena Rithmeyer (Opposed): I'd like to comment on that. He spent time at Brownstone and Harrisburg. He needs to spend time at Forest Hill and Harrisburg because I guarantee you, you cannot get out before 8 o' clock in the morning. Now I can provide videos of the traffic backup s if you would like at a later time but I assume that his traffic study would consider this major intersection that we already have problems with. Why add to it until, this is fixed? We need a light there and then do a traffic study but make sure you include where these people have to go. Because I guarantee you they go down Harrisburg road towards Forest hill they're not going south. They are going right down Harrisburg road and crossing Forest hill, Thank you

Lonnie Roberts (Commission): Michael I have a question or Engineering. So did the traffic study, you studied the traffic study, did it meet the standards of

the city for this type of development and this site plan?

Michael Morris (City Engineer): Yes, the study like Mark said is based on the number of trips and your radius around there is based on, so if you had to start at 100 and I was trying to figure it up, and there's another break and you go half a mile and then you go three quarters of a mile, and then you go a mile, is what the breakdown is for every number of trips and this one has met with the study required.

Lonnie Roberts: Alright Commissioner you have any other questions? Okay, one more public comment and then I'll have to shut down the public comments.

Sherry Ray (Opposed): My name is Sherry Ray, I'm at 810 East Craighead Forest road and when they take all the trees out this is, in my back yard, right off my porch, so when they plant one tree-
(Unable to transcribe)

Lonnie Roberts: Alright, thanks for your comments. Any other discussion Commissioners? Are we ready with a motion?

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

Aye: 4 - Jimmy Cooper;Jeff Steiling;Jim Little and Dennis Zolper

Nay: 3 - Monroe Pointer;Stephanie Nelson and Paul Ford

Absent: 1 - Kevin Bailey

6. Final Subdivisions

7. Conditional Use

8. Rezoning

RZ-23-12 REZONING: 3703 South Culberhouse Street

Michael Daniels is requesting a rezoning from RS-7, single family residential, and C-4, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay, and C-4, neighborhood commercial. This request is for 17.6 acres located at 3703 South Culberhouse Street.

- Attachments:**
- Rezoning App
 - Updated Plat C-4 & C-3 LUO
 - Certified Mail
 - Deed
 - Sign Photos
 - Staff Summary

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

Brant Perkins (Proponent): Yes, chairman Brant Perkins for Chris Futrell.

Lonnie Roberts: If you would please take the comments outside. I'm sorry. Alright then. Mr. Perkins.

Brant Perkins: My name is Brant Perkins and I'm here on behalf of Chris Futrell

for a rezoning of approximately 17 acres. It's located right off of Culberhouse road. The current zoning on the property is mixed. You'll see above in the yellow is right now, RS-7 and below that is C-4. Now Mr. Frutrell owns if you're looking at the exhibit he own what is in the yellow and then the red on the right, he does not own the back portion of it that is owned by another owner. This rezoning is part, in the request by the way, I'm sorry, is to make, if you'll see the proposed extension in southern Ridge boulevard is to make the top part that track 1 to be a C-4 and then to have the bottom portion of it to be a C-3. This rezoning is made in conjunction with the ability to link up the Southern Ridge boulevard, which currently travels from Southwest drive crosses the Southern Hills development and now dead ends at the property line. This will allow a connection all the way to Culberhouse drive. It's one of our designated city connectors. It will be a three-lane connector street that will be going through. The zoning request along what would be Southern Hills boulevard coming through this property is matching the zoning on the east or on the west side along the road. There is C-3 along the road, there is residential north and south of that but it will match what is coming in, except that part on the north will actually be a C-4. As y'all are aware and I believe it was at the last city council meeting. The city council approved unanimously a resolution to authorize the mayor to enter into negotiations with Mr. Futrell to contribute toward the cost of the building of Southern Ridge across this property. The city in the minutes agreed to I believe its 450,000 which is about a third of the cost of Southern Hill that the construction of the road itself and part of that is done in order to have the project expedited. As everyone is aware I believe the highway department will begin construction pretty soon on the Southwest drive, Parker road intersection and it's going to begin construction as was discussed before in the previous request the Harrisburg road intersection. The purpose of extending, Southern Ridge all the way through to Culberhouse is to provide a connector, number 1 to relieve that congestion but also to allow for the things like fire truck emergency services to be able to avoid that intersection. If it is to my understanding and the city may have to comment on this more, that if the road is not completed through there, it could jeopardize part of the city's fire rating. It may necessitate the requirement of building a new fire station. Those are the reasons why the city approved that and why they wanted to contribute, is to get the project expedited, the city approached Mr. Futrell about having the road extended and the layout of the project itself comes out of that city's request and in other words, this is not necessarily something Mr. Futrell had designed and planned on doing himself. The zoning if you'll look it is compatible with what is currently along the boulevard and is designed to allow for that type of development, being a connector the zoning classification along the connector does have to be commercial settings. So, the main plan is to have those lots be a C-3 or south of the boulevard and then the one on the track 1 be a C-4. I'll entertain any questions that you may have.

Lonnie Roberts (Commission): Any questions at this point?

Dennis Zolper (Commission): I have a question, is there any connection between the city as to the city's desire or either pro or con on the rezoning request? Was that part of the negotiations for do you know?

Brant Perkins (Proponent): I do not know but I do not believe so.

Monroe Pointer (Commission): I have a question as well. What the road from Culberhouse, you said that it was part of the negotiations to have the road. Can the road not still be placed there even if this was a C-4? Than having to rezone it?

Brant Perkins: The road could be there, what it is, is the developer said the

project won't be financially feasible if it's not built up to C-3. C-3 lots are a lot easier to sell than a C-4. Of course you will have, C-4 up against the residential as transition but the other lots along the boulevard on the connector we feel need to be a C-3 because of that.

Lonnie Roberts: Any other questions at this point?

Paul Ford (Commission): I don't know if I have a question, but a comment. I know that a month ago we had a project here that we saw as a spot zoning and we should be against spot zoning. If you drive out there, this old Sarton property appears to be a spot zone because there's residential everywhere, all the way up and down that road on both sides all around. It was a spot zone. I wasn't around when that happened but that appears to be, what it is because there's nothing else but residential development out that road and now, it appears as if we were to do this, I'm worrying aren't we now taking a spot zoning that maybe shouldn't have been approved and doubling down on it and making it even more likely to develop in a commercial fashion and decide what is a spot zone.

Brant Perkins: If I could address those comments, I don't know Paul but my guess is that before that property was actually a gravel pit and my gut is that existed way before zoning and city limits went out that far, and like I said I don't know this, I'm just thinking from other projects that I've worked on that a lot of times, people would have those rezoned in a compatible use to what was actually happening on that property, because you're right, the certain project was out there for years and the zoning that it came in as was more compatible with what was actually there. In a sense you talk about spot zoning but it really wasn't that way. I can tell you my office where it is, it was there before the city had zoning and when it came in, in came in as R-1, that property have never been used as R-1, maybe back in the 1930s but it has never been a R-1 and so we got it rezoned-

Paul Ford: I understand that, I just know that sometimes when that happens, they'll say that it is a non-conforming use that has been grandfathered in because it was non-conforming before we adopted the regulations.

Carol Caldwell (Proponent): I can answer that, Carol Caldwell, I've attended every meeting with the city officials for over two years about this. Futrell's property was zoned C-4 for years, already zoned. Part of it is already zoned C-4 right now. So it's not spot zoning. He rezoned from C-4 to put the residential part to residential. So it's been C-4 for years, that's why it's like that and then, this development the city doesn't have to do the fire station, if this goes through but if you can't get the zoning for it, you can't make the numbers work to do that. So, if half of it's already zoned C-4 now, the other parts residential. The owner's here, I'm not the owner but I think he'll compromise on some of that. It maybe do some C-3 back to C-4 that joins that other neighborhood and if you will, I don't why you wouldn't do it, it's going to be developed. It'll end up looking like Windover but the difference is Windover is developed parallel, this is vertical. He's only got three lots, it would be C-3 on Culberhouse and there will be a stoplight there one day. The Traffic count if you'll look it up, I did today is 5900 cars on the highway department website on South Caraway Road right there. Southwest drive has 22,000 when they shut down Southwest Drive to one lane, and Harrisburg road one lane, and Parker Road to one lane, Craig Light told me it'll be the biggest traffic jam, Jonesboro has ever had. This solves the problems. It keeps the city from building an additional fire station, 7 and half million dollar. That's when we got 12 votes for yes. So, I know some of y'all didn't know that. Maybe there's a lack of communication. City attorney was there, is that right?

City Attorney: I don't know if I heard them talking about building a fire station. I

did hear about emergency response times for sure. I don't recall that we have to build a fire station.

Carol Caldwell: I met with the fire chief three different times at the mayor's office, they don't have to build that fire station and they still meet the IOSO rating because of the speed. The time frame from Neely Road Fire Station to that part of town. They cut through there, and you can't do that. Windover is zone C-3 even though it looks like its developed C-4. But I've been doing this for 50 years. If you zone it C-3 you'll get all these C-4 people to look at it cause they know they can do what they want to. You zone it C-4 you don't get those prospects. It's difficult, you control it with a bill of assurance. There's no telling how many bill of assurances have been written on commercial. You control what goes in a zoning with a bill of assurance and he'll do a bill of assurance. Any questions for me before I sit down?

Jeff Steiling (Commission): I would just make one comment that I agree with part of what you're saying, but a bill of assurance is not part of this proposal today. So if we approve this as it is today, we may never see that. There's no obligation for that owner to come back. You're asking for a C-3, the proposal is to go with more aggressive commercial in the middle of this residential neighborhood, than what it has previously been. I've got no trouble with the C-4, I've got no trouble with returning the R-7 to C-4 as it was originally. But I do have a problem going C-3 limited use, on limited use listed and no bill of assurance, no guarantee that anything will ever be controlled.

Chris Futrell (Proponent): I got a question I wanna ask them directly, my name is Chris Futrell I live at 2429 Eby Lane. I've lived here in Jonesboro since 2001 I bought this property, in '16, to be honest it's been so long, I can't remember. I really don't have any desire to develop this property, interest is 9%. The city approached me in 2021, I rezone that property to residential to build a sleepy neighborhood that matches the other two phases of the neighborhood. There is commercial property down at Culberhouse, Adam Sarton which is commercial the mini storage is commercial. There is a tree trimming service on Culberhouse. Can you give me that map that shows high density for that area? My engineer didn't have it. And I'm saying all this to say I like Jonesboro, I live here, my family's here, all my family lives here, I rezoned it residential for a residential road and this committee, this planning committee said we don't want residential road, we want a collector street. You can still build your houses, but what they didn't say it's illegal and the engineer will tell me if I'm lying, to back out onto a collector street. So, the city wants a commercial road, I have to have commercial property. We're going to call Culberhouse east at the back of property which is west. It is commercial all the way to Highway 49. Does that make sense? It's commercial property from the back of my property, to the west of property, all the way to Highway 49. Now why would we not continue with commercial for a commercial road to the end of the road? We're connecting state Highway 49 with Highway 141, this is something that the city wanted. When I bought this property, I'll tell y'all a little bit of history. It was 468,000 dollars, to pave the road, do the utilities, and be completely done, I'm ready to start selling lots. Now the utilities are over, and that was a two-lane road, 30-foot wide, 60-foot easement. The utilities are over 500,000 dollars, so my question is if I call this off right now, how long does it take for us to be heard again or if y'all table it, how long does it take?

Lonnie Roberts (Commission): It'll be heard at the next meeting if you want to table it.

Chris Futrell (Proponent): I think at this time, Can I table it?

Lonnie Roberts: Can you request a motion to table it?-

Christ Futrell: Because you know, the city wanted this. I didn't want it. It's cost

me coming on 8 years of my life here. And like I said, when I stood here before, y'all tied my hands, and this lady the attorney said, there's been litigation. I think we should not hear this matter, and we have a real problem in Jonesboro. We need growth, if growth in this city goes negative. It's going to take 20 year to reverse it. I mean, we're basically looking at another Pine Bluff, Arkansas if we can't get together and do some building. I don't know why we wouldn't want a commercial road to commercial property. I'm willing to give a little bit. These are some of the people that live out here, he doesn't live out here. They've already put speed bumps, speed tables in that neighborhood. I built that, my daughter's name is on that street. I don't want kids getting run over up there, but I'm telling you, 6,000 cars a day to a sleepy neighborhood, Jonesboro need to wake up. I am past the point of just, I'm disgusted. I'm not mad at any of y'all. But, we need to get our act together as a city. We need real leadership and we need people that are able to make decisions and move forward with progress in this city and we don't start making progress, everybody that has the ability to make progress, goes out here to the airport, gets on the airplane, and they leave and go do business elsewhere. There's easier ways for me to make money than save the city 8 million dollars. It's 7 and a half million dollars that they don't have to spend on a fire station. It's a million and a half dollars they don't have to spend manning it. I spent 3 hours of my life today meeting with attorney, Mr. Caroline, and an engineer. I'm willing to make those properties that join my residential property to the south. There's three lots there, I'm willing to make them C-4 but that property along that three-lane road, I want it to be C-3. It's a million 6 to develop property. It's costing me 4,000 dollars a month right now just to pay the interest on it. Nobody cares about the money but I'm not in the business of losing money. If the city, if they want to table it, y'all want to get with the mayor department, the city council members, whatever you want to do but they're trying to hold this to a timeline. There's not going to be a timeline. The goal is going to be to get the road built, before the state highway department starts. Nobody in this city can tell me when that's even going to be lit. That means when it's even going up for bid. So, mister chairman y'all can work it out.

Dennis Zolper (Commission): I'd like to make a comment.

Lonnie Roberts: Yes sir.

Dennis Zolper: I appreciate your position, Mr. Frutrell, this is a situation, and you know we just on a rezoning, we make a recommendation to the city council, this is a good time to kick this one up to the city council, and you know, we've heard that they want this. They want to do a little swapping and trading. And so, my suggestion is this we approve this rezoning, and let the city council say, okay, that's fine. Look, you're good or nope. We want A, B, C, and D because that's all we're doing tonight is recommending it. That doesn't mean they're going to pass it.

Jeff Steiling (Commission): I think I would propose, just the opposite, that we decline this and let the city council overturn it. If they want it so bad. Because I think it's bad for this neighborhood. I think, it's bad for the residential areas around it to have this C-3 along these roads. Now if the cities made this great deal that they're saving 7 million to spend 400,000, that sounds like a pretty good deal. I would think most people would jump on that pretty quick but today is the first we've ever heard of that. I don't know how the city is coming out roughly 5 and a half, 6 million ahead on that trade and putting Mr. Futrell with the extra expense. I'm not sure how that played out. Don't know that it's our business, but I think the C-3 is not good for along that road.

Paul Ford (Commission): My question is, that the city, I mean, is imminent domain not an option that if the city needs to build a road through there, the

city can't just say we'll buy this piece of property and we'll build a road right where we want it.

Lonnie Roberts: I don't think the road is the issue as much as it is, the degree of commercial development. I think the C-4 if I'm hearing you correctly, Jeff that addresses all your concerns.

Jeff Steiling: I probably should correct what I said. I'm not necessarily opposed to the C-3 if there were more limited uses put with it or if there was a bill of assurance proposed with this and a plot that was provided but just to turn it over and say, all this C-3, I don't know if I can do that.

(Unable to transcribe)

Brant Perkins (Proponent): The whole thing is not requested in C-3, it's just the track one up there is going to be C-4, it'll be along the road that is requested C-3 and-

Off-screen: Isn't everything south of that the same color? As you get closer to Culberhouse?

Brant Perkins: Can we switch the maps that, okay that one right there, so if you see the tract one, on the west side of the property, that right there, is requested to be returned to C-4, you'll see if you go to the right north where it says proposed extension of Southern Ridge boulevard, This lot right here is requested to be changed from RS-7 to which was C-4 but have that to C-3.

Below the dotted line where it says proposed extension, along that road, and that dotted line is the center line of the road, is requested C-3. And you heard Chris, the lights that will be south, if you'll move the pointer south to the south boundary, right in there, those lots would be C-4 and just by mention Chris' parents live right below that, right in that vicinity and Chris owns a lot there.

Lonnie Roberts: Are you saying only the lots that immediately touch the extension would be C-3, so everything even to the south of that is going to be C-4? The ones that are residential?

Brant Perkins: Yes

Chris Futrell: It didn't show up in color on this screen but we have it, I believe I've got it on my phone-

(Unable to transcribe)

Chris Futrell: I'd be willing to make these lots C-4 but we're on a timetable here. If we're going to do-

Jeff Steiling: That's pretty much what I'm looking at, it looks the same as this to me. I just, for me, C-3 is too broad with the one limited use that has been purposed. That's just too broad.

Chris Futrell: We didn't want any adult entertainment,

Jeff Steiling: Well, it's not on your list.

Brant Perkins: And we don't mind amending that list to meet objections to that.

Lonnie Roberts (Commission): Are you open to tabling this to the next meeting, and have a meeting in between to go through that list and decide what would be and what wouldn't be added-

Brant Perkins (Proponent): Yes we would do that. And understand that the time urgency is not ours. It's the city's urgency.

Lonnie Roberts: I know there's a neighboring property owner here tonight, would you like to speak tonight Ms. Spanos? Or do you want to wait, we may table it. Would you like to leave any comments?

Wendy Spanos (Opposed): My name is Wendy Spanos,

Lonnie Roberts: and your property is-

Wendy Spanos: it's in that little block that's yellow. That's where our Orthodox Church is built. Now when we bought this land from the Sartans, many years ago and built the church, now in its 12th year, it was 14 years ago, when we bought the land, I think. But this land has a road that we access the church to

and runs to the south side. We have no access to Culberhouse. We're blocked into residential on the backside and then we have a property line that is at this point, I don't know how that's going to end up, because it look like, we're going to be in a lost land between. What's going to become, what they want to do C-3 in and even C-4 and it's going to be an awkward, I'm at a loss. Somebody needs to tell me what that looks like because I feel landlocked there. How does it back up to me when the road is running at an angle now rather than what we originally thought was going to go straight through. That's how we planned it. We were going to build another community center, we own that land all the way back. That's my concern. And I'm concerned about the traffic, I live off of Culberhouse and the traffic is insane. You try to go to Culberhouse to Parker Road and go up to Southwest Drive, it's backed up all the way to Culberhouse road. At all lights at many times and you can't even take a right off of Parker road because you only have a right turn lane for about four cars. And we have a narrow road. Like they were saying earlier for whatever road they we're talking about there is no shoulder but my biggest concern is what's going to happen to my property is the road is changed to an angle. So, if they can help me understand that, I need to know.

Lonnie Roberts: I don't know how we would address that Mr. Park and Jimmy, thoughts on that? Mr. Perkins you have any thought on that? I know you have a lot to discuss now with the owner obviously so,

Brant Perkins: As I said mister chairman that's the first I was aware of that issue and so I'm really not quite sure how that would be addressed and not really prepared to comment on that right now. So when we table it, I'll visit with the cities.

(Unable to transcribe)

Wendy Spanos (Opposed): I understand that. Okay but once again whatever you build between the road and my line of property. Well, I mean if it's C-3-

Lonnie Roberts (Commission): Hold on just a second. Mr. Futrell could you, we need this in record so could you come to the mic?

Chris Futrell (Proponent): I know this lady, so I feel, there's a 30 foot easement that's recorded all the way down her property.

Lonnie Roberts: From Culberhouse?

Chris Futrell: Yes. That's how she enters, her driveway is at the end of our property, see the green line? See where the asphalt comes out, but she has easement along there to access, here property. It was done when they sold or bought it-

(Unable to transcribe)

Adam Sarton (Resident): I am not the Sarton y'all are talking about by the way. My name is Adam Sarton and I own the land down south. Hi Wendy. And y'all are talking about my dad and so when they sold this land to Chris, he had approached them about doing the residential neighborhood on Sadie Lane there on the top and then he needed to loop it because there was fire codes, so he came back and actually bought that top half from Tommy Williams. When he bought that lower half from my parents, it was so he could loop Sadie down to Jackson and bring it around. And then build out, because I think you can only do 33 homes on a dead-end street per fire code and I thought that's great. So, I bought the little 3.47 acres there and the road would come down and it'd be a subdivision. Well, the city came and said, you can't do that. You're going to have a collector road, and he said well I don't want to do a collector road because that's unsafe for citizens. That you know, if you could imagine Sadie lane with the collector road on it, like pulling out on Windover. So, he sued the city and fought and I kind of was, I wanted the road selfishly cause that's my land, so there for a while I'm turning right out of my shop, driving down two

Sarton lane, coming out there potholes, you know you could bury a truck in, and so I met with 5 people with the city kind enough to meet with me. And Craig Light told me, he said, we don't build roads. And I said what? He goes look, if you and Chris want this. Chris pays for the 700 feet and you pay for the 300 feet, and we get this collector road that we want. It was on the master plan and you should've looked and he should've look at the master plan before he bought that land. And this road is coming in. It took me like 9 months to wrap my head around that. I was mad. I was like, look, there's like 80,000 people here. I'm on guy. I'm not paying for a 300-foot road. So, after I get my little pee brain around that for nine months, I realized the city doesn't build roads because the city doesn't know where people are going to go. Developers build roads and so the city in I think '15, was when they did that first tax plan, did say we need a road through here and then I remembered when the mall was going to go in, in '06, the original mall, it was going to go in the land that Carol's developing and they had approached my dad about a road coming right behind Farm Creek to get through there, and that fell through when Bales got his mall out there. And so it all went away. Now we are almost 20 years later and we're still talking about this collector road that needs to come through. So, I agree, I live on Culberhouse, I live right by Craighead Forest, so am I crazy about having this collector road come through? Maybe not but the truth is the development happens whether I like it or not and if we don't do the road, we're going to be up in arms on Parker road, and there's really no good way to cut through and of course, right now, there's a study going on to try to figure out how to connect where you at Highway 1 because right now you, gotta come up to Seductions turn left, come on Lawson, so trying to figure out how to connect that through. I think that this is an artery we need to connect. Would I have preferred this to be a residential neighborhood? Yes. But the truth is that's not what the city needs. And as for your statement on spot zoning, we love St. Louis, we go quite often, I wouldn't want to live there but I like to travel there, and I love the aspect of that and now do I want a Dollar General? I don't know. Maybe. Might get out and just go down there and get me a gallon of milk. So I thought through it a long time and I think that it's a win for the city to do it. I think it is a win for the neighborhood to have access to that. Maybe we get a dry cleaner, an ice cream place. Anyway whether there's a bill of assurance to kind of control yeah, we don't want a dual entertainment and that sort of thing. I get that so maybe it can be tweaked, I really didn't want to say anything but it was C-4 originally and that's my comment.

Lonnie Roberts (Commission): Thanks for your comments. I think moving along is,

Dennis Zolper (Commission): Are we talking about now, a motion to table till the next meeting? If that what we're discussing at this point?

Carol Duncan (City Attorney): No one's made a motion to,

Dennis Zolper: Let's make a motion then.

Lonnie Roberts: Hold on we have someone who showed up to the meeting, do you have one more quick comment? But we are going to table it so we're not going to make a decision tonight.

Kimberly Hogue (Resident): My name is Kimberly Hogue and we live on Sadie Lane right now, the traffic that is coming from 49 to Culberhouse is ridiculous through our neighborhood, and we requested some speed tables to slow people down, 40, 50 miles an hour on that road is ridiculous, but it's happening every day and right on the corner, of Sadie and Jackson is our house with our security camera and we have caught so much, nobody ever sees that, there's a stop sign there. We have little kids that live in all those houses riding their scooters and there's people, flying from there. They stop at the two-speed

table up there in the new subdivision over there which is fantastic because there was racing through there at first. Now, they're racing down Jackson, not even paying attention to the stop signs and speeding down Sadie lane and putting our kids- We've had parents throw bottles at people driving through there at 40, 50 miles an hour because they're little kid, two year kids riding tricycles, and you know? It's ridiculous and I have video of Valley View School Bus stopped right there at Jackson Lane right on my corner and a little boy, I don't know where he came from, but the reason it caught my attention is because the bus driving was yelling stop, and here comes the car flying through there, 40 miles an hour, that little boy was just about to step over onto Jackson because he thought it was safe to get on the bus. We have to have this road to get the traffic and mess out of our neighborhood. I don't know about the C-3, C-4 whatever it is, but that road has to go from 49 to Culberhouse to keep traffic out of this neighborhood. I'm getting ready to call the police and have them sit there up on that corner just to catch these people who don't realize that a stop sign means stop and 25 miles an hour speed limit doesn't mean 45. So, whatever happens, we just need that road to come through.

Lonnie Roberts (Commission): Thank you for your comments we appreciate it. Okay, I'll open up to set a motion to table this matter.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Tabled until November 14th . The motion PASSED with the following vote.

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

Absent: 1 - Kevin Bailey

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-23-12

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

PRELIMINARY SUBDIVISION: Lake Pointe Estates Phase 3

Mark Morris is requesting preliminary subdivision approval for Lake Pointe Estates Phase 3; 22 lots on 11.52 acres. This property adjoins Lake Pointe Lane and is located in the R-1, single family medium density district

Home **Profile**

Monica Pearcy | Admin | Logout

Application History

- 10/23/2023 15:54:51 pm - Application started
- 10/23/2023 16:00:38 pm - Status Update: SubmitStart
- 10/23/2023 16:00:44 pm - Permit created in PDox
- 10/23/2023 16:00:44 pm - Status Update: Complete
- 10/23/2023 16:00:38 pm - Application submitted

Request Name: Lake Pointe Phase 3 - Prelim



SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information

COMPLETE

Did you have a pre-application meeting? * Yes No

Project Description *

Single Family Subdivision

Application Type *

Preliminary Plat

Contact Planning Office if unknown.

Proposed Use * Commercial Residential

Subdivision Name / Phase No *

Lake Pointe Estates Phase 3

Property Address / Location *

Lake Pointe Lane

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72404

Zoning Classification *

R-1 – SINGLE-FAMILY MEDIUM DENSITY DISTRICT

Select total acreage range *

- < 1 Acre
- > 1 and < 5 Acres
- > 5 and < 20 Acres
- > 20 and < 40 Acres
- > 40 Acres

Total Acres *

11.52

Total Number of Lots *

22

Have you filled out and signed the Stormwater Pollution Prevention Plan, and submitted it to ADEQ? *

- Yes
- No

Is the property located in a floodplain? *

- Yes
- No

Step 2: Applicant Information

COMPLETE

Select if the Applicant is the currently logged in user.

Applicant First Name *

Mark

Applicant Last Name *

Morris

Applicant Address *

6011 Southwest Drive

Applicant Address Line 2

Applicant City *

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72404

Applicant Phone Number *

(870) 919-7700

Applicant Email Address *

engineering@markmorrishomes.com

Step 3: Owner Information (optional) Select if the Owner is the same as the Applicant.**Owner First Name****Owner Last Name****Owner Address**

6011 Southwest Drive

Owner Address Line 2**Owner City**

Jonesboro

Owner State

Arkansas

Owner Zip Code

72404

Owner Phone Number

(870) 919-7700

Owner Email Address**Step 4: Submittal Requirements (optional)****Preliminary Plat Requirements**

The preliminary plat shall give the following information when possible:

1. A key map showing the tract and its relation to the subdivision area. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. The proposed subdivision name and location, the bearings and distances of its boundaries, the name and address of the owner and the name of the designer.
3. The date, north arrow and the graphic scale.
4. The location of existing and platted property lines, streets, railroads, buildings, bridges, culverts, drain pipes, water mains, sewers, public utility easements, wooded areas, marshes and the zoning classification, of the proposed subdivision and of the adjacent area.
5. The proposed utility layouts, sewers, water, electricity, gas, etc., showing feasible connections to the existing or proposed utility systems. When such connections are not feasible, any individual water supply or sewage disposal system must meet the requirements of the state board of health.
6. Contour intervals of two feet or as required by the city planning commission and the city engineer.
7. The names, rights-of-way and surface widths, approximate grades and locations of all proposed streets and alleys. The location and dimensions and use of proposed easements, lots, parks, reservations and other open spaces.
8. The acreage of the land to be divided.
9. A draft or form of any protective covenants proposed by the subdivider.
10. Proposed profile of street grades.
11. Acreage of each lot in the subdivision.

- 12. Within 30 days after submission of the preliminary plat, the city planning commission shall indicate its approval, disapproval or approval with conditions. If disapproved, the reasons for disapproval shall be stated in writing. If approved with conditions, these conditions shall be stated in writing. In its review, the city planning commission shall submit the proposed plat to the city water and light plat for consideration and report and may further submit copies of the plat to the state health department or any other interested city, county, state or federal independent agency for consultation and advice.
- 13. Approval, conditional approval or disapproval of the preliminary plat by the planning commission shall be so noted, both on the preliminary plat and planning commission records.
- 14. Failure of the planning commission to act on the preliminary plat within thirty 30 days will be deemed approval of the preliminary plat.
- 15. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one year of such approval, unless an extension of time is applied for and granted by the planning commission.
- 16. A receipt from the city acknowledging payment of a filing fee. The city shall collect a fee per lot in the amount established by the city. The plat will not be reviewed until the fee has been collected.

Signature

COMPLETE



I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.

Applicant: **Mark Morris**

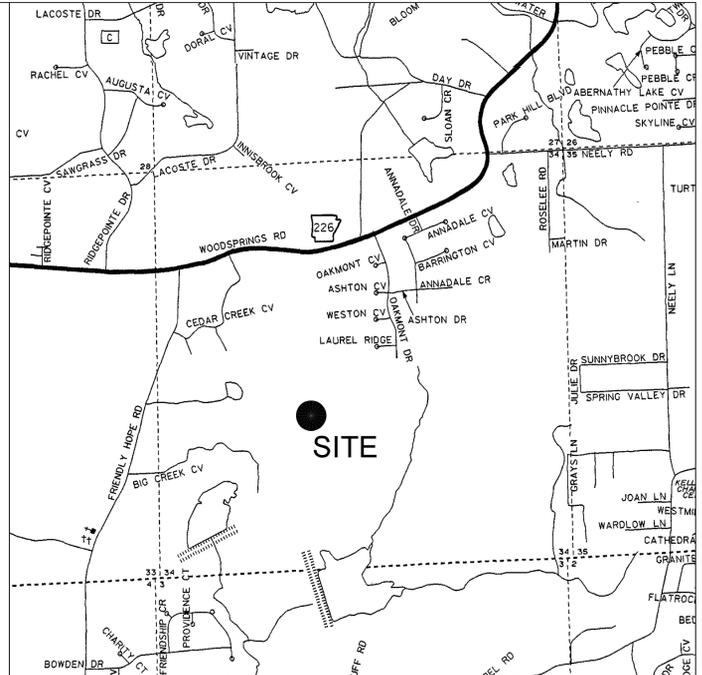
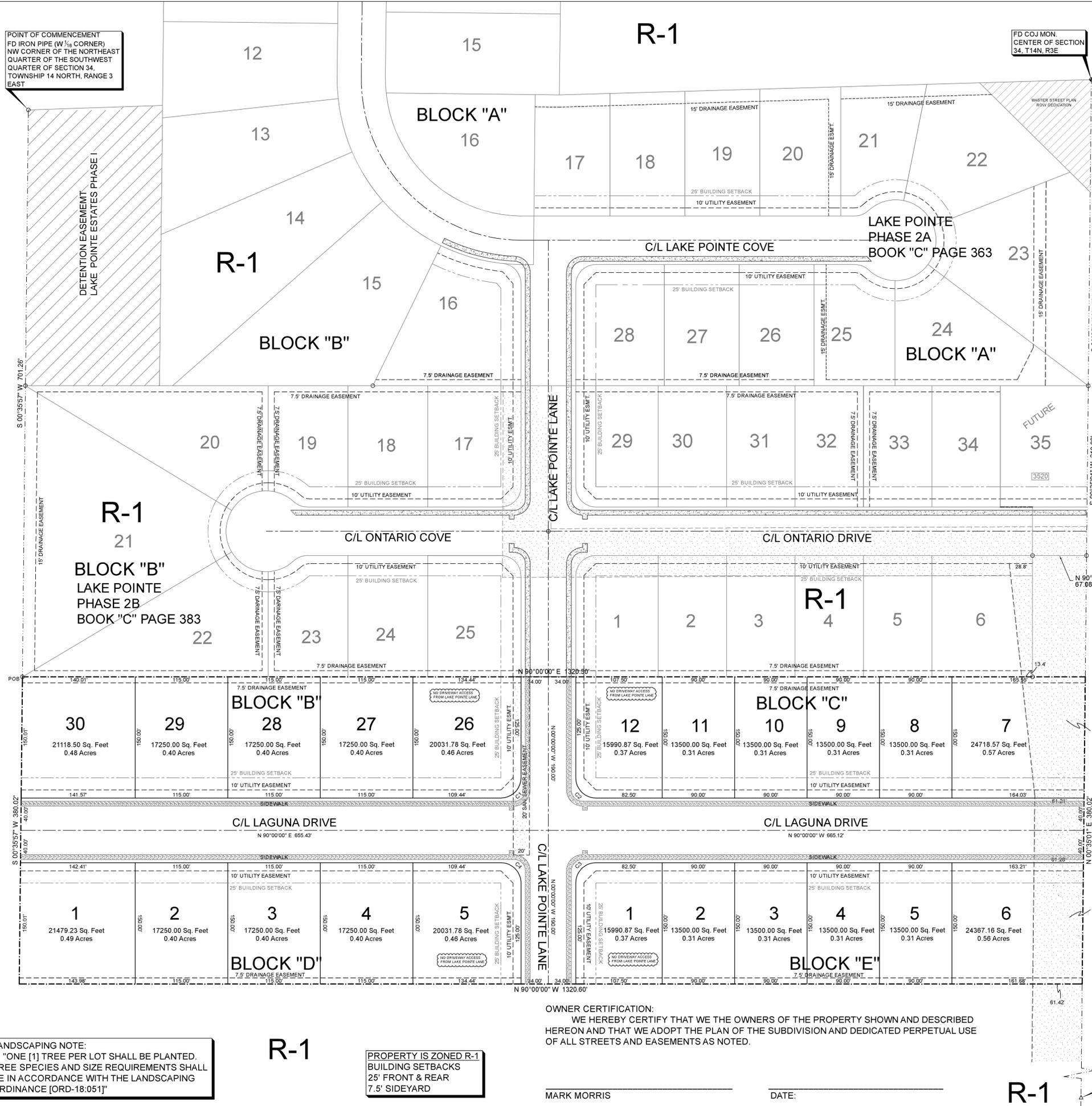
Signature date: **2023-10-23 04:00 PM**

Payment Details

[Home](#) | [Profile](#)

POINT OF COMMENCEMENT
FD IRON PIPE (W 1/8 CORNER)
NW CORNER OF THE NORTHEAST
QUARTER OF THE SOUTHWEST
QUARTER OF SECTION 34,
TOWNSHIP 14 NORTH, RANGE 3
EAST

FD COJ MON.
CENTER OF SECTION
34, T14N, R3E



VICINITY MAP

DESCRIPTION:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the Northwest corner of Northeast Quarter of the Southwest Quarter of said Section 34; Thence South 00°35'57" West 701.25 feet to the Point of Beginning of Proper; Thence South 00°35'57" West 380.02 feet; Thence North 90°00'00" East 1320.60 feet; Thence North 00°35'01" East 380.02 feet; Thence North 90°00'00" West 1320.50 feet to the Point of Beginning of Proper, containing 501809.33 Sq. Feet, 11.52 Acres, more or less and being subject to all public and private roads and easements.

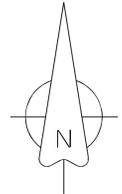
SURVEYORS NOTES:
1. BEARINGS ARE STATE PLANE GRID BEARINGS (NAD 83 DATUM) AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD. "F"
JONESBORO, ARKANSAS 72401

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 05031C0150 effective date of 9/27/1991. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

OVERALL ACREAGE
501809.33 Sq. Feet
11.52 Acres



LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - FD COTTON PICKER SPINDLE
 - ▲ HIGHWAY RIGHT OF WAY MARKER
 - ⊙ FOUND REBAR
 - △ CALCULATED CORNER
 - FENCE LINE
 - ELECTRIC
 - SET PK NAIL
 - ⊕ POWER POLE ADDRESS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 45°00'00" W	90°00'00"
C2	25.00'	39.27'	35.36'	N 45°00'00" W	90°00'00"
C3	25.00'	39.27'	35.36'	N 45°00'00" E	90°00'00"
C4	25.00'	39.27'	35.36'	S 45°00'00" E	90°00'00"

LANDSCAPING NOTE:
"ONE (1) TREE PER LOT SHALL BE PLANTED. TREE SPECIES AND SIZE REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE LANDSCAPING ORDINANCE [ORD-18:051]"

PROPERTY IS ZONED R-1
BUILDING SETBACKS
25' FRONT & REAR
7.5' SIDEYARD

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

MARK MORRIS

DATE:

H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD. STE "F"
JONESBORO, ARKANSAS 72401
PHONE : 870-972-1288
EMAIL : hshime_butct@yahoo.com

LAKE POINTE ESTATES PHASE III
JONESBORO, ARKANSAS
PRELIMINARY PLAT

DATE: 10-20-2023
REV.
CLIENT: MARK MORRIS
DRAWN BY: S. HIME



SHAWN L. HIME

Preliminary Subdivision: Lake Pointe Estates Phase 3

For consideration by Metropolitan Planning Commission on November 14, 2023.

Applicant/Agent/ Owner: Mark Morris Homes

Engineer: Mark Morris

Surveyor: H&S Hime Professional Surveying

Property Location:

Total Acres: 11.52

Proposed Lots: 22

Zoning:

District: R-1, Single-family residential district

Required Min. R-1 - Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft.

Proposed Min. Lot Size: 0.31 acres – 13,500 sq. ft.

Proposed Max. Lot Size: 0.57 acres – 24,718 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Laguna Drive and Lake Pointe Lane

Compliance with Address Policy: Pending

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1, single-family residential district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-23-13

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

FINAL SUBDIVISION: Sarah's Crossing Phase 3

Mark Morris is requesting MAPC final subdivision approval for Sarah's Crossing Phase 3 for 22 lots on 6.94 acres. Located at Creekview Drive, this property is zoned R-1, single family medium density district.

Home **Profile**

Monica Pearcy | Admin | Logout

Application History

- 10/16/2023 15:43:55 pm - Application started
- 10/16/2023 15:46:22 pm - Status Update: SubmitStart
- 10/16/2023 15:46:22 pm - Permit created in PDox
- 10/16/2023 15:46:22 pm - Status Update: Complete
- 10/16/2023 15:46:22 pm - Application submitted

Request Name: Sarah's Crossing Phase 3 Final



SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information

COMPLETE

Did you have a pre-application meeting? * Yes No

Project Description *

Single Family Residential Subdivision

Application Type *

Final Plat

Contact Planning Office if unknown.

Proposed Use * Commercial Residential

Subdivision Name / Phase No *

Sarah's Crossing Phase 3

Property Address / Location *

Creekview Drive

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72404

Zoning Classification *

R-1 – SINGLE-FAMILY MEDIUM DENSITY DISTRICT

Select total acreage range *

- < 1 Acre
- > 1 and < 5 Acres
- > 5 and < 20 Acres
- > 20 and < 40 Acres
- > 40 Acres

Total Acres *

6.94

Total Number of Lots *

22

Have you filled out and signed the Stormwater Pollution Prevention Plan, and submitted it to ADEQ? *

- Yes
- No

Is the property located in a floodplain? *

- Yes
- No

Step 2: Applicant Information

COMPLETE

Select if the Applicant is the currently logged in user.

Applicant First Name *

Mark

Applicant Last Name *

Morris

Applicant Address *

6011 Southwest Drive

Applicant Address Line 2

Applicant City *

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72404

Applicant Phone Number *

(870) 919-7700

Applicant Email Address *

engineering@markmorrishomes.com

Step 3: Owner Information (optional) Select if the Owner is the same as the Applicant.**Owner First Name****Owner Last Name****Owner Address**

6011 Southwest Drive

Owner Address Line 2**Owner City**

Jonesboro

Owner State

Arkansas

Owner Zip Code

72404

Owner Phone Number

(870) 919-7700

Owner Email Address**Step 4: Submittal Requirements (optional)****Final Plat Requirements**

The final plat and plans shall show when applicable the following:

1. The names and lines of all streets and roads, alleys lines, lot lines, building setback lines, block and lot numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations. Location and names of the nearest streets and/or alignments should be altered to match existing streets. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. Sufficient data to determine readily and reproduce on the ground, the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets and curved property lines that are not the boundary of curved streets.
3. Profiles of all streets with natural and finished grades drawn to a scale of one inch equals 50 feet horizontal and one inch equals ten feet vertical or larger when required by the planning commission.
4. All dimensions to the nearest one-tenth of a foot and angles to the nearest minute.
5. Location and description of monuments.
6. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
7. Date, title, name and location of subdivision, graphic scale and true north point.
8. Certificate of dedication by landowner.

- 9. The names and seal of the registered land surveyor, in the state, responsible for the survey and contour formation on the plat.
- 10. The plan shall provide for all proposed utility lines in accord with existing policies, rules or regulations of the utilities, the city or other applicable regulations, and approval of the city water and light plant as to proposed sanitary sewer, water and electric lines, shall accompany the final plan.
- 11. Adequate provisions for drainage of surface water shall be made by the subdivider and shown on the plan and he shall file with the city planning commission a description, specifications and drawings prepared by a registered civil engineer in the state, which shall be adequate to provide drainage for area subdivided and/or adjacent areas attached by drainage across or from such tract. The minimum size pipe used in the subdivision shall not be less than 18 inches inside diameter. If proposed subdivision is a portion of a tract which is later to be subdivided in its entirety, then a tentative master plan of the entire subdivision should be submitted with the plat of the portion first to be subdivided.
- 12. A development permit where required in accordance with section 113-49 as amended, before final approval of final plat.

Signature

COMPLETE



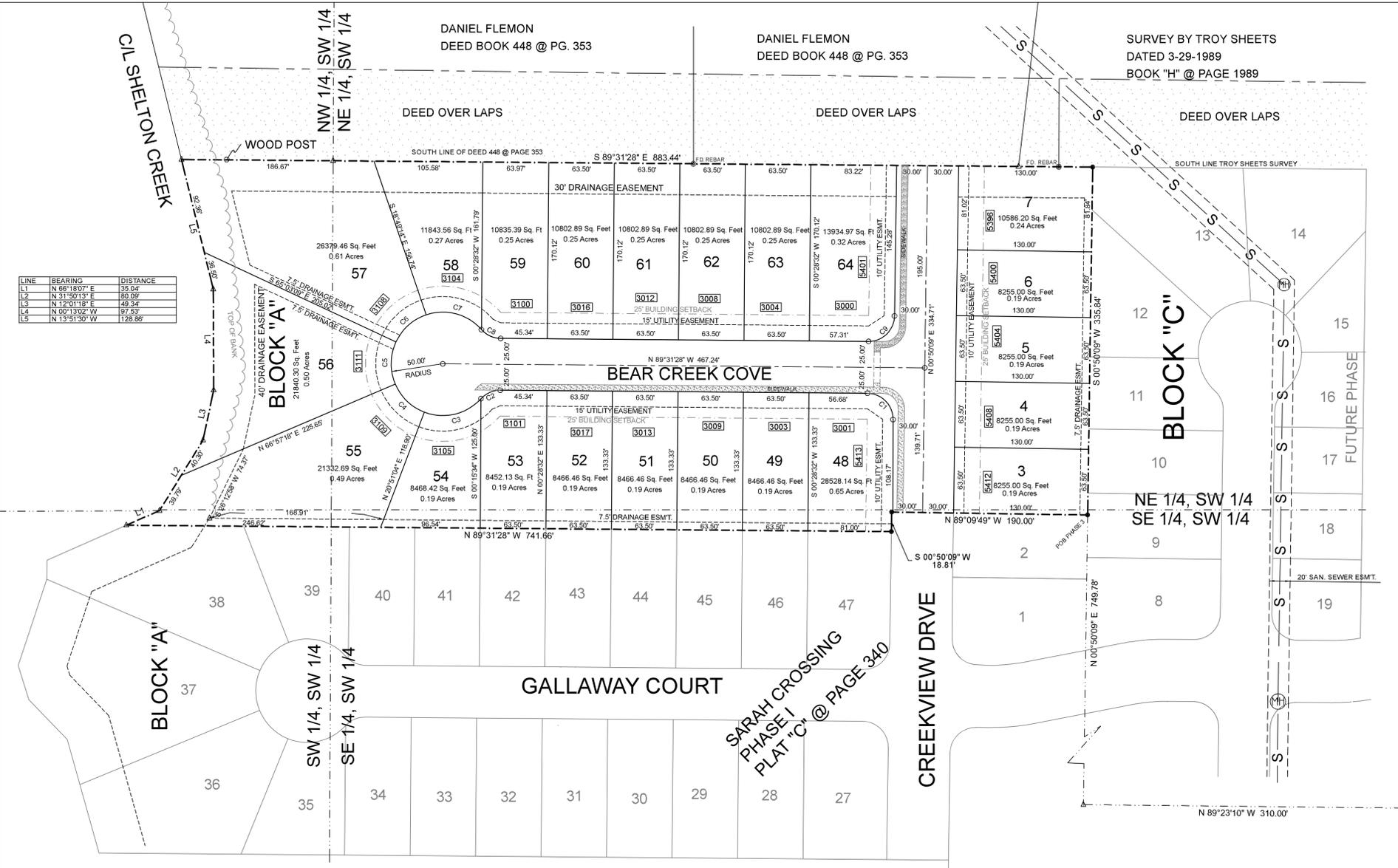
I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.

Applicant: Mark Morris

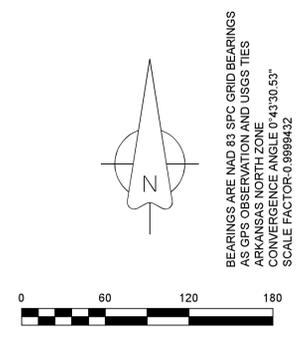
Signature date: 2023-10-16 03:46 PM

Payment Details

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LINE	BEARING	DISTANCE
L1	N 86°18'07" E	35.04'
L2	N 31°50'13" E	80.09'
L3	N 12°01'18" E	49.34'
L4	N 00°13'02" W	97.53'
L5	N 13°51'30" W	128.86'



LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - ⊕ FD COTTON PICKER SPINDLE
 - ▲ HIGHWAY RIGHT OF WAY MARKER
 - ⊙ FOUND REBAR
 - △ CALCULATED CORNER
 - X-X- FENCE LINE
 - E-E- ELECTRIC
 - ⊙ SET PK NAIL
 - ⊕ POWER POLE
 - ⓪ ADDRESS

DESCRIPTION:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 Commencing at the South Quarter corner of said Section 3; thence North 00°09'27" East 97.76 feet to the North right of way Highway No. 49; thence North 86°53'44" West 429.90 feet along said right of way; thence North 00°09'27" East 133.73 feet; thence South 89°11'32" East 119.33 feet; thence North 00°09'27" East 311.00 feet; thence North 89°23'10" West 310.00 feet; thence North 00°50'09" East 749.78 feet to the Northeast corner of Sarah Crossing Subdivision, Phase I, (Plat Cabinet "C" @ page 340), the point of beginning proper; thence North 89°09'49" West 190.00 feet; thence South 00°50'09" West 18.81 feet; thence North 89°31'28" West 741.66 feet to the center line of Shelton Creek; thence North 66°18'07" East 35.04 feet along said center line; thence North 31°50'13" East 80.09 feet along said center line; thence North 12°01'18" East 49.34 feet along said center line; thence North 00°13'02" West 97.53 feet along said center line; thence North 13°51'30" West 128.86 feet along said center line; thence South 89°31'28" East 883.44 feet; thence South 00°50'09" West 335.84 feet to the point of beginning proper, having an area of 302214.11 square feet, 6.94 acres more or less and being subject to all public and private roads and easements.

OWNER CERTIFICATION:
 WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

MARK MORRIS _____ DATE _____

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	59.45'	35.47'	S 44°20'39" E	80°21'37"
C2	25.00	21.03'	20.41'	N 68°22'51" E	48°11'23"
C3	50.00	59.89'	56.33'	N 76°34'07" E	68°33'59"
C4	50.00	40.23'	39.16'	S 48°05'49" E	48°08'14"
C5	50.00	41.88'	40.67'	N 00°57'04" E	47°59'33"
C6	50.00	40.36'	39.26'	S 48°03'48" W	46°13'55"
C7	50.00	58.89'	55.55'	N 75°04'42" W	67°29'39"
C8	25.00	21.03'	20.41'	S 65°25'46" E	48°11'23"
C9	25.00	39.11'	35.24'	N 45°39'21" E	89°38'23"

PROPERTY ZONED R-1
 SURROUNDING PROPERTY ZONED R-1
 25' FRONT AND REAR BUILDING SETBACK
 7.5' SIDE YARD BUILDING SETBACK

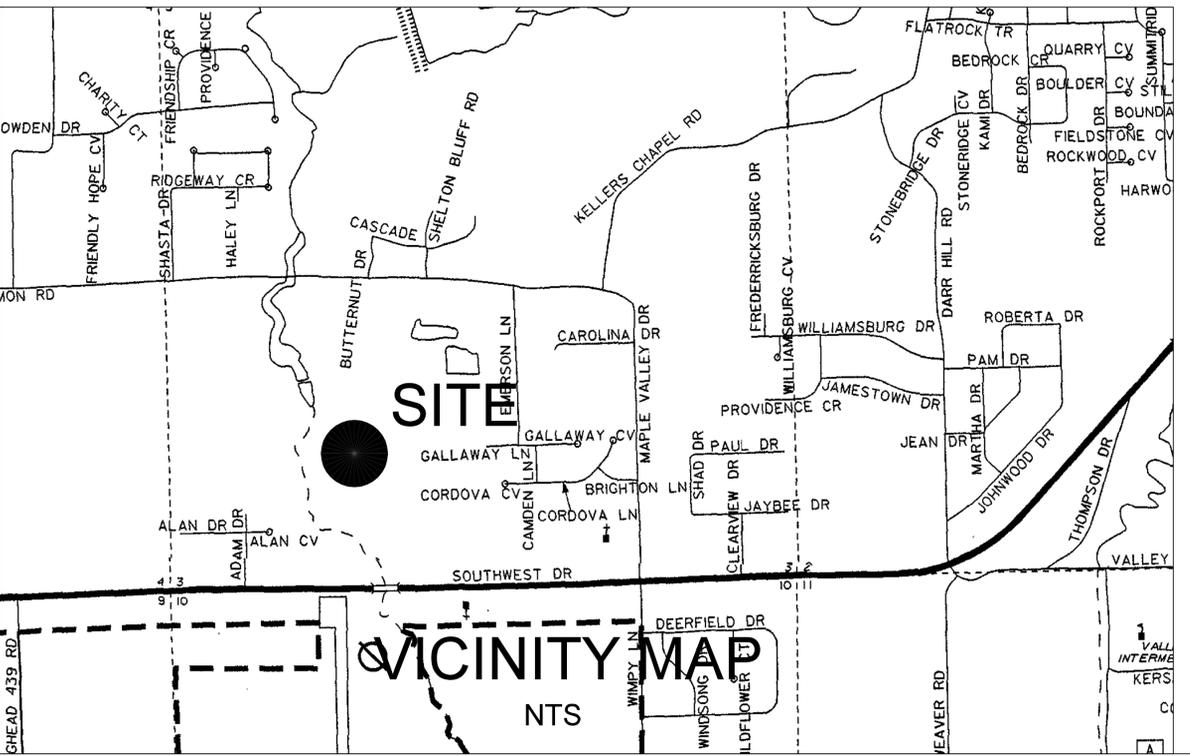
FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 05031C0150 effective date of 9/27/1991. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

- SURVEYOR'S NOTES:**
- BEARINGS ARE ASSUMED ALONG EAST LINE AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
 - PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.
 - NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE OF THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHT OF WAYS AFFECTING THIS PROPERTY WHICH A FULL TITLE SEARCH MAY DISCLOSE.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

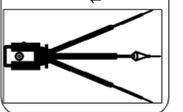
H&S HIME PROFESSIONAL SURVEYING SERVICE
 1817 WOODSPRINGS RD., SUITE "F"
 JONESBORO, ARKANSAS 72401

CAL. FROM AHTD RIGHT OF WAY PLAN JOB # 100611
 THE SOUTH QUARTER CORNER OF SECTION 3,
 TOWNSHIP 13 NORTH, RANGE 3 EAST
 POC



RECORD PLAT

H&S HIME PROFESSIONAL SURVEYING SERVICES
 1817 WOODSPRINGS RD., SUITE "F"
 JONESBORO, ARKANSAS 72401
 PHONE: 870-972-1288
 hshime_butch@yahoo.com



SARAH CROSSING SUBDIVISION, PHASE III
 TO THE CITY OF JONESBORO, ARKANSAS,
 A PART OF THE SOUTHWEST QUARTER OF SECTION 3,
 TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY,
 ARKANSAS

DATE: 09/27/2023
 REV: CLIENT: MARK MORRIS
 DRAWN BY: H. HIME



HERBERT C. HIME
 STATE OF ARKANSAS
 PROFESSIONAL LAND SURVEYOR
 PLS # 1142



Final Subdivision: Sarah's Crossing Subdivision Phase III

For consideration by Metropolitan Planning Commission on November 14, 2023.

Applicant/Agent/ Owner: Mark Morris Homes, LLC

Engineer: Mark Morris

Surveyor: H&S Hime Professional Surveying

Property Location:

Total Acres: 6.94

Proposed Lots: 22

Zoning:

District: R-1 - Single-Family Medium Density District

Required Min. Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft.

Proposed Min. Lot Size: 0.19 acres – 8,060 sq. ft.

Proposed Max. Lot Size: 0.61 acres – 26,379.46 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Sidewalks are included on site plan.

Public Streets: Creekview Drive and Bear Cove

Compliance with Address Policy: Yes

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Final Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances. The final plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1 - Single-Family Medium Density District; minimum 8,000 sq. ft. lot required.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-23-14

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

FINAL SUBDIVISION: Savannah Hills Phase 4

Michael Boggs of Tralan Engineering is requesting MAPC final subdivision approval for Savannah Hills Phase 4 for 6 lots on 2.60 acres. Located at Lazare Drive, this property is zoned R-2, Multi-Family Low Density District.

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[Monica Pearcy](#) | [Admin](#) | [Logout](#)

Application History

- 11/8/2023 09:20:24 am - Application started
- 11/8/2023 09:23:2 am - Status Update: SubmitStart
- 11/8/2023 09:23:5 am - Permit created in PDox
- 11/8/2023 09:23:5 am - Status Update: Complete
- 11/8/2023 09:23:2 am - Application submitted

Request Name: Savannah Hills Ph-IV



SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information

INCOMPLETE

Did you have a pre-application meeting? * Yes No

Project Description *

Fian Plat of Savannah Hills, Ph-IV

Application Type *

Final Plat ▼

Contact Planning Office if unknown.

Proposed Use * Commercial Residential

Subdivision Name / Phase No *

Savannah Hills / Ph IV

Property Address / Location *

Craighead Forrest Rd

Property City *

Jonesboro

Property State *

Arkansas ▼

Property Zip Code *

72404

Zoning Classification *

R-2 – MULTI-FAMILY HIGH DENSITY DISTRICT

Select total acreage range *

- < 1 Acre
- > 1 and < 5 Acres
- > 5 and < 20 Acres
- > 20 and < 40 Acres
- > 40 Acres

Total Acres *

Total Number of Lots *

Have you filled out the and signed the Stormwater Pollution Prevention Plan? *

- Yes
- No

Is the property located in a floodplain? *

- Yes
- No

Step 2: Applicant Information

COMPLETE

Select if the Applicant is the currently logged in user.

Applicant First Name *

Michael

Applicant Last Name *

Boggs

Applicant Address *

2916 Wood St

Applicant Address Line 2

Applicant City *

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72404

Applicant Phone Number *

(870) 203-9939

Applicant Email Address *

mboggs@tralaneng.com

Step 3: Owner Information (optional)

Select if the Owner is the same as the Applicant.

Owner First Name

SSP Investments, LLC

Owner Last Name**Owner Address**

1801 Lattourette Dr

Owner Address Line 2**Owner City**

Jonesboro

Owner State

Arkansas

Owner Zip Code

72404

Owner Phone Number

(870) 931-9300

Owner Email Address

hpdeve@gmail.com

Step 4: Submittal Requirements (optional)**Final Plat Requirements**

The final plat and plans shall show when applicable the following:

1. The names and lines of all streets and roads, alleys lines, lot lines, building setback lines, block and lot numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations. Location and names of the nearest streets and/or alignments should be altered to match existing streets. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. Sufficient data to determine readily and reproduce on the ground, the location, bearing and length of every street line, lot line, boundary line, block line and building line whether curved or straight and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets and curved property lines that are not the boundary of curved streets.
3. Profiles of all streets with natural and finished grades drawn to a scale of one inch equals 50 feet horizontal and one inch equals ten feet vertical or larger when required by the planning commission.
4. All dimensions to the nearest one-tenth of a foot and angles to the nearest minute.
5. Location and description of monuments.
6. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
7. Date, title, name and location of subdivision, graphic scale and true north point.
8. Certificate of dedication by landowner.

- 9. The names and seal of the registered land surveyor, in the state, responsible for the survey and contour formation on the plat.
- 10. The plan shall provide for all proposed utility lines in accord with existing policies, rules or regulations of the utilities, the city or other applicable regulations, and approval of the city water and light plant as to proposed sanitary sewer, water and electric lines, shall accompany the final plan.
- 11. Adequate provisions for drainage of surface water shall be made by the subdivider and shown on the plan and he shall file with the city planning commission a description, specifications and drawings prepared by a registered civil engineer in the state, which shall be adequate to provide drainage for area subdivided and/or adjacent areas attached by drainage across or from such tract. The minimum size pipe used in the subdivision shall not be less than 18 inches inside diameter. If proposed subdivision is a portion of a tract which is later to be subdivided in its entirety, then a tentative master plan of the entire subdivision should be submitted with the plat of the portion first to be subdivided.
- 12. A development permit where required in accordance with section 113-49 as amended, before final approval of final plat.

Signature

COMPLETE



I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.

Applicant: Michael Boggs

Signature date: 2023-11-08 09:23 AM

Payment Details

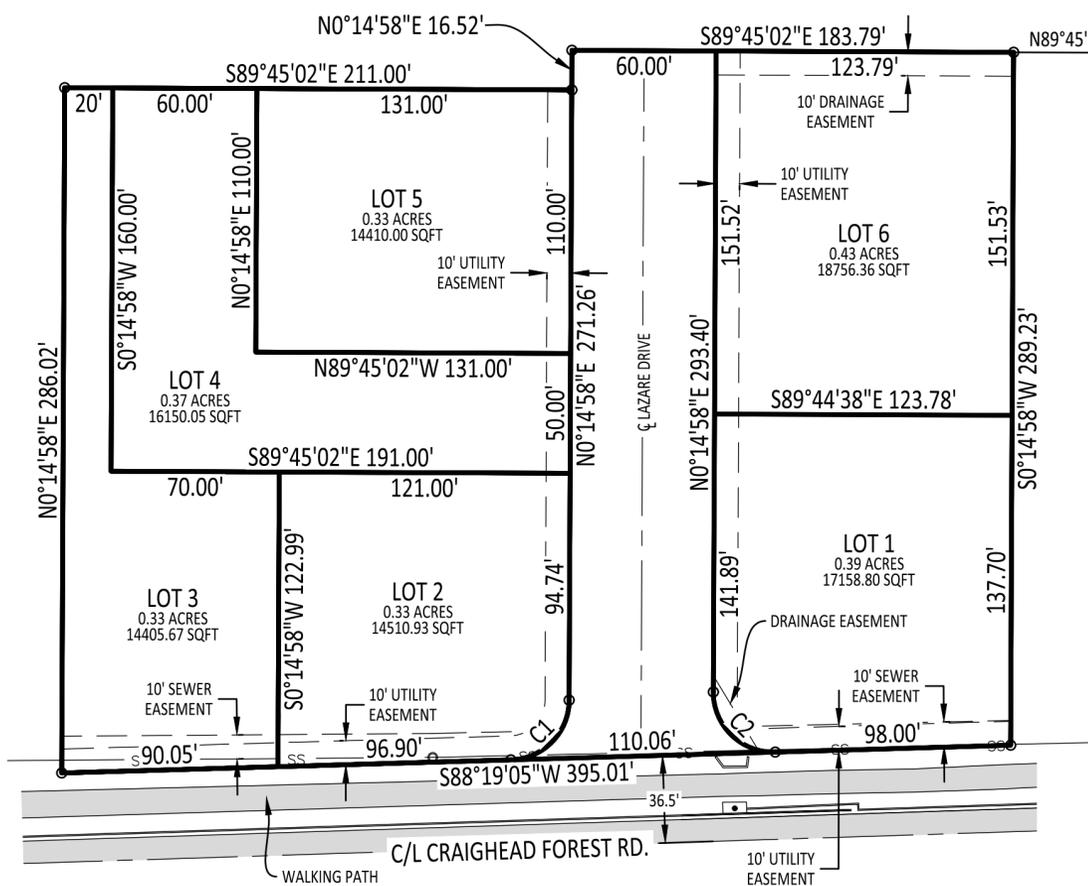
[Home](#) | [Profile](#)

SAVANNAH HILLS PHASE IV

JONESBORO, ARKANSAS



VICINITY MAP
NOT TO SCALE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	40.11	25.00	91.93	S45° 42' 59"E	35.95
C1	38.43	25.00	88.07	S44° 17' 01"W	34.75

OVERALL LEGAL DESCRIPTION

PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 5, RUN S89°10'28"W A DISTANCE OF 353.61 FT. TO A POINT; THENCE RUN N34°53'13"W A DISTANCE OF 111.71 FT. TO A POINT; THENCE RUN S46°41'09"W A DISTANCE OF 136.61 FT. TO A POINT; THENCE RUN S89°10'28"W A DISTANCE OF 648.94 FT. TO A POINT; THENCE RUN N00°11'39"E A DISTANCE OF 290.68 FT. TO A POINT; THENCE RUN N89°48'21"W A DISTANCE OF 243.95 FT. TO A POINT; THENCE RUN N89°45'02"W A DISTANCE OF 134.04 FT. TO THE POINT OF BEGINNING; THENCE RUN S00°14'58"W A DISTANCE OF 289.23 FT. TO A POINT ALONG THE NORTH RIGHT OF WAY OF CRAIGHEAD FOREST ROAD; THENCE ALONG SAID RIGHT OF WAY RUN S88°19'05"W A DISTANCE OF 395.01 FT. TO A POINT; THENCE LEAVING SAID RIGHT OF WAY RUN N00°14'58"E A DISTANCE OF 286.02 FT. TO A POINT; THENCE RUN S89°45'02"E A DISTANCE OF 211.00 FT. TO A POINT; THENCE RUN N00°14'58"E A DISTANCE OF 16.52 FT. TO A POINT; THENCE RUN S89°45'02"E A DISTANCE OF 183.79 FT. TO THE POINT OF BEGINNING, CONTAINING 2.60 ACRES, AND BEING SUBJECT TO EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS OF RECORD.

HERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS/EGRESS AND SHARED PARKING EASEMENT'S OVER AND ACROSS ALL DRIVING SURFACES. THESE EASEMENTS SHALL RUN IN PERPETUITY WITH THE LAND.

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.

OWNERS CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

SIGNATURE _____ DATE _____

PRINTED NAME _____

SURVEYORS NOTES

- 1) BASIS OF BEARINGS: ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM
- 2) CURRENT ZONING PER CITY OF JONESBORO: R-2
SETBACK REQUIREMENTS: 25 FT. FRONT / 7.5 FT. SIDE / 20 FT. REAR
- 3) ALL CORNER MONUMENTS SET ARE ½" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: PDW PROPERTIES, 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. 05031C0150 C, WITH AN EFFECTIVE DATE OF 09/27/91.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

Horizon

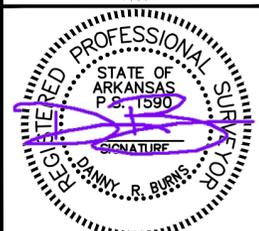
LAND SURVEYING, LLC

PHONE: 870-243-0092

2918 WOOD STREET, JONESBORO, AR 72404

PROJECT:
SAVANNAH HILL'S PHASE IV

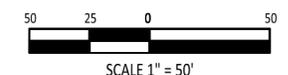
CLIENT:
PDW PROPERTIES, LLC



DRAWING INFO		
DRAWN BY: DRB	SCALE: 1" = 50'	
DATE: 09/09/2020	JOB NO.: H20-098	

RECORD PLAT

SHEET NUMBER:
1 of **1**



SCALE 1" = 50'

Final Subdivision: Savannah Hills Phase IV

For consideration by Metropolitan Planning Commission on November 14, 2023.

Applicant/Agent/ Owner: Michael Boggs / SSP Investments, LLC

Engineer: Michael Boggs, Tralan Engineering

Surveyor: Horizon Land Surveying, LLC

Property Location:

Total Acres: 2.60

Proposed Lots: 6

Zoning:

District: R-2, Multifamily medium density district

Required Min. R-2 - Lot Size: 6,000 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.33 acres – 14,410 sq. ft.

Proposed Max. Lot Size: 0.43 acres – 18,756 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: None Required

Public Streets: Lazare Drive

Compliance with Address Policy: Yes

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Final Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The final plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-2, Multifamily medium density district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: CU-23-11

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Conditional Use

CONDITIONAL USE: 3380 Moore

Dennis King is requesting conditional use approval for recreation/entertainment, indoor use at 3380 Moore Road. This property is located within the I-1, limited industrial district.



**CITY OF JONESBORO
CONDITIONAL USE APPLICATION**

Case Number _____ MAPC Deadline 10-17-23
Date Submitted 10-17-23 MAPC Meeting Date 11-14-23

OWNER/APPLICANT INFORMATION

Property Owner King's Gymnastics LLC Applicant Dennis King
Address 516 Melton Circle Jonesboro Address 516 Melton Circle Jonesboro 72401
Phone 870-530-8335 72401 Phone 870-530-8335
Signature [Signature] Signature [Signature]

PARCEL INFORMATION

Address/Location 3354 Moore Road Jonesboro, AR 72401
Current Zoning IND-1 Existing Land Use undeveloped land
Adjacent Zoning North IND-1 East city of Jonesboro South IND-1 West IND-1

REQUESTED CONDITIONAL USE

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

King's Gymnastics LLC DBA Jonesboro Gymnastics Academy (JGA) was established in 2013 and is located at 4502 Access Rd. Suite V, Jonesboro, AR 72401. The planned use of the 3354 Moore Road location is classified as Indoor Recreation/Entertainment. We intend to build a new facility and to provide even better service to our community.

GENERAL SUBMITTAL INFORMATION

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

9589 0710 5270 0640 7618 94

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

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

Washington, DC 20260

Certified Mail Fee	\$4.35	0408
\$		77
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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Postage	\$0.66	
Total Postage and Fees	\$5.01	10/17/2023

Sent To Postal United States
 Street and Apt. No., or PO Box No.
475 L'enfant Plaza
 City, State, ZIP+4®
Washington, DC 20260

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

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Columbia, MD 65201

Certified Mail Fee	\$4.35	0408
\$		77
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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 Street and Apt. No., or PO Box No.
5701 Bull Run Drive
 City, State, ZIP+4®
Columbia Mo 65201

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

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Jonesboro, AR 72401

Certified Mail Fee	\$4.35	0408
\$		77
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
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Postage	\$0.66	
Total Postage and Fees	\$5.01	10/17/2023

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 Street and Apt. No., or PO Box No.
301 W. Washington Ave Ste 200
 City, State, ZIP+4®
Jonesboro, AR 72401-2725

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

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Jonesboro, AR 72401

Certified Mail Fee	\$4.35	0408
\$		77
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
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Total Postage and Fees	\$5.01	10/17/2023

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 Street and Apt. No., or PO Box No.
300 S. Church St.
 City, State, ZIP+4®
Jonesboro, AR 72401-2911

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

9589 0710 5270 0640 7618 56

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CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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

Daphne, AL 36526

Certified Mail Fee	\$4.35	0408
\$		77
Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
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Total Postage and Fees	\$5.01	10/17/2023

Sent To Watson Anne L
 Street and Apt. No., or PO Box No.
9557 Marchand Ave
 City, State, ZIP+4®
Daphne, AL 36526

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

SP-1



MOORE RD
SITE PLAN

KING GYMNASTICS JONESBORO, AR

DATE: 10-15-23
REV: 10-16-23

DRAWN BY: BGW

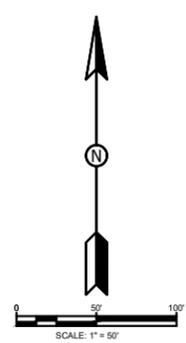
BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7604
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM



LEGEND

- HEAVY DUTY PAVEMENT
- CONCRETE
- DRAINAGE FLOW
- BENCHMARK
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- FG - FINISHED GRADE
- TW = TOP WALK
- TC = TOP CURB
- PVT = PAVEMENT
- EXISTING SPOT ELEVATION
- OVERHEAD ELECTRIC
- POWER POLE

NORTH



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

SITE SUMMARY

TRACT DESCRIPTION:
SEE PLAT

AREA:
TOTAL ACREAGE = 8.0± ACRES (348,444 SQ.FT.)
PROPOSED IMPERVIOUS SURFACE (PROPOSED PAVING & GROSS FLOOR AREA) = 4.5 ACRES (197,483 SQ.FT.)
PROPOSED GROSS FLOOR AREA OF STRUCTURE (THERAPY SERVICES) = 40,000 SQ.FT.

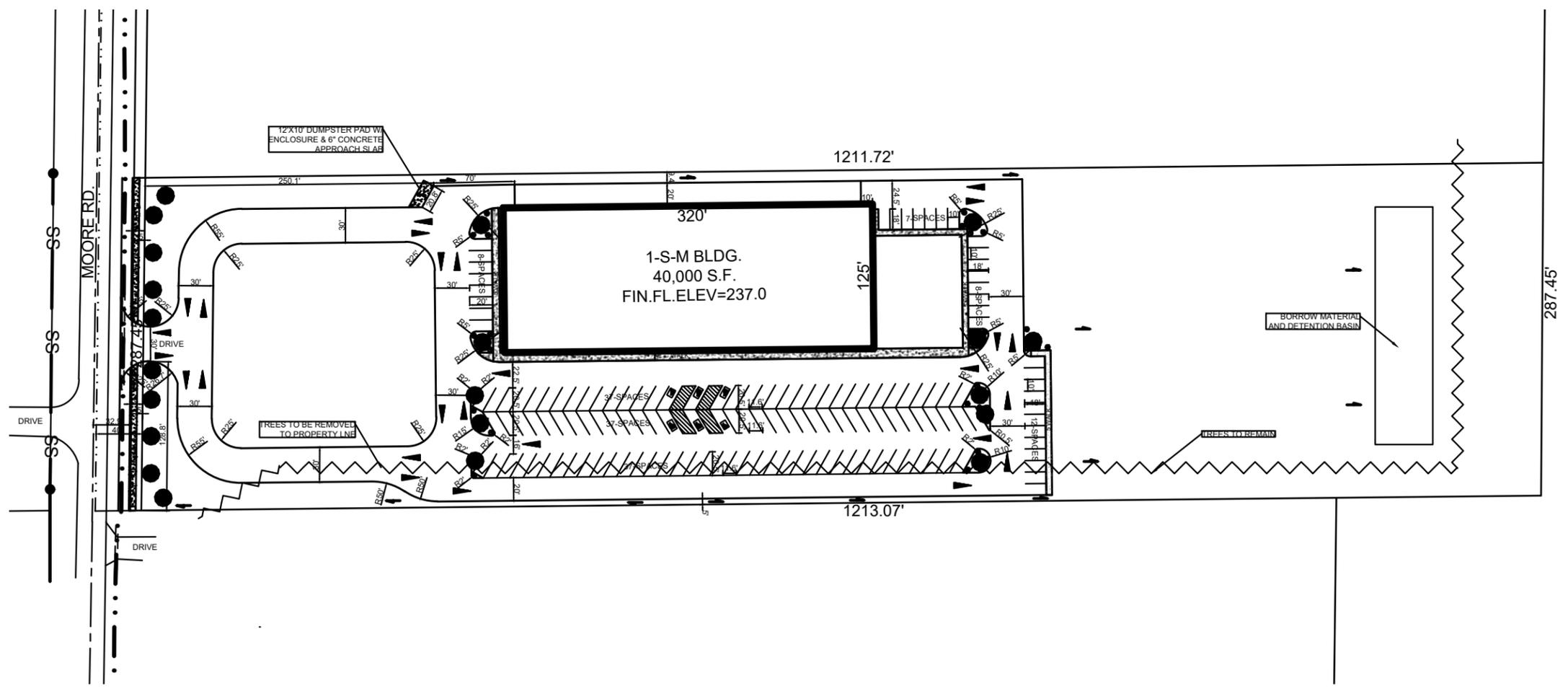
ZONING: I-1

PARKING CALCULATIONS:
REQUIRED: 1 SPACE / 400 SQ.FT.=40,000/400= 100 SPACES REQUIRED
PROVIDED: 135 SPACES (6 ADA SPACE)

LIGHTING:
LIGHTING WILL BE PROVIDED BY CODE AND WILL BE DIRECTED TO PREVENT LIGHT FROM SPILLING ON TO ADJACENT PROPERTIES.

GENERAL NOTES:

- DIMENSIONS AND RADII ARE MEASURED TO THE BACK OF CURB.
- SEE SURVEY FOR CONTROL POINTS & BENCHMARK





*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 23-11, 3380 Moore Rd
 300 S. Church Street/Municipal Center
 For Consideration by Planning Commission on November 14, 2023*

REQUEST: Applicant is requesting conditional use approval to allow “recreation/entertainment, indoor” use for a property located within an I-1 LUO, limited industrial district.

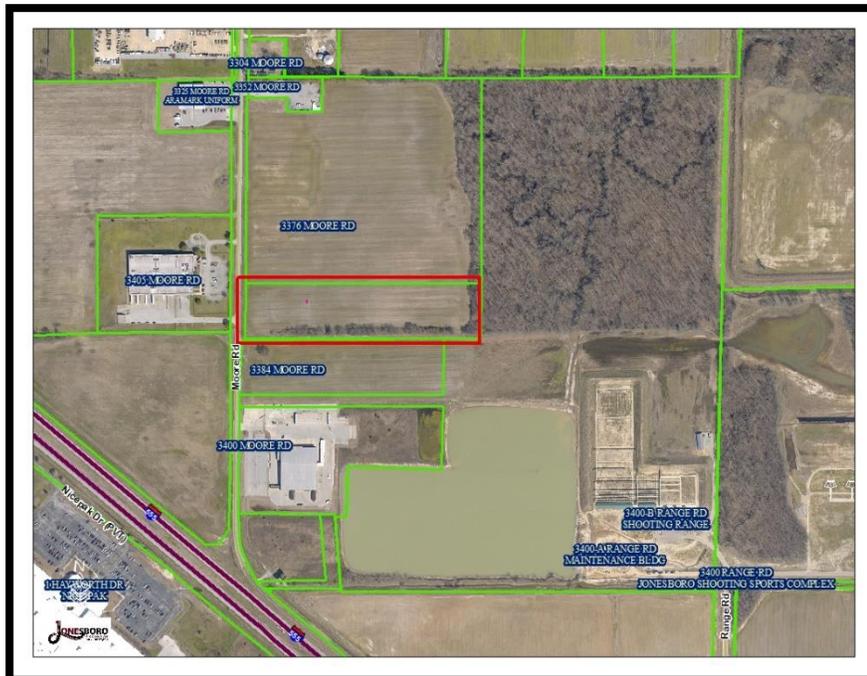
APPLICANT OWNER: King’s Gymnastics, LLC, 516 Melton Cir., Jonesboro AR, 72401
 Same

LOCATION: 3380 Moore Road

SITE DESCRIPTION: Tract Size: 8 +/- Acres
 Frontage: Approx. 280’ along Moore Road
 Topography: Flat Lot.
 Existing Development: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1 LUO	Vacant
South:	I-1	Vacant
East:	I-1 LUO	Vacant
West:	I-1	Industrial

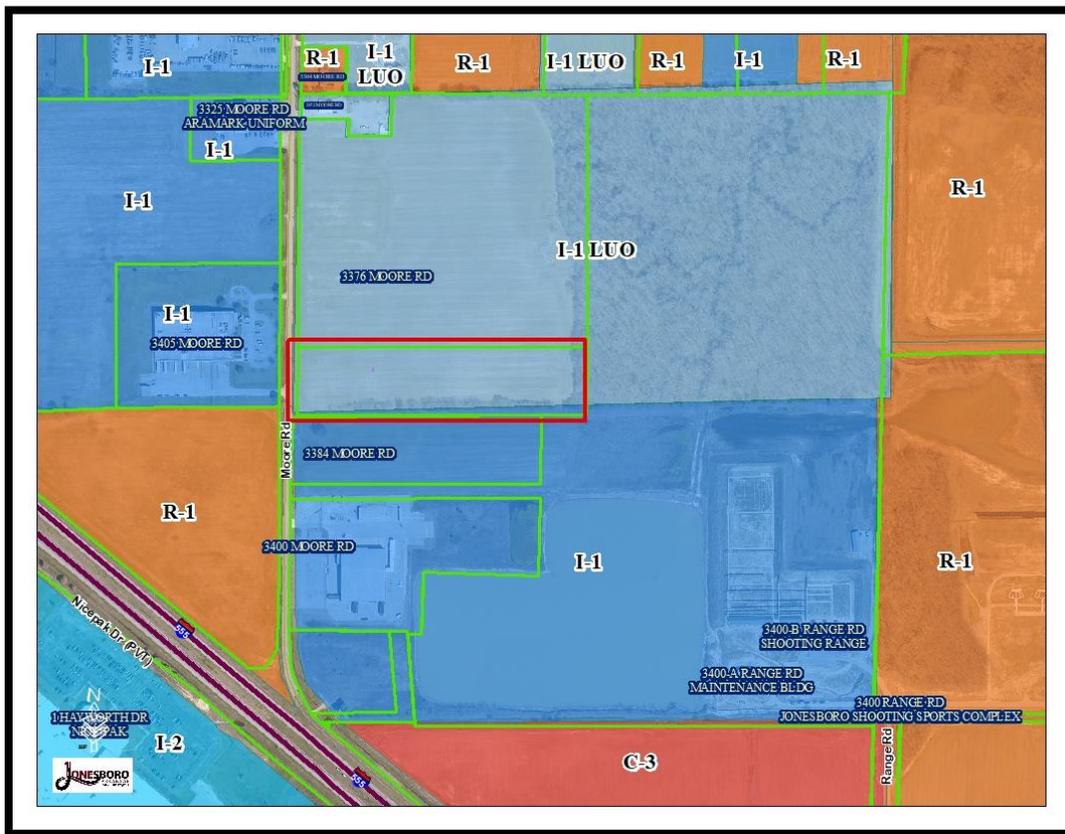
HISTORY: Undeveloped



Zoning Code Analysis:

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

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor, are addressed. (Zoning Ord., § 14.24.02)



Zoning Map

Applicant's Proposal:

The applicant would like to use the lot as a gymnastics academy (recreation/entertainment, indoor). The proposed use must be approved under the conditional use process under the functions of the MAPC.

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

Recreation and entertainment, indoor, means an establishment offering recreation, entertainment or games of skill to the general public for a fee or charge that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, pool halls and video game arcades.

Conclusion:

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

1. That upon issuance of the Conditional Use Approval, all other permits and inspections required locally and statewide be applied for and obtained by the applicant.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-23-11 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-23-12

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

REZONING: 3703 South Culberhouse Street

Michael Daniels is requesting a rezoning from RS-7, single family residential, and C-4, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay, and C-4, neighborhood commercial. This request is for 17.6 acres located at 3703 South Culberhouse 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: 3703 S. Culberhouse Street

Side of Street: West between Sadie Lane and Farm Creek Road

Quarter: NE SE Section: 36 Township: 14N Range: 3E

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: RS7 & C4 Proposed Zoning: C-3 LUO & C-4

Size of site (square feet and acres): 17.6 +/- Street frontage (feet): 650' +/-

Existing Use of the Site: Reclaimed gravel pit & former landscaping business

Character and adequacy of adjoining streets: Culberhouse (Collector) is a 2 lane road.

Does public water serve the site? Yes 6" water main

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

Does public sanitary sewer serve the site? Yes sewer is available with std. extension.

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

Use of adjoining properties:

North Residential subdivision

South Residential subdivision

East Residential Subdivision

West Commercial & residential subdivision under const.

Physical characteristics of the site: Site generally slopes to Culberhouse.

Characteristics of the neighborhood: Commercial & residential neighborhoods.

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? **RS7 & C4**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **provide the necessary services for the growing single family and multi-family residences in the area**
- (3). If rezoned, how would the property be developed and used? **General commercial and neighborhood commercial**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **Density will be determined during the development of final plans.**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **Yes, show area as high intensity**
- (6). How would the proposed rezoning be the public interest and benefit the community? **Road & trail connectivity to Culberhouse with neighborhood commercial opportunities.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **Development provides amenities to surrounding neighborhoods.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Current zoning creates higher densities, and a less controlled development.**
- (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 development will enhance the surrounding area.**
- (10). How long has the property remained vacant? **A portion of the property was formerly a landscaping business.**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **Drainage, & utilities will be improved, added street connectivity for improved**
- (12). If the rezoning is approved, when would development or redevelopment begin? **emergency response times Within 6 months**
- (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.* **Neighborhood meetings will take place through the planning process.**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. **Please see Exhibit A.**

OWNERSHIP INFORMATION:

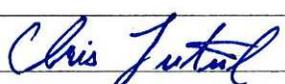
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

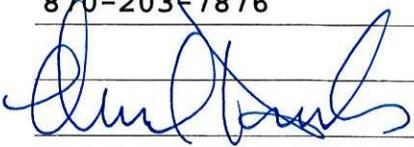
Owner of Record:

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.

Applicant:

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

Name: Chris Futrell
 Address: 3703 South Culberhouse St.
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-588-5042
 Facsimile: _____
 Signature: 

Name: Michael Daniels, PS
 Address: 2520 Alexander Dr, Suite C
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-203-7876
 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.



GRAPHIC SCALE IN FEET
0 60'

ARKANSAS STATE PLANE
COORDINATE SYSTEM
NORTH ZONE

STATE PLAT CODE:
500-14N-03E-0-36-210-16-1563

SEAL

EXISTING ZONING EXHIBIT
PREPARED FOR:
FUTRELL CONSTRUCTION, INC.

ISSUE DATE: 10/06/23
PROJECT NO: 23901300
CONTACT: M. DANIELS

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194



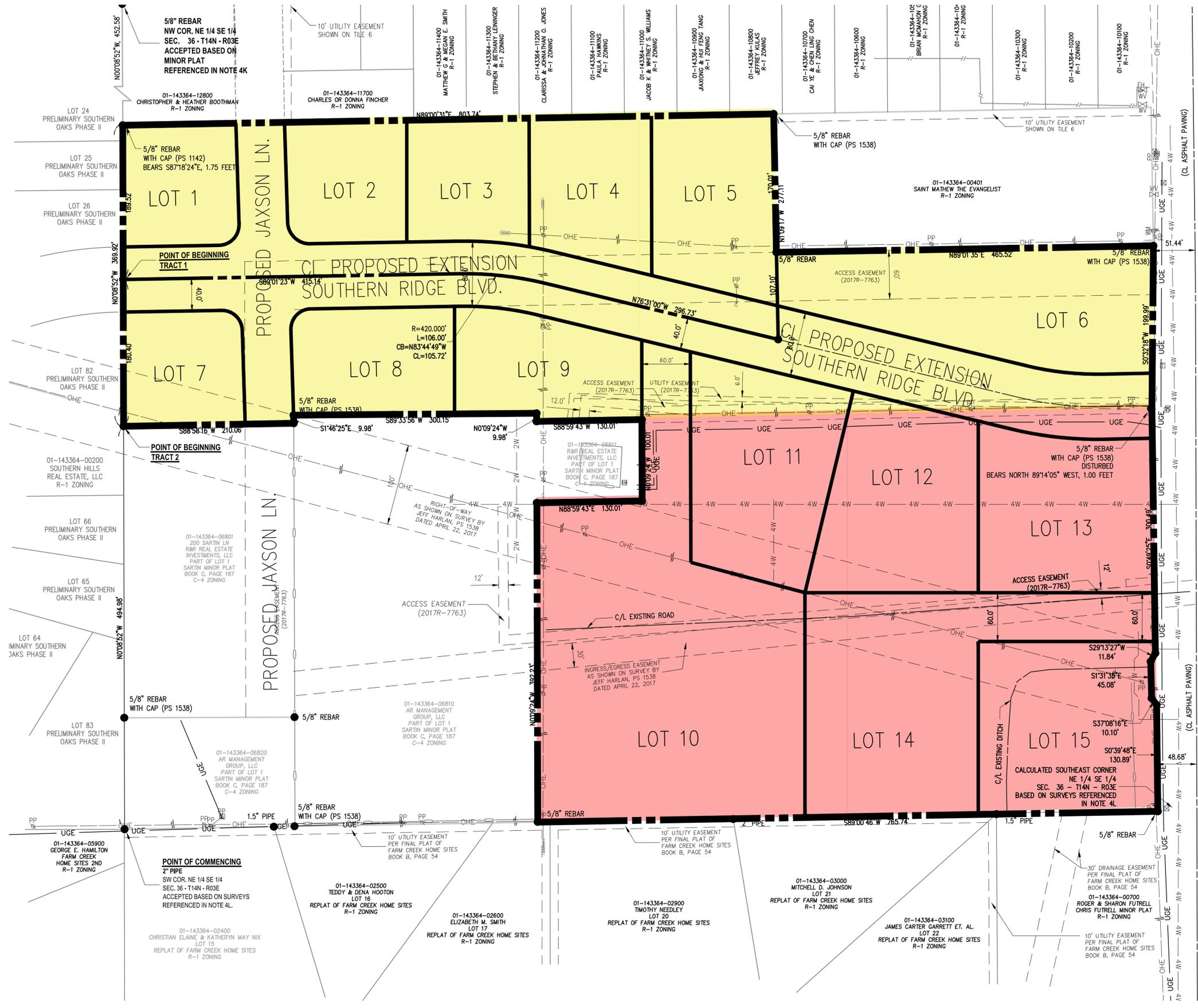
CERTIFICATE OF AUTHORIZATION:

DELTA	DESCRIPTION	DATE

SHEET NO.:

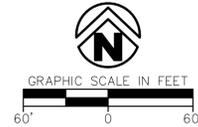
Zoning Legend

- RS-7
- C-4



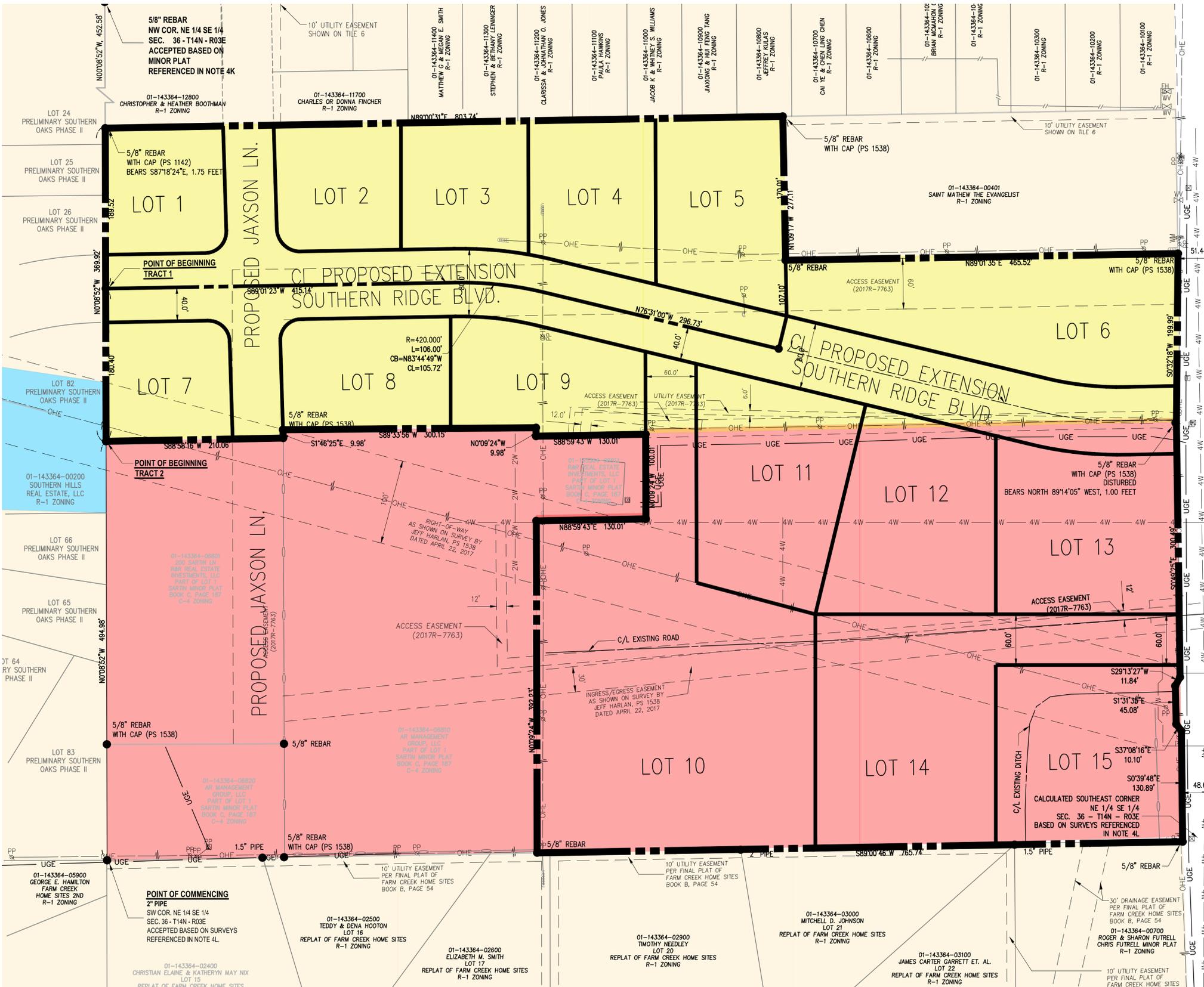
EXISTING ZONING

DRAWING: C:\PROJECTS\2023\EXISTING ZONING\EXISTING ZONING.dwg
DATE: 10/06/23
DRAWN BY: M. DANIELS
CHECKED BY: M. DANIELS
SCALE: AS SHOWN
PROJECT: 23901300



ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

STATE PLAT CODE: 500-14N-03E-0-36-210-16-1563



Zoning Legend

- RS-7
- R-1
- C-4
- C-3, LUO

EXISTING ZONING EXHIBIT
PREPARED FOR:
FUTRELL CONSTRUCTION, INC.

ISSUE DATE: 10/04/23
PROJECT NO: 23901300
CONTACT: M. DANIELS

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194

Crafton Tull
engineering | surveying
479.636.4838 | www.craftontull.com



CERTIFICATE OF AUTHORIZATION

DELTA	DESCRIPTION	DATE

SHEET NO.:

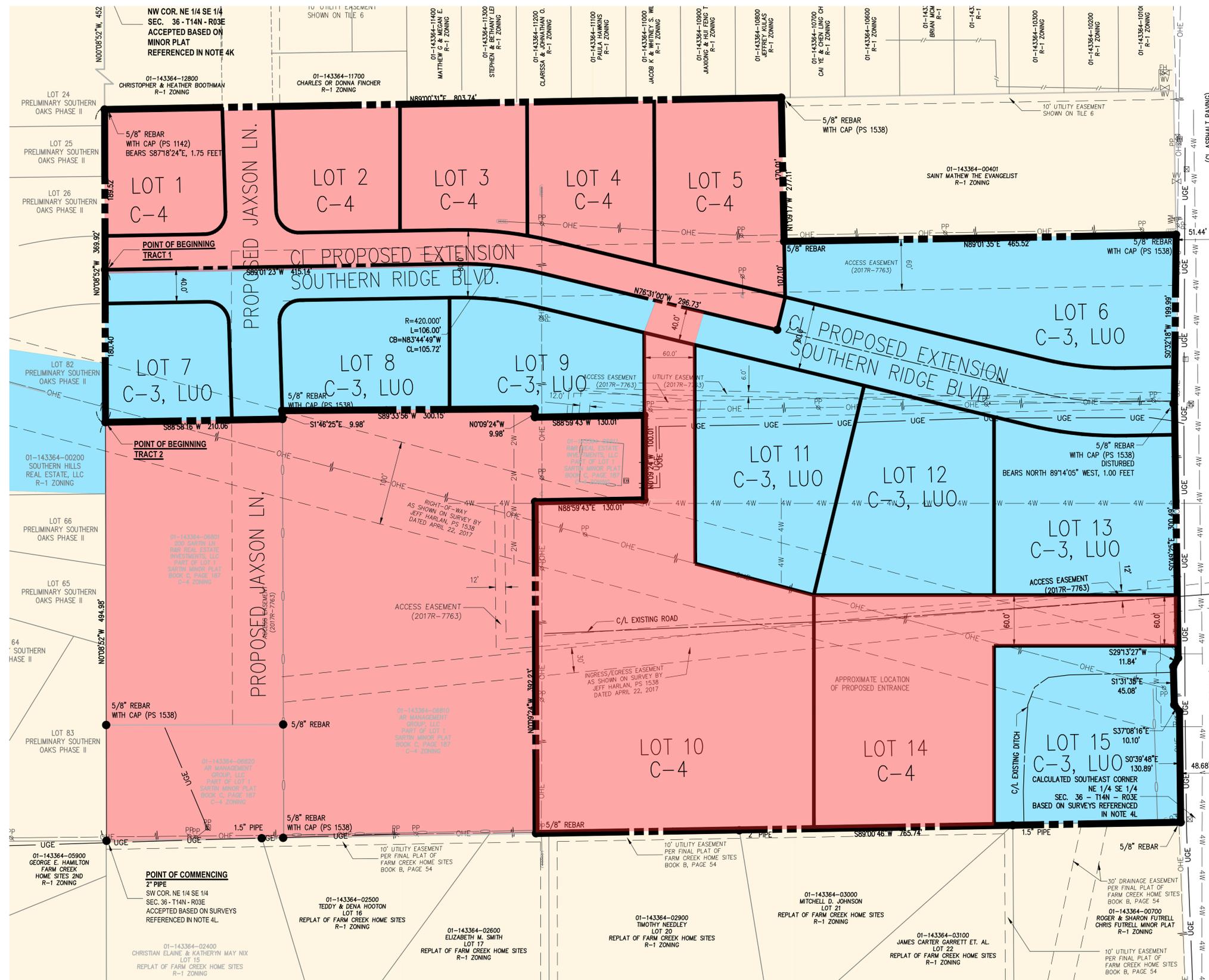
EXISTING ZONING

RECORD INFORMATION

GRAPHIC SCALE IN FEET

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

STATE PLAT CODE: 500-14N-03E-0-36-210-16-1563



DESIGN STANDARD NOTE:

BUILDINGS ARE TO BE OF RESIDENTIAL CHARACTER REGARDING OUTWARD APPEARANCE.

Zoning Legend

- R-1
- C-4
- C-3, LUO

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13 & 15

USES NOT ALLOWED:

1. CEMETERY
2. COMMUNICATION TOWER
3. ENTERTAINMENT, ADULT
4. HOMELESS SHELTER
5. MEDICAL MARIJUANA DISPENSARY
6. PAWN SHOPS
7. FREIGHT TERMINAL
8. AGRICULTURE, ANIMAL

LOTS 10 & 14

USES NOT ALLOWED:

1. AUDITORIUM OR STADIUM
2. CARWASH
3. CEMETERY
4. COMMUNICATION TOWER
5. ENTERTAINMENT, ADULT
6. GOLF COURSE
7. HOMELESS SHELTER
8. HOTEL OR MOTEL
9. MEDICAL MARIJUANA DISPENSARY
10. PAWN SHOPS
11. RECREATIONAL VEHICLE PARK
12. SERVICE STATION
13. SIGN, OFF-PREMISES
14. UTILITY, MAJOR
15. UTILITY, MINOR
16. FREIGHT, TERMINAL
17. AGRICULTURE, ANIMAL

PROPOSED ZONING EXHIBIT
 PREPARED FOR:
 FUTRELL CONSTRUCTION, INC.

ISSUE DATE: 10/06/23
 PROJECT NO: 23901300
 CONTACT: M. DANIELS

2520 Alexander Drive Suite C
 Jonesboro, AR 72401-7194

Crafton Tull
 engineering | surveying

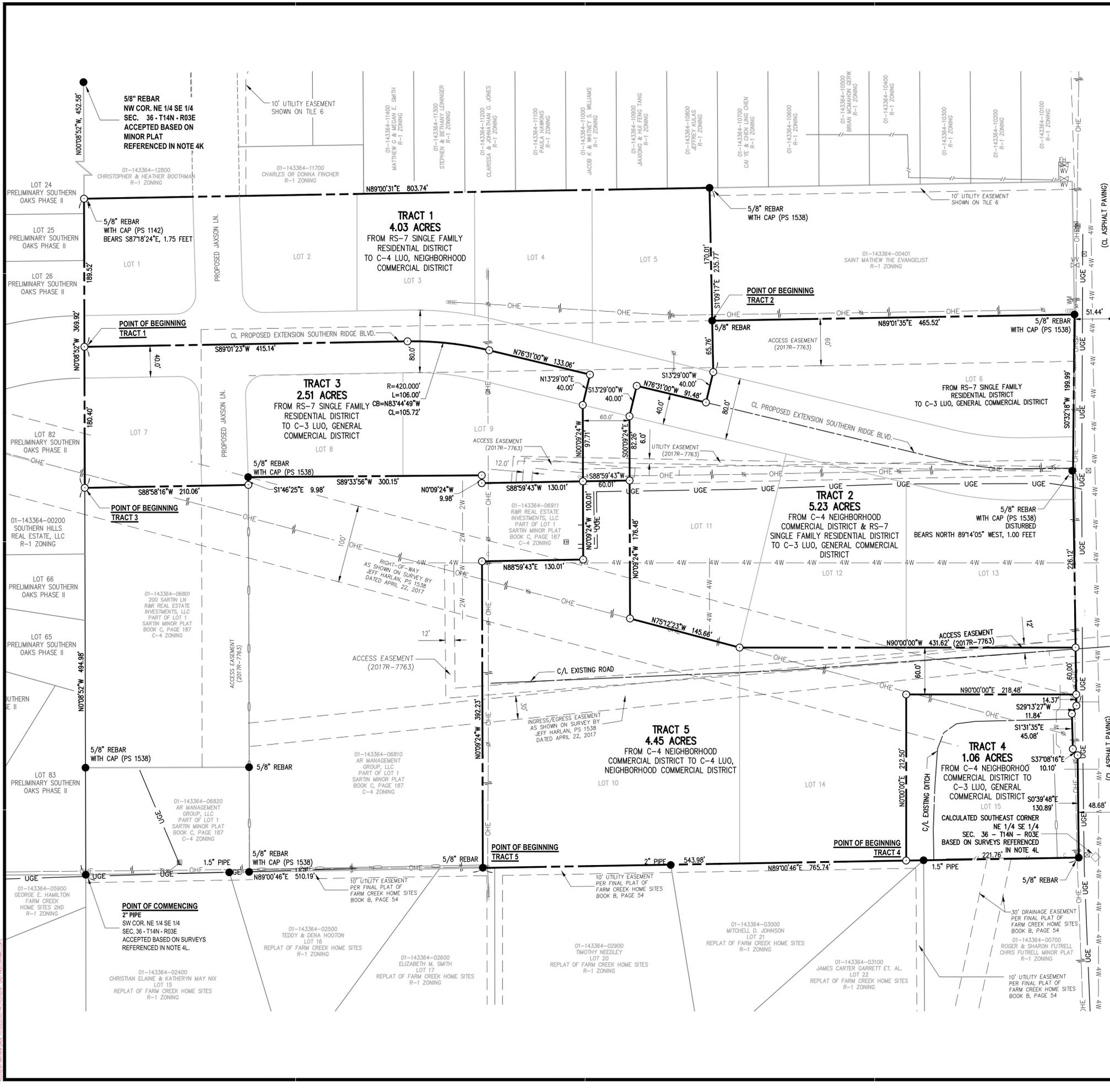
479.636.4838 t
 www.craftontull.com



CERTIFICATE OF AUTHORIZATION:

DATE	DESCRIPTION	DATE

PROPOSED ZONING



LEGAL DESCRIPTION: TRACT 1
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST IN CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING PART OF LOT 1 OF THE RECORD PLAT OF SARTIN MINOR PLAT AS FILED IN BOOK C, PAGE 187 OF THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°00'00" W, A DISTANCE OF 675.38 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD AND ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°00'00" W, A DISTANCE OF 189.52 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 803.74 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 235.77 FEET; THENCE SOUTH 13°22'00" W, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE NORTH 76°31'00" W ALONG SAID CENTERLINE, A DISTANCE OF 91.48 FEET; THENCE SOUTH 13°22'00" W, A DISTANCE OF 40.00 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 82.26 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 80.00 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 97.71 FEET; THENCE NORTH 13°22'00" W, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE NORTH 76°31'00" W ALONG SAID CENTERLINE, A DISTANCE OF 133.06 FEET; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 106.00 FEET, AND A CHORD BEARING OF N83°44'49" W FOR A CHORD DISTANCE OF 105.72 FEET; THENCE ALONG SAID CENTERLINE SOUTH 01°01'35" E, A DISTANCE OF 415.14 FEET TO THE POINT OF BEGINNING, CONTAINING 4.03 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION: TRACT 2
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST IN CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING PART OF LOT 1 OF THE RECORD PLAT OF SARTIN MINOR PLAT AS FILED IN BOOK C, PAGE 187 OF THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°00'00" W, A DISTANCE OF 864.90; THENCE NORTH 00°00'00" W, A DISTANCE OF 803.74 FEET; THENCE SOUTH 01°01'35" E, A DISTANCE OF 170.01 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" W, A DISTANCE OF 465.52 FEET TO THE WEST RIGHT-OF-WAY OF CALDWELL ROAD; THENCE SOUTH 02°02'10" W ALONG SAID RIGHT OF WAY, A DISTANCE OF 199.99 FEET; THENCE SOUTH 04°09'25" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 226.12 FEET; THENCE NORTH 00°00'00" W, A DISTANCE OF 431.62 FEET; THENCE NORTH 17°12'23" W, A DISTANCE OF 145.66 FEET; THENCE NORTH 07°02'24" E, A DISTANCE OF 258.74 FEET; THENCE NORTH 13°22'00" W, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE ALONG SAID CENTERLINE SOUTH 01°01'35" E, A DISTANCE OF 91.48 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 80.00 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 97.71 FEET; THENCE NORTH 13°22'00" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING, CONTAINING 5.23 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION: TRACT 3
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST IN CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING PART OF LOT 1 OF THE RECORD PLAT OF SARTIN MINOR PLAT AS FILED IN BOOK C, PAGE 187 OF THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°00'00" W, A DISTANCE OF 180.40 FEET TO THE CENTERLINE OF A PROPOSED EXTENSION OF SOUTHERN RIDGE BOULEVARD; THENCE NORTH 00°00'00" W, A DISTANCE OF 415.14 FEET; THENCE ALONG SAID CENTERLINE, A DISTANCE OF 415.14 FEET; THENCE ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 420.00 FEET, AN ARC LENGTH OF 106.00 FEET, AND A CHORD BEARING OF S83°44'49" W FOR A CHORD DISTANCE OF 105.72 FEET; THENCE SOUTH 07°02'24" E ALONG SAID CENTERLINE, A DISTANCE OF 133.06 FEET; THENCE SOUTH 13°22'00" W, A DISTANCE OF 40.00 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 80.00 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 97.71 FEET; THENCE NORTH 13°22'00" W, A DISTANCE OF 40.00 FEET; THENCE NORTH 07°02'24" E, A DISTANCE OF 80.00 FEET; THENCE NORTH 07°02'24" E, A DISTANCE OF 130.01 FEET; THENCE NORTH 07°02'24" E, A DISTANCE OF 9.98 FEET; THENCE SOUTH 83°59'43" W, A DISTANCE OF 300.15 FEET; THENCE SOUTH 14°46'25" E, A DISTANCE OF 9.98 FEET; THENCE SOUTH 88°58'16" W, A DISTANCE OF 210.06 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 2.51 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION: TRACT 4
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST IN CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING PART OF LOT 1 OF THE RECORD PLAT OF SARTIN MINOR PLAT AS FILED IN BOOK C, PAGE 187 OF THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°00'00" W, A DISTANCE OF 1054.58 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" W, A DISTANCE OF 212.50 FEET; THENCE NORTH 00°00'00" W TO THE WEST RIGHT-OF-WAY OF CALDWELL ROAD; THENCE NORTH 00°00'00" W, A DISTANCE OF 218.48 FEET; THENCE SOUTH 07°02'24" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 143.37 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 118.84 FEET; THENCE SOUTH 07°02'24" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 45.08 FEET; THENCE SOUTH 07°02'24" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 10.10 FEET; THENCE SOUTH 07°02'24" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 130.89 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 40.00 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 300.15 FEET; THENCE SOUTH 14°46'25" E, A DISTANCE OF 9.98 FEET; THENCE SOUTH 88°58'16" W, A DISTANCE OF 210.06 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 1.06 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGAL DESCRIPTION: TRACT 5
 A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST IN CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING PART OF LOT 1 OF THE RECORD PLAT OF SARTIN MINOR PLAT AS FILED IN BOOK C, PAGE 187 OF THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00°00'00" W, A DISTANCE OF 510.19 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" W, A DISTANCE OF 392.23 FEET; THENCE NORTH 00°00'00" W TO THE WEST RIGHT-OF-WAY OF CALDWELL ROAD; THENCE NORTH 00°00'00" W, A DISTANCE OF 218.48 FEET; THENCE SOUTH 07°02'24" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 143.37 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 118.84 FEET; THENCE SOUTH 07°02'24" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 45.08 FEET; THENCE SOUTH 07°02'24" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 10.10 FEET; THENCE SOUTH 07°02'24" E ALONG SAID RIGHT OF WAY, A DISTANCE OF 130.89 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 40.00 FEET; THENCE SOUTH 07°02'24" E, A DISTANCE OF 300.15 FEET; THENCE SOUTH 14°46'25" E, A DISTANCE OF 9.98 FEET; THENCE SOUTH 88°58'16" W, A DISTANCE OF 210.06 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 4.45 ACRES, MORE OR LESS AND SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

General Survey Notes

- THIS MAP REPRESENTS A PROPERTY BOUNDARY SURVEY FOR FUTURE CONSTRUCTION, INC. FOR THE PURPOSE OF SITE ENGINEERING AND DESIGN.
- NORTH IS REFERENCED TO NAD83 (2011) ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, U.S. SURVEY FEET WITH A SCALE FACTOR OF 0.99994275 AND A MAPPING ANGLE OF 0°44'45" AT THE POINT OF COMMENCEMENT AS SHOWN, DETERMINED BY GPS OBSERVATION.
- UNDERGROUND UTILITIES ARE SHOWN BASED ON ABOVE GROUND VISIBLE EVIDENCE AND DIGITAL DRAWING FILES (CAD) PROVIDED TO THE SURVEYOR. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO DETERMINE THE EXISTENCE OR ACCURATE LOCATION OF UNDERGROUND UTILITIES. FIELD VERIFY ALL UNDERGROUND FACILITIES PRIOR TO ANY EXCAVATIONS.
- THE FOLLOWING DOCUMENTS WERE REVIEWED DURING THE COURSE OF THIS SURVEY:
 - WARRANTY DEED FROM RAR REAL ESTATE INVESTMENTS, LLC TO FUTURE CONSTRUCTION, INC. FILED AS 2017R-7763 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - WARRANTY DEED FROM AR MANAGEMENT GROUP, LLC TO FUTURE CONSTRUCTION, INC. FILED AS 2017R-7762 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - QUIT CLAIM DEED FROM RAR REAL ESTATE INVESTMENTS, LLC TO CNF, LLC FILED AS 2017R-7764 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - RELEASE DEED TO RAR INVESTMENTS, LLC FILED AS 2017R-7766 IN THE RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - SURVEY OF PART OF THE NE OF THE SE BY CLARENCE W. MCALISTER, PS 1303, DATED OCTOBER 5, 2006.
 - SURVEY OF PART OF THE SE BY TROY SHEETS, PS 596, DATED NOVEMBER 18, 1983.
 - SURVEY BY TROY SHEETS, PS 596, FILED AS BOOK L, PAGE 112, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - SURVEY BY TERRY BARE, PS 1048, FILED AS BOOK B, PAGE 54, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - SURVEY BY TERRANCE MOORE, PS 1293, FILED AS BOOK L, PAGE 144, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - SURVEY BY TROY SHEETS, PS 596, FILED AS BOOK B, PAGE 149, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - RECORD PLAT OF SARTIN MINOR PLAT FILED AS BOOK C, PAGE 187, RECORDS OF CRAIGHEAD COUNTY, ARKANSAS.
 - 6 SEPARATE PLATS OF SURVEY BY JEFF HARLAN, PS 1536, ALL FOR RAR REAL ESTATE INVESTMENTS, LLC, ALL DATED APRIL 22, 2017, ON FILE WITH THE STATE SURVEYOR'S OFFICE.
- THIS PROPERTY LIES WITHIN THE CITY LIMITS OF JONESBORO, ARKANSAS AND IS SUBJECT TO ZONING RESTRICTIONS FOR ZONE "C-4, NEIGHBORHOOD COMMERCIAL DISTRICT AND RS-7 SINGLE FAMILY RESIDENTIAL DISTRICT, PER CHAPTER 117 OF THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, THE FOLLOWING RESTRICTIONS APPLY:
 - THE FRONT YARD SETBACK FOR RS-7 IS 20 FEET AND 25 FEET FOR C-4.
 - THE REAR YARD SETBACK IS 20 FEET FOR BOTH ZONES.
 - THE SIDE YARD SETBACK FOR RS-7 IS 7.5 FEET AND THIS RESTRICTION IS NOT APPLICABLE TO C-4.
 - MINIMUM LOT AREA FOR RS-7 IS 6222 SQUARE FEET AND 6500 SQUARE FEET FOR C-4.
 - MINIMUM LOT WIDTH FOR RS-7 AND FOR C-4 IS 50 FEET.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN, BASED ON GRAPHICAL MAPPING AND SCALING ONLY FROM F.E.M.A. FLOOD INSURANCE RATE MAP NO. 0503100150C, LAST REVISED SEPTEMBER 27, 1999.
- FIELD WORK WAS COMPLETED JULY 31, 2022.
- BUILDINGS ARE TO BE OF RESIDENTIAL CHARACTER REGARDING OUTWARD APPEARANCE.

The C-3 Limited Use Overlay (LUO) and C-4 rezoning request does not allow the following uses on lots noted below:

Restrictions (uses not allowed) for the areas labeled Lot 10 & 14:

- Auditorium or Stadium
- Carwash
- Cemetery
- Communication Tower
- Entertainment, Adult
- Entertainment, Adult
- Golf Course
- Homeless Shelter
- Hotel or Motel
- Medical Marijuana Dispensary
- Recreational Vehicle Park
- Service Station
- Sign, Off-Premises
- U-Drive, Major
- Utility, Minor
- Freight Terminal
- Agricultural, Animal

Restrictions (uses not allowed) for the areas labeled Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, & 15:

- Cemetery
- Communication Tower
- Entertainment, Adult
- Homeless Shelter
- Medical Marijuana Dispensary
- Recreational Vehicle Park
- Service Station
- Sign, Off-Premises
- U-Drive, Major
- Utility, Minor
- Freight Terminal
- Agricultural, Animal

LEGEND

○	SET 5/8" REBAR (PS#1563)	—	PROPERTY LINE
●	FOUND MONUMENT (AS NOTED)	- - -	EX. EASEMENT
◇	COMPUTED POINT	- - -	EX. LOT LINE
⊗	ELECTRIC JUNCTION BOX	- - -	EX. BOUNDARY
⊕	POWER POLE	- - -	EX. R/W
⊖	TELEPHONE PEDESTAL	- - -	EX. B/L
⊙	GAS METER	- - -	SECTION LINE
⊚	VALVE	- - -	ROAD CL
⊛	FIRE HYDRANT ASSEMBLY	- - -	BARBED WIRE FENCE
⊜	WATER METER	- - -	CHAIN LINK FENCE
⊝	ELECTRIC PEDESTAL	- - -	WOOD PRIVACY FENCE
⊞	MARKER/SIGN	- - -	OVERHEAD ELECTRIC
⊟	GUY WIRE	- - -	PROPOSED LOT LINES
		- - -	UNDERGROUND ELECTRIC
		- - -	4" WATER LINES
		- - -	2" WATER LINES

RECORD INFORMATION

GRAPHIC SCALE IN FEET
 60' 0 60'

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE

STATE PLAT CODE:
 500-14N-03E-036-210-16-1563

REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF ARKANSAS
 NO. 1563
 SIGNATURE

REZONING PLAT
 A PART OF SECTION 33, T14N, R03E
 AND A PART OF LOT 1 OF SARTIN MINOR PLAT
 BOOK C, PAGE 187
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
 PREPARED FOR:
 FUTURE CONSTRUCTION, INC.

ISSUE DATE: 11/10/23
 PROJECT NO: 23901300
 CONTACT: M. DANIELS

2520 Alexander Drive Suite C
 Jonesboro, AR 72401-7194

Crafton Tull
 engineering | surveying
 479.636.4838 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION

DATE	DESCRIPTION	DATE

© 2023 Crafton, Tull & Associates, Inc.

SHEET NO.: 1 OF 1

Exhibit A

The C-3 Limited Use Overlay (LUO) and C-4 rezoning request does not allow the following uses on lots noted below:

Restrictions (uses not allowed) for the areas labeled **Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, & 15:**

- a. Cemetery
- b. Communication Tower
- c. Entertainment, Adult
- d. Homeless Shelter
- e. Medical Marijuana Dispensary
- f. Pawn Shops
- g. Freight Terminal
- h. Agricultural, Animal

Restrictions (uses not allowed) for the areas labeled **Lot 10 & 14:**

- a. Auditorium or Stadium
- b. Carwash
- c. Cemetery
- d. Communication Tower
- e. Entertainment, Adult
- f. Golf Course
- g. Homeless Shelter
- h. Hotel or Motel
- i. Medical Marijuana Dispensary
- j. Pawn Shops
- k. Recreational Vehicle Park
- l. Service Station
- m. Sign, Off-Premises
- n. Utility, Major
- o. Utility, Minor
- p. Freight Terminal
- q. Agricultural, Animal

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-12, 3703 South Culberhouse
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on November 14, 2023

REQUEST: To consider a rezoning of one tract of land containing 17.6 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial.

APPLICANT: Michael Daniels, 2520 Alexander Drive Ste. C, Jonesboro AR

OWNER: Chris Futrell, 3703 South Culberhouse Street, Jonesboro AR

LOCATION: 3703 South Culberhouse

SITE

DESCRIPTION: **Tract Size:** Approx. 17.6 Acres
Street Frontage: Approx. 650 ft. on Culberhouse

Existing Development: Former commercial business

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1 – Residential
East	R-1 - Residential
West	R-1 & C-4 – Commercial and Vacant Property

HISTORY: Reclaimed gravel pit and former landscaping business.

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

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

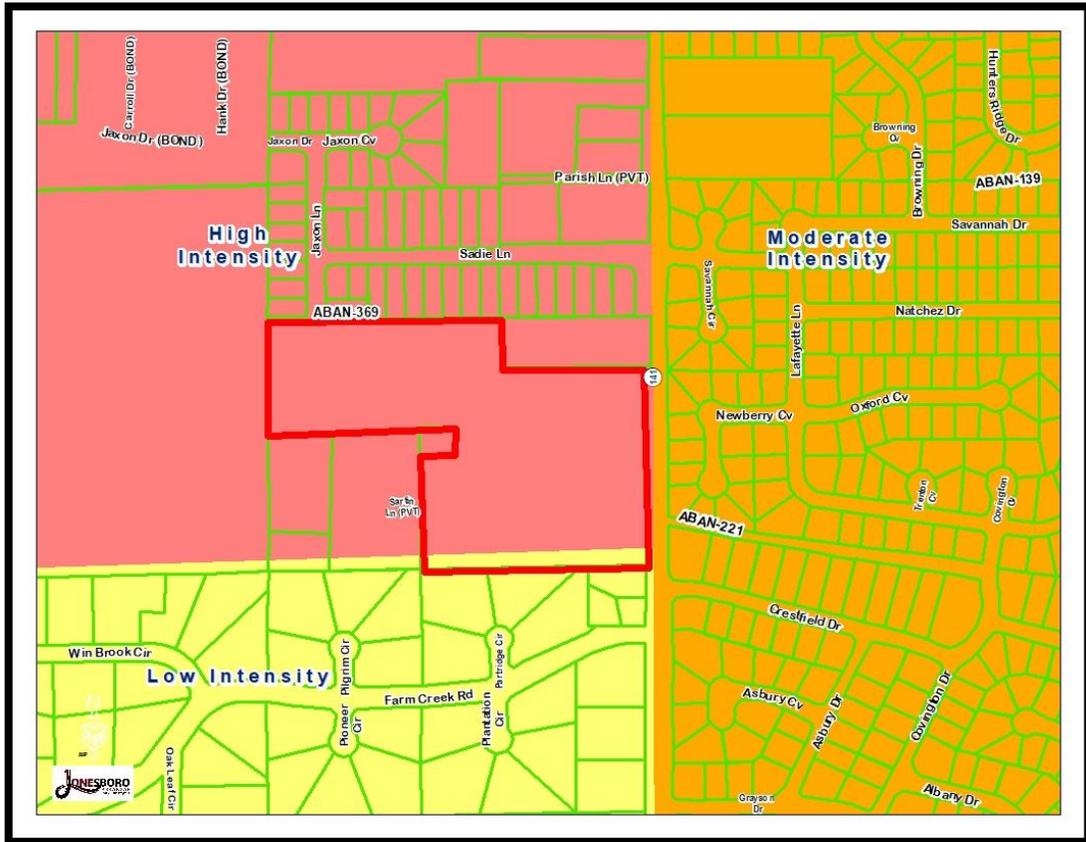
Typical Land Uses:

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

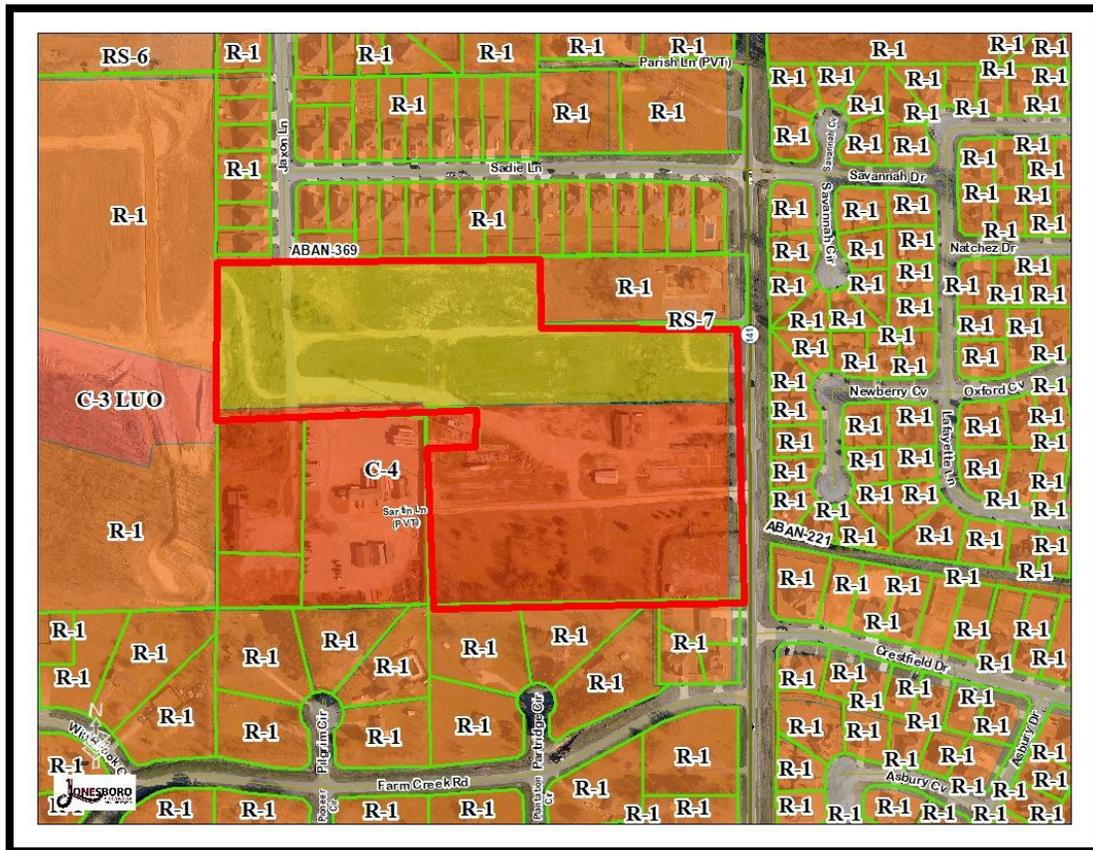
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

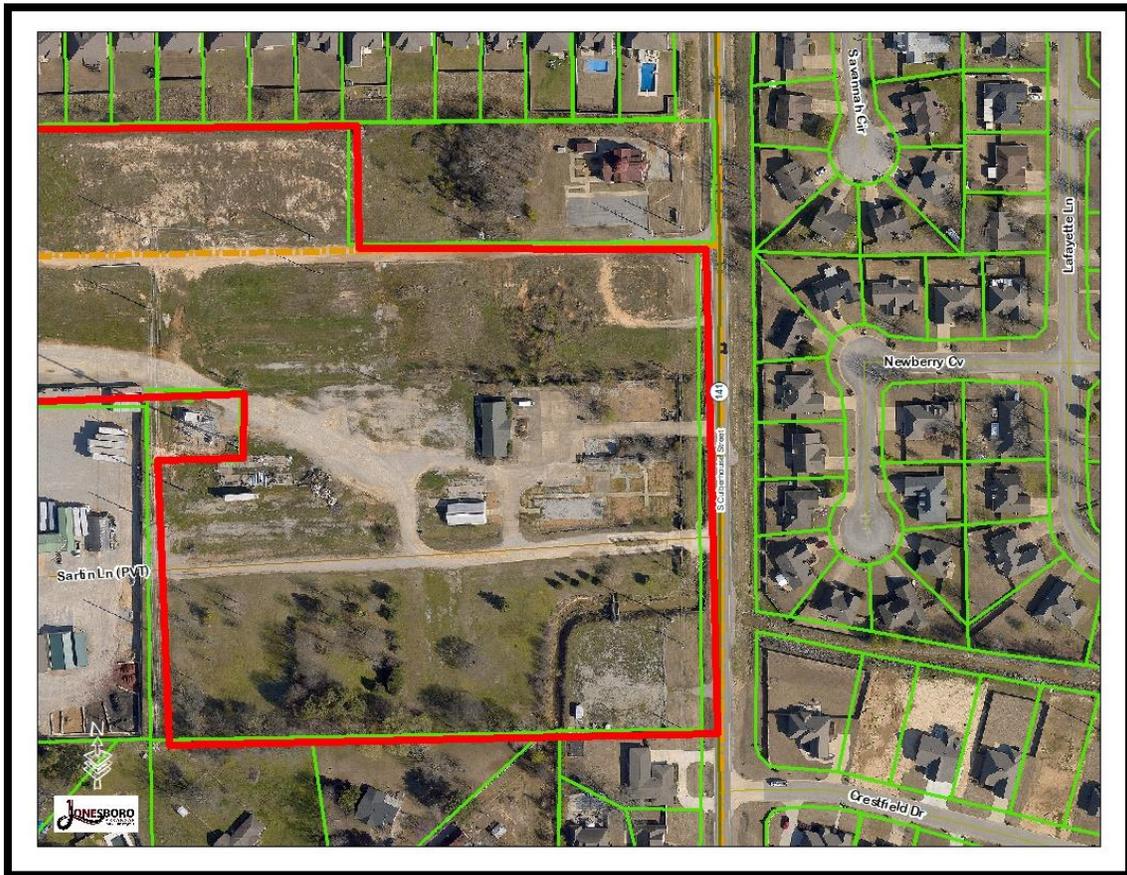
Master Street Plan/Transportation

The subject property is served by South Culberhouse Street, the Master Street Plan classifies this street as a **Collector Street**.

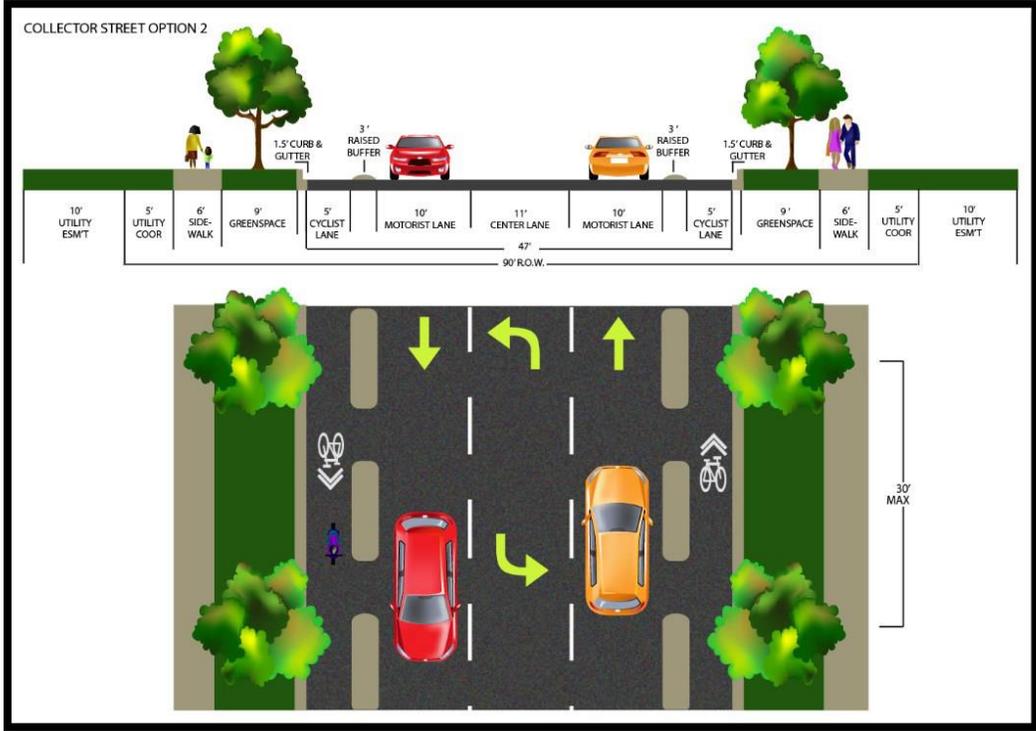
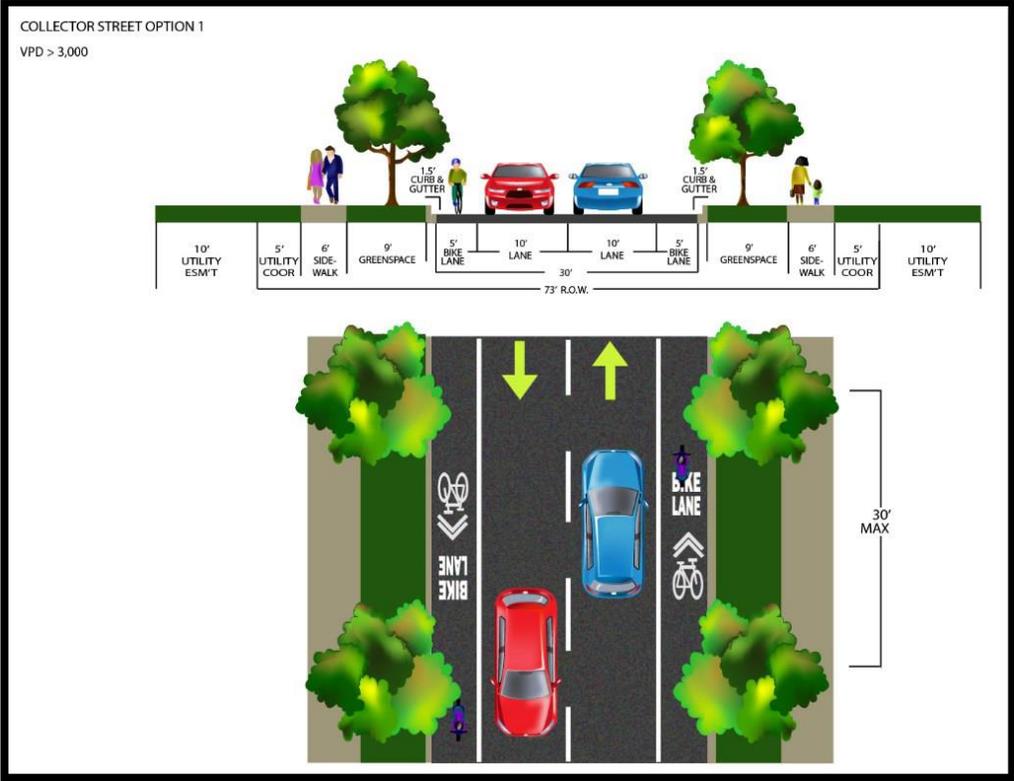
Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

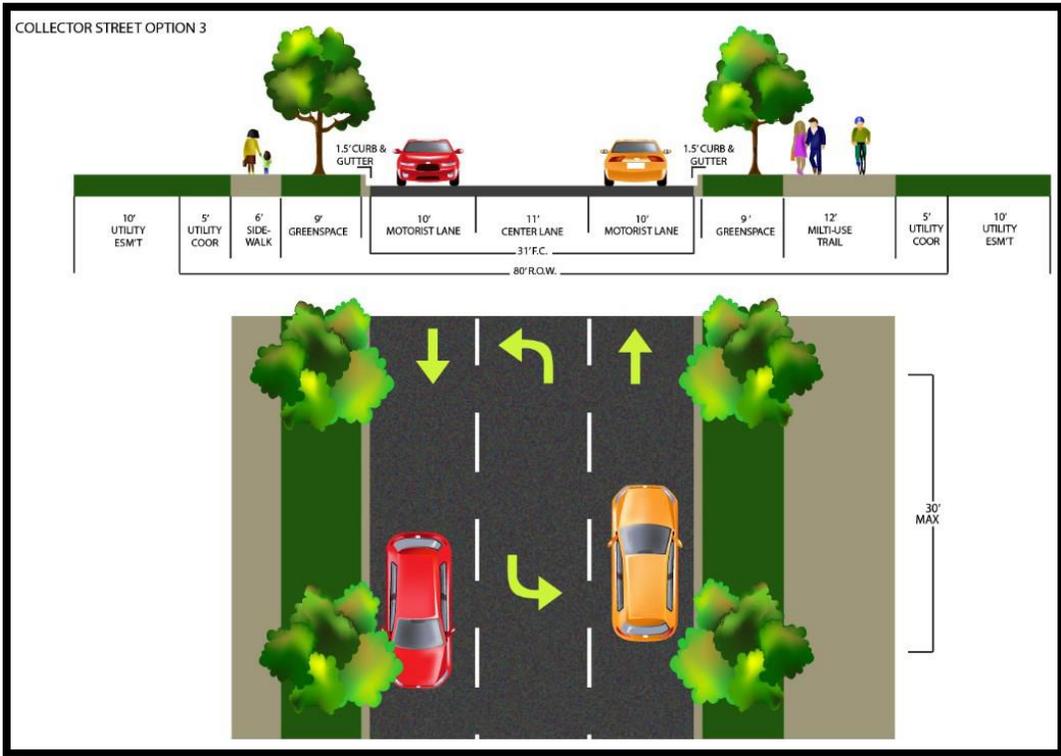
FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter 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).



Collector Street





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 is 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 not achieved with this rezoning considering the surrounding area is residential.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as a general/neighborhood commercial development.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property if rezoned to residential.	
(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 and commercial uses currently exist near this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "RS-7" single family residential and "C-4" neighborhood commercial. The applicant is applying for a rezoning to allow for general/neighborhood commercial use.

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 & C-4 as follows:

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

C-4, neighborhood commercial district. This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

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 23-12 a request to rezone property from “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The limited use overlay shall prohibit the following uses on Lots **1-9, 11-13 & 15**:
 - a. Cemetery
 - b. Communication Tower
 - c. Entertainment, Adult
 - d. Homeless Shelter
 - e. Medical Marijuana Dispensary
 - f. Pawn Shops
 - g. Freight Terminal
 - h. Agricultural, Animal
5. The limited use overlay shall prohibit the following uses on Lots **10 & 14**:
 - a. Auditorium or Stadium
 - b. Carwash
 - c. Cemetery
 - d. Communication Tower
 - e. Entertainment, Adult
 - f. Golf Course
 - g. Homeless Shelter
 - h. Hotel or Motel
 - i. Medical Marijuana Dispensary
 - j. Pawn Shops
 - k. Recreational Vehicle Park
 - l. Service Station
 - m. Sign, Off-Premises
 - n. Utility, Major
 - o. Utility, Minor
 - p. Freight Terminal
 - q. Agricultural, Animal

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

Sample Motion:

I move that we place Case: RZ 23-12 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 “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial will be compatible and suitable with the zoning, uses, and character of the surrounding area.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

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

LOCATION:

Site Address: 3703 S. Culberhouse Street

Side of Street: West between Sadie Lane and Farm Creek Road

Quarter: NE SE Section: 36 Township: 14N Range: 3E

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: RS7 & C4 Proposed Zoning: C-3 LUO & C-4

Size of site (square feet and acres): 17.6 +/- Street frontage (feet): 650' +/-

Existing Use of the Site: Reclaimed gravel pit & former landscaping business

Character and adequacy of adjoining streets: Culberhouse (Collector) is a 2 lane road.

Does public water serve the site? Yes 6" water main

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

Does public sanitary sewer serve the site? Yes sewer is available with std. extension.

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

Use of adjoining properties:

North Residential subdivision

South Residential subdivision

East Residential Subdivision

West Commercial & residential subdivision under const.

Physical characteristics of the site: Site generally slopes to Culberhouse.

Characteristics of the neighborhood: Commercial & residential neighborhoods.

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? **RS7 & C4**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **provide the necessary services for the growing single family and multi-family residences in the area**
- (3). If rezoned, how would the property be developed and used? **General commercial and neighborhood commercial**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **Density will be determined during the development of final plans.**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **Yes, show area as high intensity**
- (6). How would the proposed rezoning be the public interest and benefit the community? **Road & trail connectivity to Culberhouse with neighborhood commercial opportunities.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **Development provides amenities to surrounding neighborhoods.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Current zoning creates higher densities, and a less controlled development.**
- (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 development will enhance the surrounding area.**
- (10). How long has the property remained vacant? **A portion of the property was formerly a landscaping business.**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **Drainage, & utilities will be improved, added street connectivity for improved**
- (12). If the rezoning is approved, when would development or redevelopment begin? **emergency response times Within 6 months**
- (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.* **Neighborhood meetings will take place through the planning process.**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. **Please see Exhibit A.**

OWNERSHIP INFORMATION:

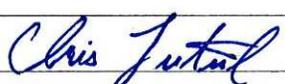
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

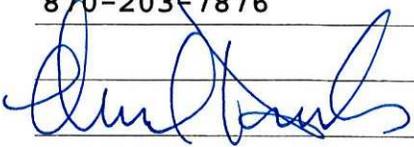
Owner of Record:

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.

Applicant:

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

Name: Chris Futrell
 Address: 3703 South Culberhouse St.
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-588-5042
 Facsimile: _____
 Signature: 

Name: Michael Daniels, PS
 Address: 2520 Alexander Dr, Suite C
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-203-7876
 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.

Exhibit A

This C-3 Limited Use Overlay (LUO) rezoning request allows the following uses:

- a. Animal Care, General
- b. Animal Care, Limited
- c. Auditorium or Stadium
- d. Automated Teller Machine
- e. Bank or Financial Institution
- f. Bed and Breakfast
- g. Carwash
- h. Cemetery
- i. Church
- j. College or University
- k. Communication Tower
- l. Convenience Store
- m. Construction Sales and Service
- n. Day Care, Limited
- o. Day Care, General
- p. Funeral Home
- q. Golf Course
- r. Government Service
- s. Homeless Shelter
- t. Hospital
- u. Hotel or Motel
- v. Library
- w. Medical Marijuana Dispensary
- x. Medical Service/Office
- y. Museum
- z. Nursing Home
- aa. Office, General
- bb. Parking Lot, Commercial
- cc. Parks and Recreation
- dd. Pawn Shops
- ee. Pharmacy
- ff. Post Office
- gg. Recreation/Entertainment, Indoor
- hh. Recreation/Entertainment, Outdoor
- ii. Recreational Vehicle Park
- jj. Restaurant, Fast-Food
- kk. Restaurant, General
- ll. Retail/Service
- mm. Safety Services
- nn. School, Elementary, Middle, and High
- oo. Service Station
- pp. Sign, Off-Premises
- qq. Utility, Major
- rr. Utility, Minor
- ss. Vehicle and Equipment Sales
- tt. Vehicle Repair, General
- uu. Vehicle Repair, Limited
- vv. Vocational School
- ww. Warehouse, Residential (Mini) Storage
- xx. Freight Terminal
- yy. Research Services
- zz. Agriculture, Animal
- aaa. Agriculture, Farmer's Market

9589 0710 5270 0640 7615 42
9589 0710 5270 0640 7615 80
9589 0710 5270 0640 7615 27
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JONESBORO, AR, 72401

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
SMITH RUBEN & TANNYA
Street and Apt. No., or PO Box No.
104 NEWBERRY CV
City, State, ZIP+4®
JONESBORO, AR, 72404

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
GARRETT CARTER JAMES & ROYAL M ETAL
Street and Apt. No., or PO Box No.
3714 PARTRIDGE CIR
City, State, ZIP+4®
JONESBORO, AR, 72404

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
SHOEMAKER RONNIE & DORNA
Street and Apt. No., or PO Box No.
101 CRESTFIELD DR
City, State, ZIP+4®
JONESBORO, AR, 72404

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
JOHNSON MITCHELL D
Street and Apt. No., or PO Box No.
3716 PARTRIDGE CIR
City, State, ZIP+4®
JONESBORO, AR, 72404

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
DAY MARVIN E JR & ASHLEY
Street and Apt. No., or PO Box No.
1107 ROBIN RD
City, State, ZIP+4®

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
BLACK ROBERT M & JOYCE M
Street and Apt. No., or PO Box No.
81 COUNTY ROAD 78 22
City, State, ZIP+4®
JONESBORO, AR, 72405

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
HOOTEN TEDDY R II & DENA
Street and Apt. No., or PO Box No.
3718 PILGRIM CIR
City, State, ZIP+4®
JONESBORO, AR, 72404

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
WILLIAMS JACOB
 Street and Apt. No., or PO Box No.
737 SADIE LANE
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
SAINTE MATTHEW THE EVANGELIST
 Street and Apt. No., or PO Box No.
300 RAINWOODY
 City, State, ZIP+4®
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
JONES CLARISSA
 Street and Apt. No., or PO Box No.
745 SADIE LN.
 City, State, ZIP+4®
JONESBORO, AR, 72404

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
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Sent To
FUTRELL ROGER
 Street and Apt. No., or PO Box No.
3711 S CALBERHOUSE RD
 City, State, ZIP+4®
JONESBORO, AR, 72404

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Postage	\$0.66
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R R INVESTMENTS LLC.
 Street and Apt. No., or PO Box No.
171 ROCKY POINT RD
 City, State, ZIP+4®
COLDSPA, TN, 38018

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
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Sent To
DEHM JOHN ALLEN
 Street and Apt. No., or PO Box No.
5005 SAVANNAH CTR
 City, State, ZIP+4®
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
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AYCOCK AUSTIN & EMELY
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100 CRESTFIELD DR
 City, State, ZIP+4®
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Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
AC MANAGEMENT GRP LLC.
 Street and Apt. No., or PO Box No.
PO BOX 17285
 City, State, ZIP+4®
JONESBORO, AR, 72405

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JH ABEL REALTY
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6205 ALAN DR CY
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JONESBORO, AR, 72404

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NEELY TIMOTHY
 Street and Apt. No., or PO Box No.
3717 PATRICK RD
 City, State, ZIP+4®
JONESBORO, AR, 72404

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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Total Postage and Fees	\$8.56

Sent To
HANKINS PAULA
 Street and Apt. No., or PO Box No.
741 SADIE
 City, State, ZIP+4®
JONESBORO, AR, 72404

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$8.56	

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FINCHER CHARLES OR DONNA
 Street and Apt. No., or PO Box No.
2905 MINX LANE
 City, State, ZIP+4®
JONESBORO, AR, 72404

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2

Please Return To:

Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-935-6548

File Number: 17-073540-300

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Quitclaim Deed LLC .rtf



2017R-021271

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
11/13/2017 4:21:55 PM
FEE: 20.00
PAGES: 2
JAMIE HUNNICUTT

no Revenue required

FOR RECORDER'S USE ONLY

QUITCLAIM DEED
(LIMITED LIABILITY COMPANY)

KNOW ALL MEN BY THESE PRESENTS:

That, CKF, LLC, Grantor, organized under and by virtue of the laws of the State of Arkansas, by and through its Members, duly authorized and empowered hereto by its Operating Agreement and law, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)--- and other good and valuable consideration in hand paid by, Futrell Construction, Inc., Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the Grantee and unto its successors and assigns forever, all of the Grantors' right, title, interest, equity and estate in and to the following described lands, situated in the County of Craighead and the State of Arkansas to-wit:

Part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows: Begin at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 36, Township 14 North, Range 3 East, thence North 89 degrees 21'37" East along the North line of the Northeast Quarter of the Southeast Quarter of Section 36, aforesaid, 20.00 feet, thence South 0 degrees 06'11" West 453.15 feet, thence South 89 degrees 17'49" West 20.00 feet to the West line of the Northeast Quarter of the Southeast Quarter of Section 36, aforesaid, thence North 0 degrees 06'11" East along the said West line 453.17 feet to the point of beginning.



Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Members and its seal affixed this **9th day of November, 2017**.

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. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT: Lenders Title Co, agent
Futrell Construction, Inc.

GRANTEE'S ADDRESS: 504 FarmCreek Rd.
Jonesboro, AR 72404

CKF, LLC

By: *Chris Futrell*
Chris Futrell, Member

By: *Kyla Futrell*
Kyla Futrell, Member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS.
COUNTY OF CRAIGHEAD)

BE IT REMEMBERED that on this **9th day of November, 2017**, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Chris Futrell and Kyla Futrell, to me personally well known (or satisfactorily proven to be), who stated that they were the Members of CKF, LLC, a limited liability company, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said limited liability company, and further stated and acknowledged that they had so signed, executed and delivered the 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 **9th day of November, 2017**.

Dian Street
Notary Public

My commission Expires:



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



S CULBERHOUSE ST
3700

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



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PROPERTY**
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1st Floor
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CITY OF JONESBORO



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FOR FURTHER INFORMATION
CITY OF JONESBORO



ST. MATTHEW
THE EVANGELIST
ORTHODOX CHURCH

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



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-12, 3703 South Culberhouse
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on October 24, 2023

REQUEST: To consider a rezoning of one tract of land containing 17.6 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial.

APPLICANT: Michael Daniels, 2520 Alexander Drive Ste. C, Jonesboro AR

OWNER: Chris Futrell, 3703 South Culberhouse Street, Jonesboro AR

LOCATION: 3703 South Culberhouse

SITE

DESCRIPTION: **Tract Size:** Approx. 17.6 Acres
Street Frontage: Approx. 650 ft. on Culberhouse

Existing Development: Former commercial business

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1 – Residential
East	R-1 - Residential
West	R-1 & C-4 – Commercial and Vacant Property

HISTORY: Reclaimed gravel pit and former landscaping business.

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

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

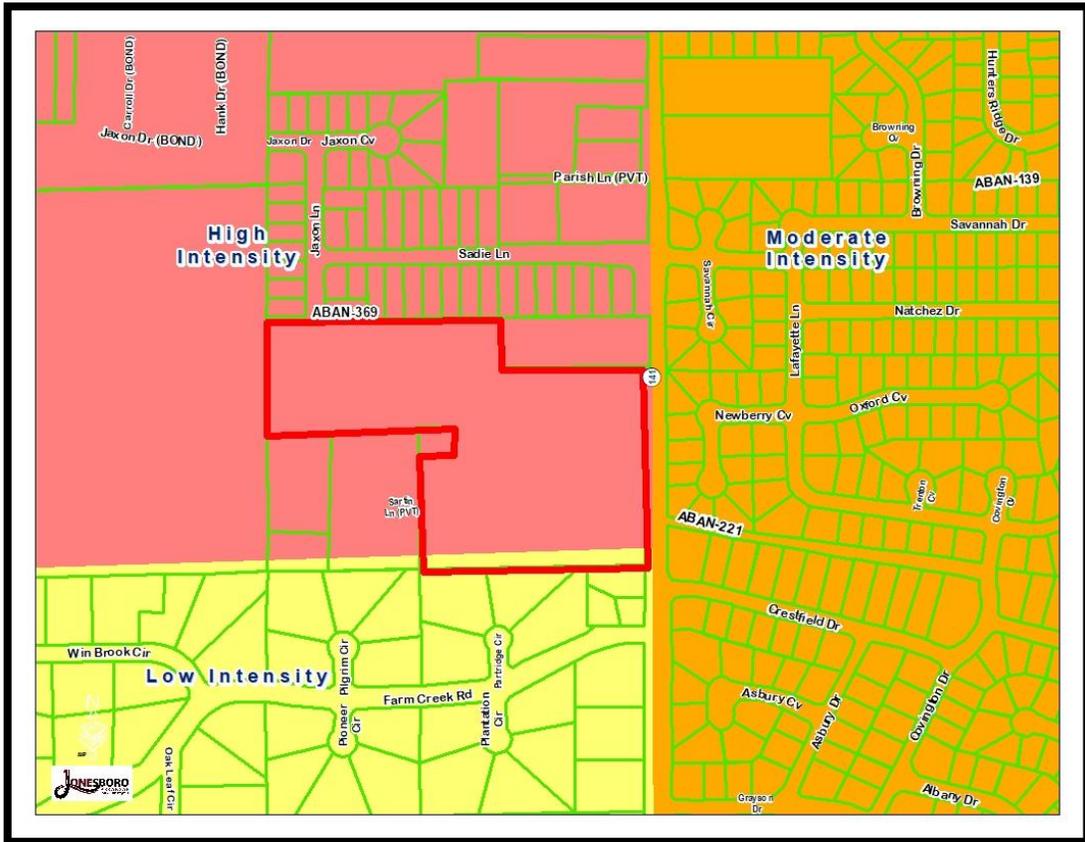
Typical Land Uses:

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

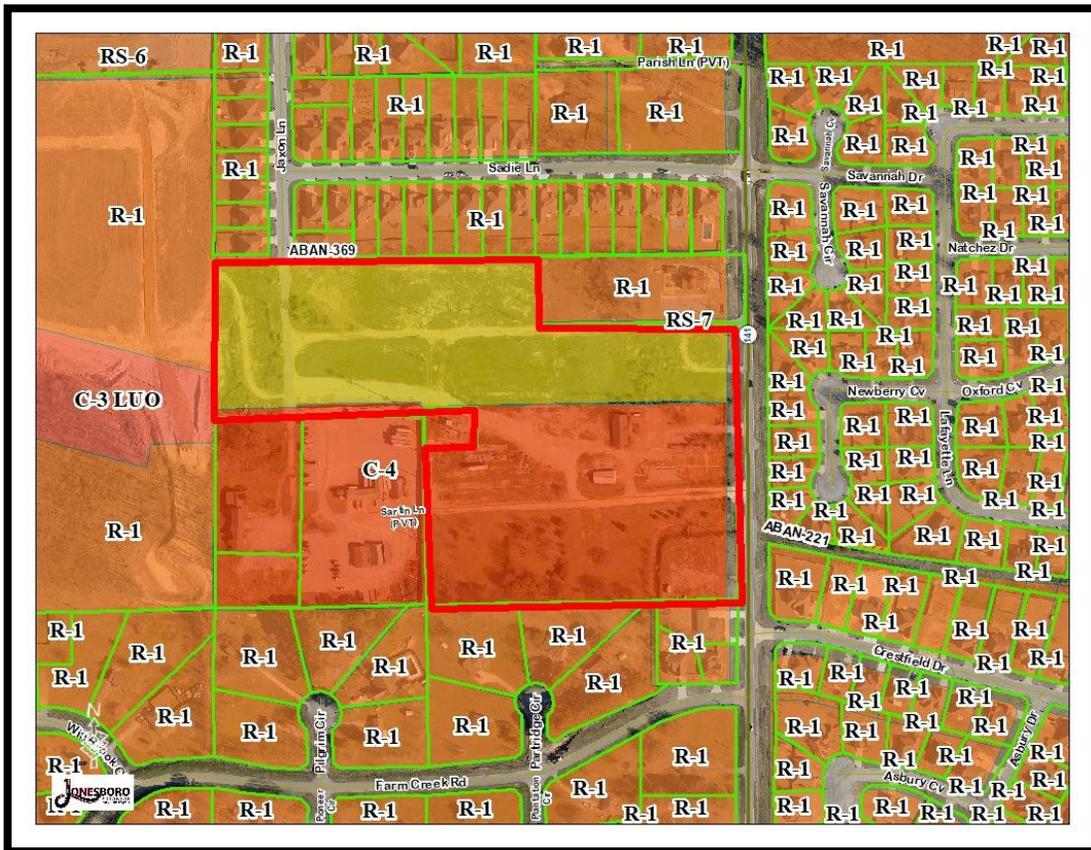
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

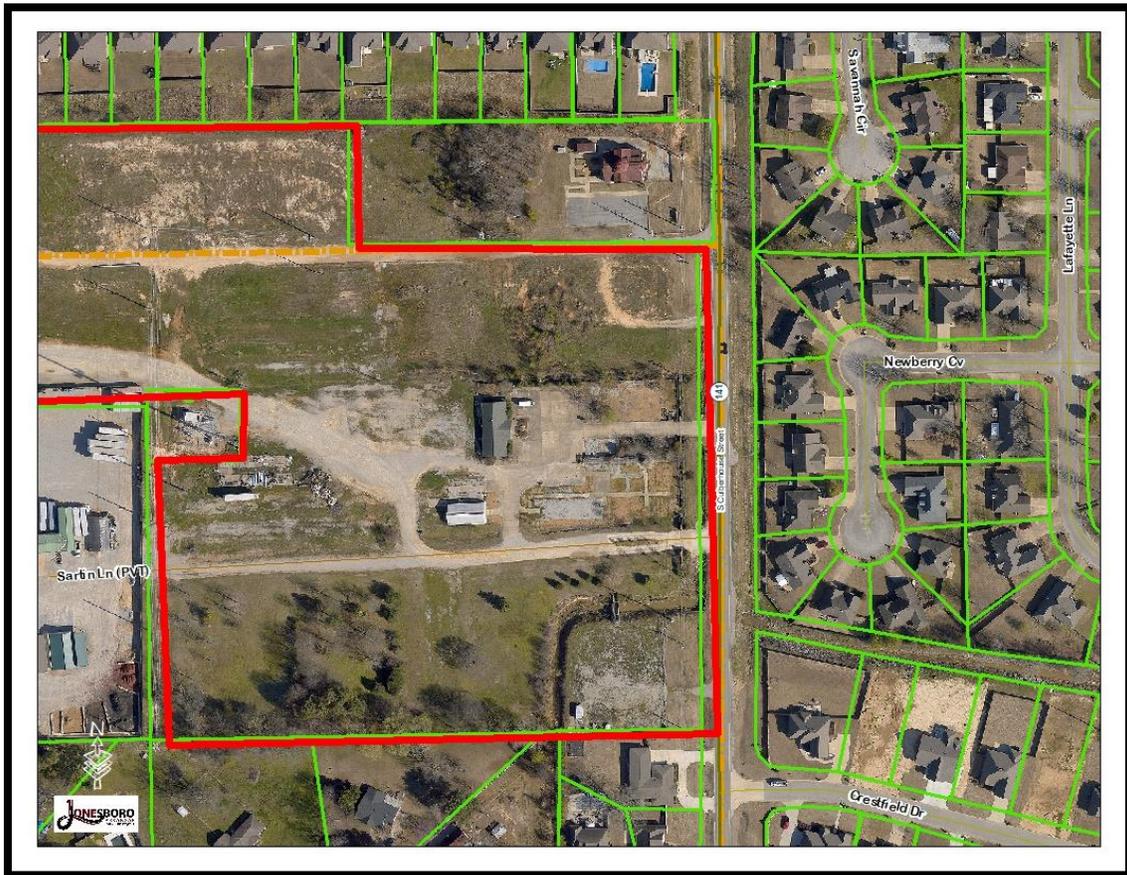
Master Street Plan/Transportation

The subject property is served by South Culberhouse Street, the Master Street Plan classifies this street as a **Collector Street**.

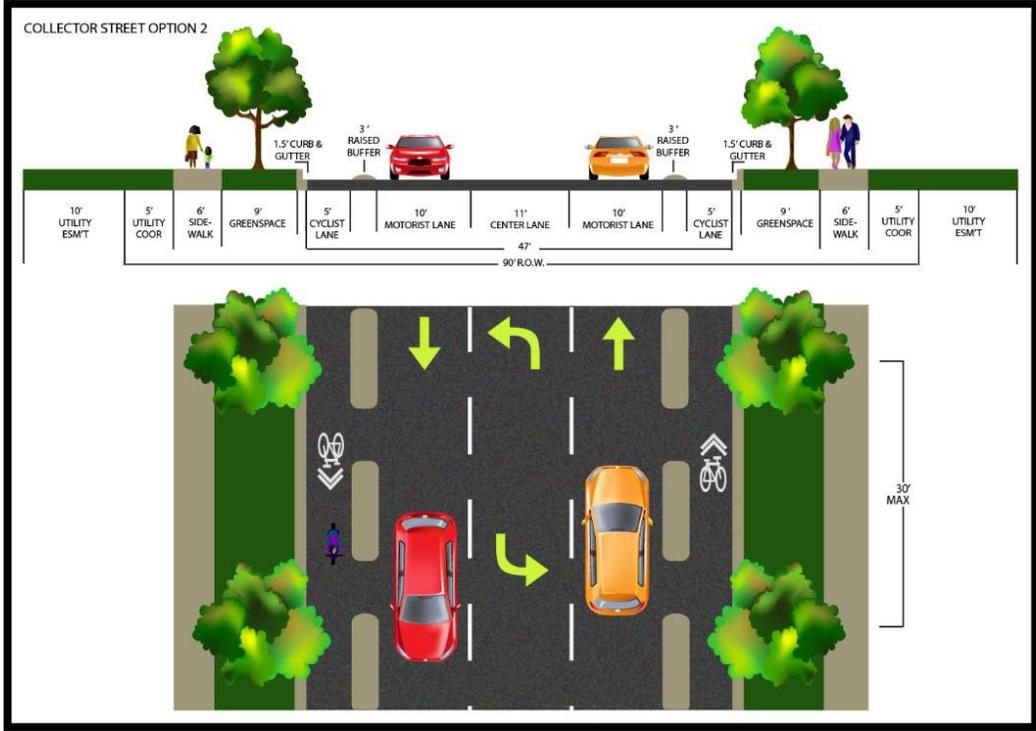
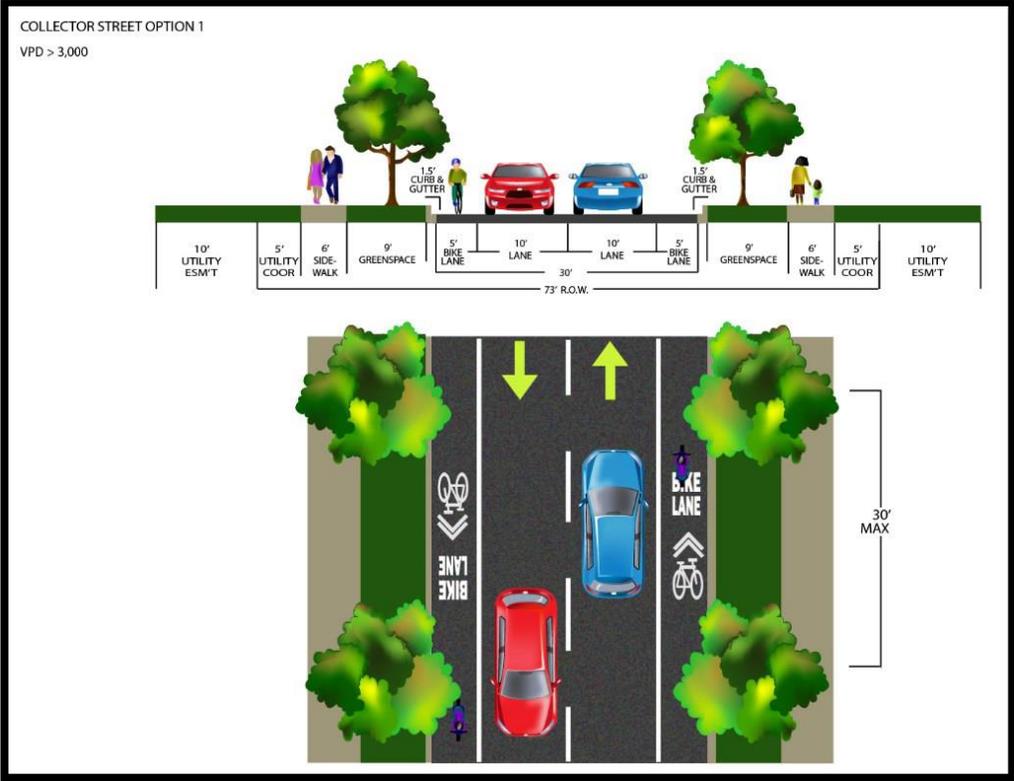
Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

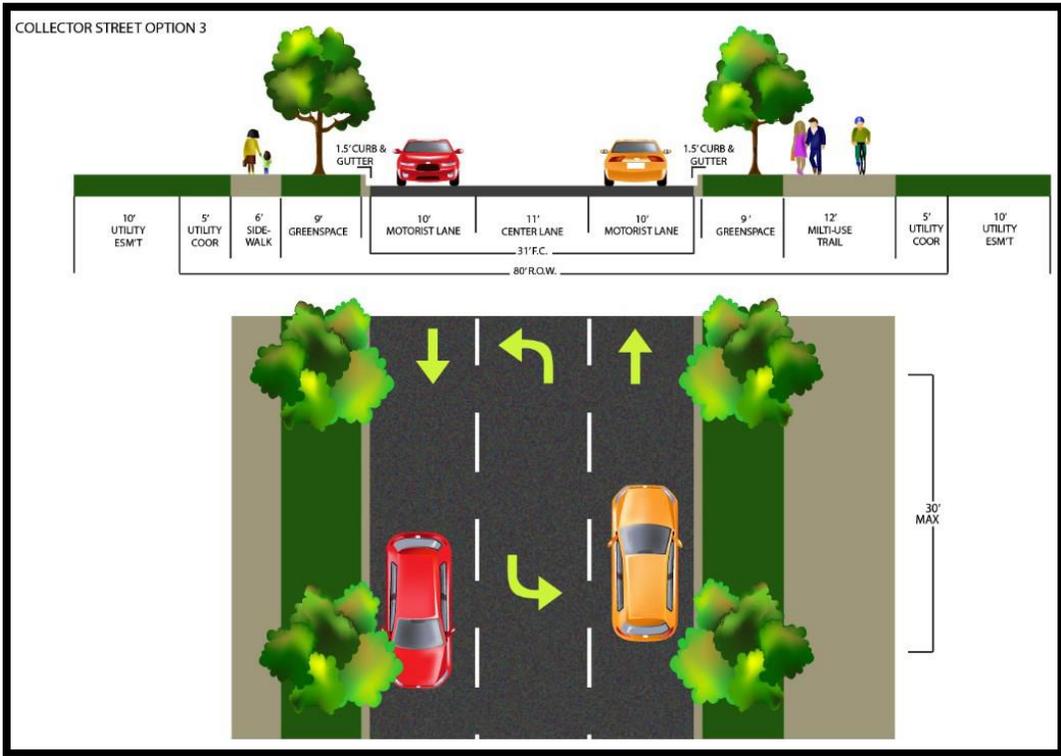
FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter 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).



Collector Street





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 is 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 not achieved with this rezoning considering the surrounding area is residential.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as a general/neighborhood commercial development.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property if rezoned to residential.	
(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 and commercial uses currently exist near this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "RS-7" single family residential and "C-4" neighborhood commercial. The applicant is applying for a rezoning to allow for general/neighborhood commercial use.

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 & C-4 as follows:

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

C-4, neighborhood commercial district. This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

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 23-12 a request to rezone property from “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The limited use overlay shall prohibit the following:
 - Entertainment, adult

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

Sample Motion:

I move that we place Case: RZ 23-12 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 “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial 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-23-17

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

REZONING: 604 E. Highland Drive

Horizon Land Surveying is requesting a rezoning from C-4 LUO, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay. This request is for 2.06 acres located at 604 E. Highland Drive.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 11/14/23 Date Received: _____
Meeting Deadline: 10/17/23 Case Number: _____

LOCATION:

Site Address: 604 E. HIGHLAND DR.

Side of Street: N. between RAINS ST. and METZLER LANE

Quarter: SE Section: 19 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: C-4 LUO Proposed Zoning: C-3 LUO

Size of site (square feet and acres): 2.06 AC.; 89635.5 SF Street frontage (feet): 593.2

Existing Use of the Site: _____

Character and adequacy of adjoining streets: HIGHLAND DR. IS A 5 LANE & RAINS ST. IS A 2 LANE, BOTH ASPHALT

Does public water serve the site? YES

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

Does public sanitary sewer serve the site? YES

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

Use of adjoining properties:

North R-1

South R-1

East R-1

West C-4 LUO

Physical characteristics of the site: VACANT SINGLE FAMILY HOME

Characteristics of the neighborhood: RESIDENTIAL, AND COMMERCIAL

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.
Page 1 of 2

REZONING INFORMATION:

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

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

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Applicant:

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

Name: PILGRIM LUTHERAN CHURCH
 Address: 1812 RAINS ST.
 City, State: JONESBORO, AR ZIP 72401
 Telephone: AR
 Facsimile: _____
 Signature: *Jobrey Pittman*
 Head Deacon

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

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

→ DBA, ALL Saints Lutheran Church + School

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

Rezoning Information

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

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	10/18/2023

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 Street and Apt. No., or PO Box No. 1812 S. Rains
 City, State, ZIP+4® Jonesboro AR 72401

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<input type="checkbox"/> Adult Signature Required	\$0.00	
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Postage	\$0.66	
Total Postage and Fees	\$5.01	10/18/2023

Sent To June Findley
 Street and Apt. No., or PO Box No. 800 E. Highland
 City, State, ZIP+4® Jonesboro AR 72401

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Postage	\$0.66	
Total Postage and Fees	\$5.01	10/18/2023

Sent To Jean Strauser
 Street and Apt. No., or PO Box No. 1806 Frank Hall Circle
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 Street and Apt. No., or PO Box No. 400 E. Highland Dr.
 City, State, ZIP+4® Jonesboro AR 72401

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	10/18/2023

Sent To Jonesboro School
 Street and Apt. No., or PO Box No. 2506 Southwest Square
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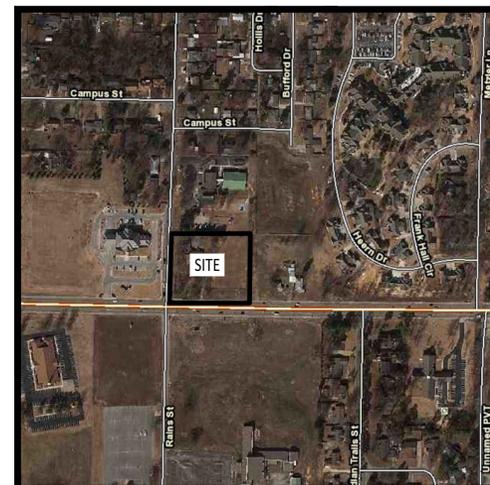
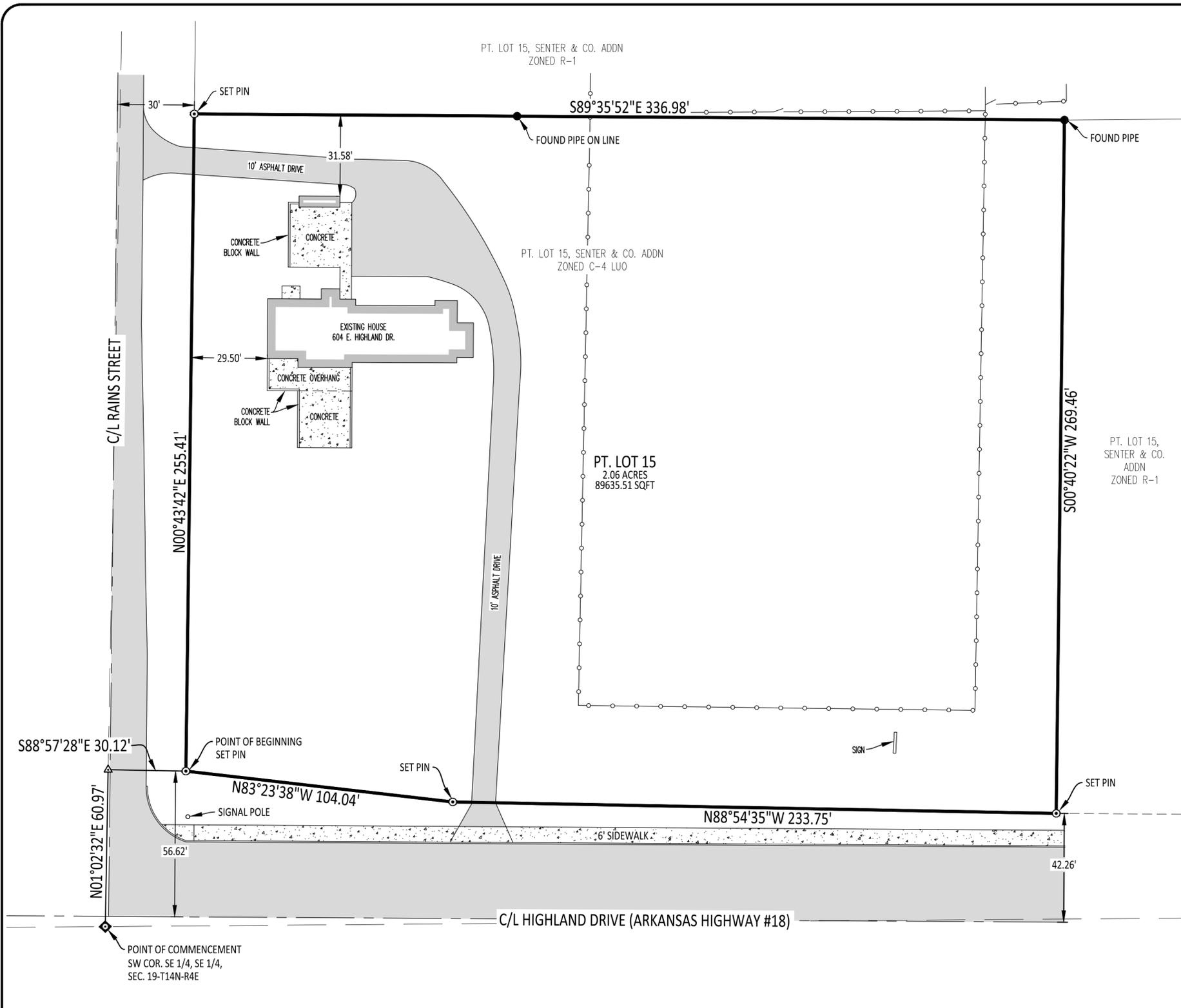
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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$5.01	10/18/2023

Sent To Highland Dr. Baptist Church
 Street and Apt. No., or PO Box No. 515 E. Highland Dr.
 City, State, ZIP+4® Jonesboro AR 72401

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VICINITY MAP
NOT TO SCALE

EXISTING ZONING: C-4 LUO
REQUESTED ZONING: C-3

LEGAL DESCRIPTION:

A PART OF LOT 15 OF SENTER & COMPANY'S ADDITION TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 4 EAST, RUN N01°02'32"E A DISTANCE OF 60.97 FT. TO A POINT; THENCE S88°57'28"E A DISTANCE OF 30.12 FT. TO A POINT ON THE EAST RIGHT OF WAY LINE OF RAINS STREET AND THE NORTH RIGHT OF WAY LINE OF HIGHLAND DRIVE (AR HIGHWAY 18) AND THE POINT OF BEGINNING; THENCE N00°43'42"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 255.41 FT. TO A POINT; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, RUN S89°35'52"E A DISTANCE OF 336.98 FT. TO A POINT; THENCE S00°40'22"W A DISTANCE OF 269.46 FT. TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE AS FOLLOWS: N88°54'35"W A DISTANCE OF 233.75 FT. TO A POINT, N83°23'38"W A DISTANCE OF 104.04 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 2.06 ACRES. AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

CERTIFICATE OF SURVEY:

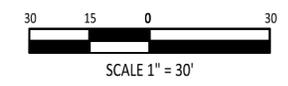
TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS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

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (BOOK 789, PAGE 314)
 - SENTER & COMPANY ADDITION RECORD PLAT (BOOK 18, PAGE 177)
 - SURVEY BY JONESBORO MILLER NEWELL DATED 8-31-89.
 - BENEFICIARY DEED (DOCUMENT NO. 2022R-004574)
 - FARMERS & MERCHANTS BANK REPLAT (DOCUMENT NO. 2020R-008162)
 - ARDOT RIGHT OF WAY MAPS (JOB NO. 10787)
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: PILGRIM LUTHERAN CHURCH - MISSOURI SYNOD
- 5) THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0131 C WITH AN EFFECTIVE DATE OF 05/23/05.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: C-4 LUO (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE; & 20' REAR)
REQUESTED ZONING: C-3 (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE; & 20' REAR)

LEGEND:

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



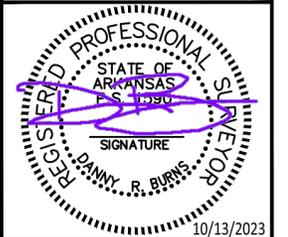
PHONE: 870-243-0092
2918 WOOD STREET, JONESBORO, AR 72404

Horizon

LAND SURVEYING, LLC

PROJECT:
PT. LOT 15, SENTER & COMPANY'S ADDITION

CLIENT:
STONEBRIDGE CONSTRUCTION, LLC



DRAWING INFO			
DRAWN BY:	BRE	SCALE:	1" = 30'
DATE:	10/13/2023	JOB NO.:	H23-095

REZONING PLAT

SHEET NUMBER:
1 of 1



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-17, 604 E. Highland Dr.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on November 14, 2023

REQUEST: To consider a rezoning of one tract of land containing 2.06 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-4 LUO” neighborhood commercial district with a limited use overlay to “C-3 LUO” general commercial district with a limited use overlay.

APPLICANT: Horizon Land Surveying, LLC, 2918 Wood St., Jonesboro AR, 72404

OWNER: Pilgrim Lutheran Church, 1812 Rains St., Jonesboro AR, 72401

LOCATION: 604 E. Highland Drive

SITE DESCRIPTION: **Tract Size:** Approx. 2.06 Acres
Street Frontage: Approx. 593 ft. on Highland Drive and Rains Street

Existing Development: Vacant home

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1 – Undeveloped
East	R-1 - Residential
West	C-4 LUO – Commercial

HISTORY: Property has been vacant for a number of years.

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

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

Typical Land Uses:

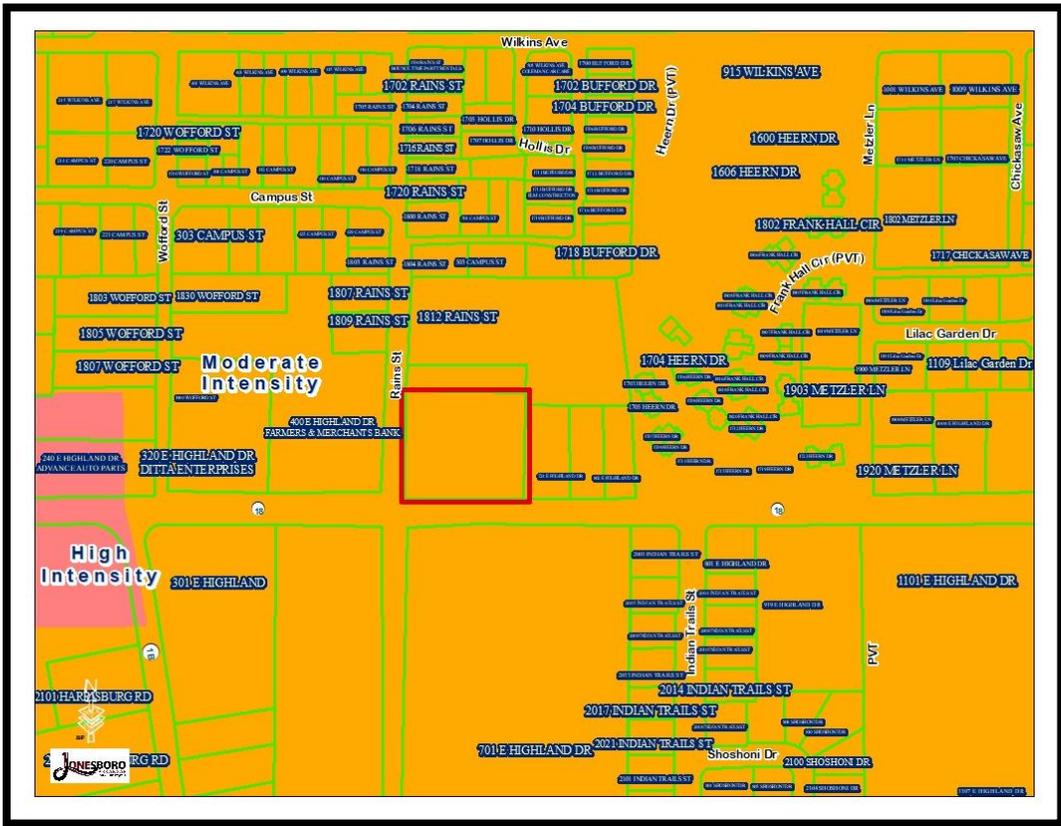
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket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

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

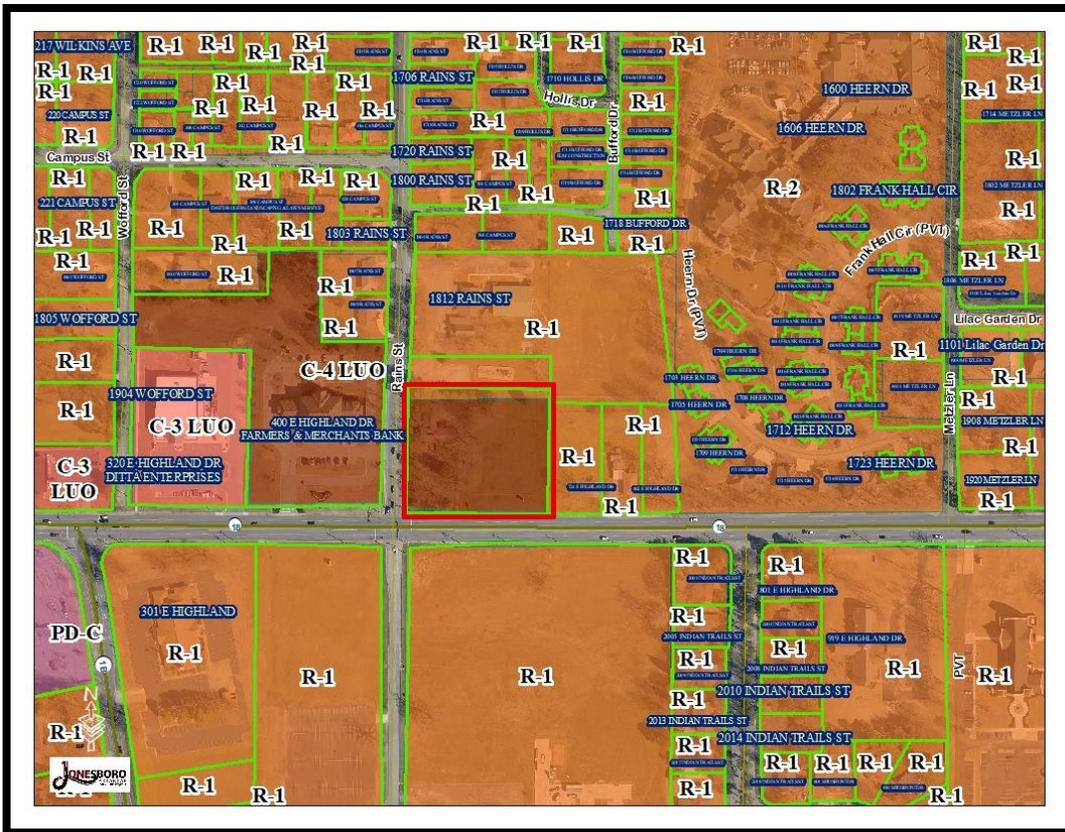
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands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

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map



Zoning Map

Master Street Plan/Transportation

The subject property is served by Rains Street and East Highland Drive. The Master Street Plan classifies Rains Street as a **Collector** and East Highland as a **Principal Arterial**.

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.

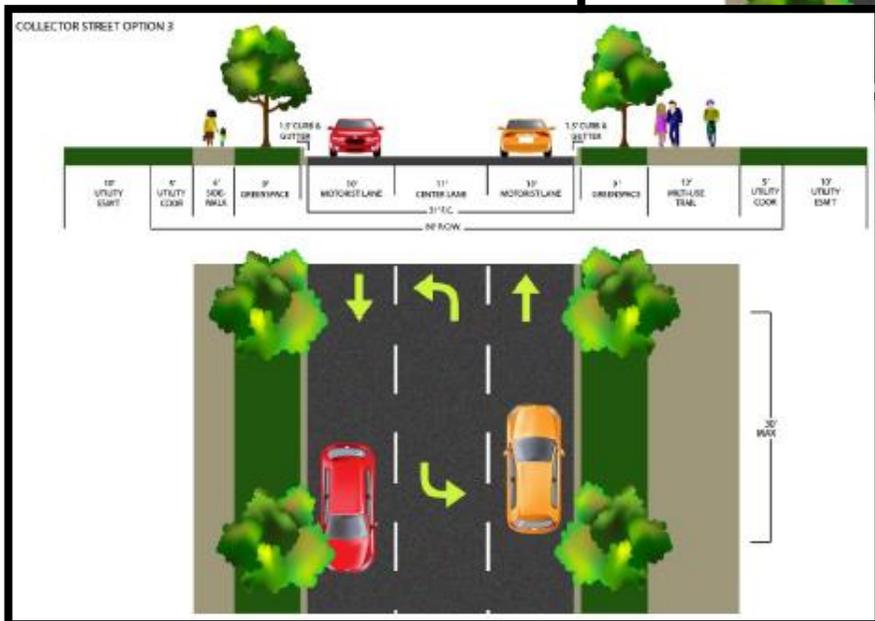
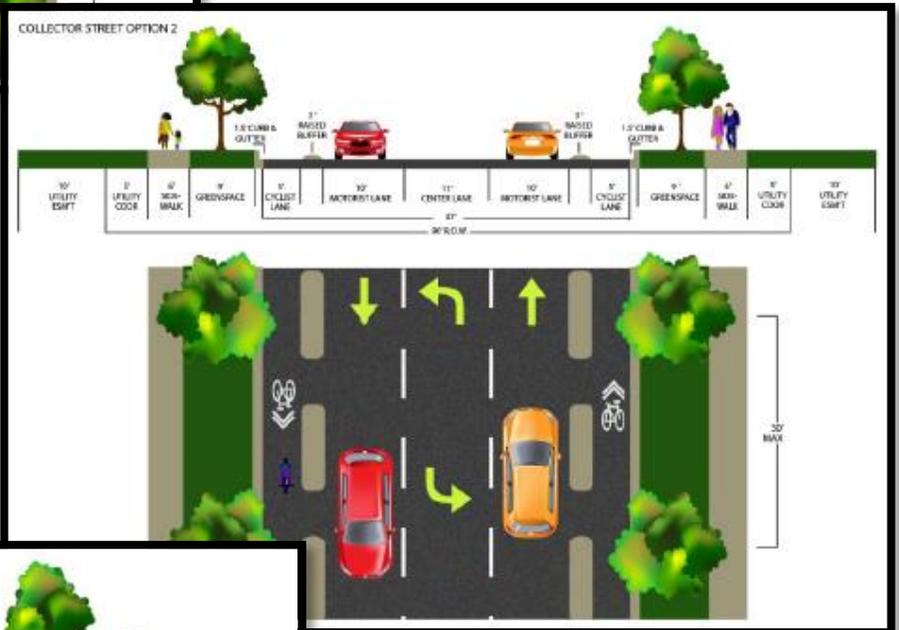
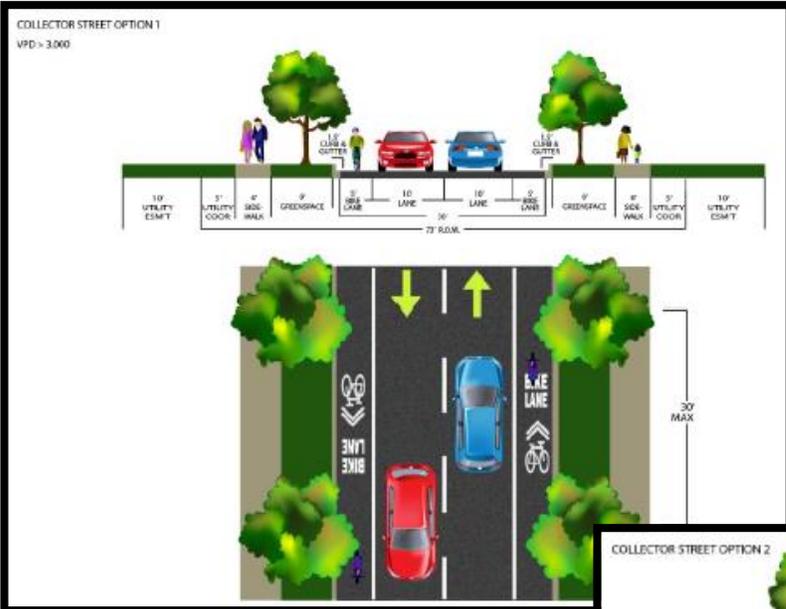
DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

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.

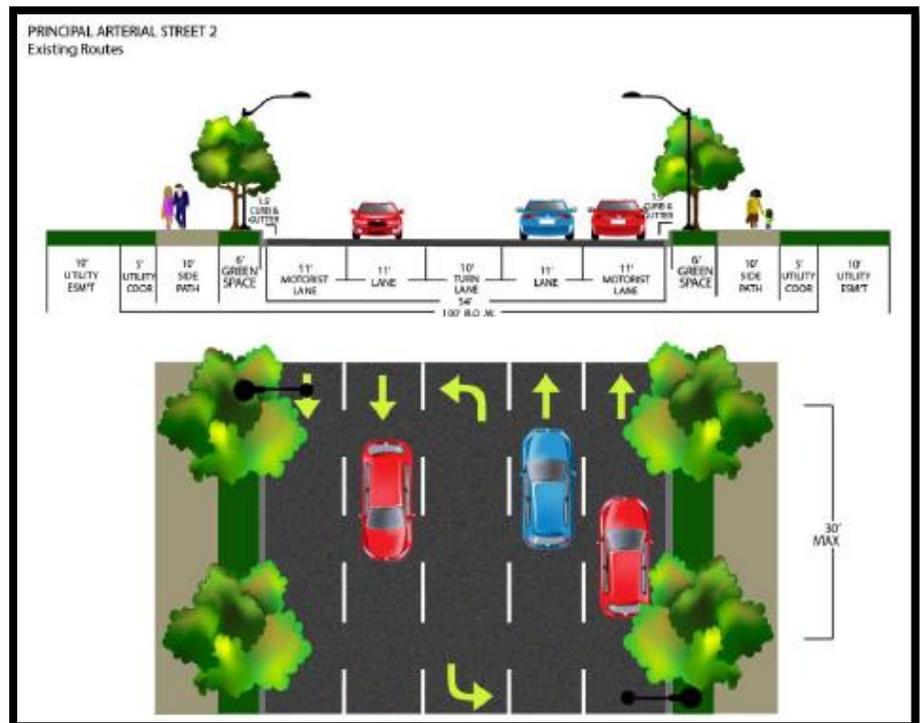
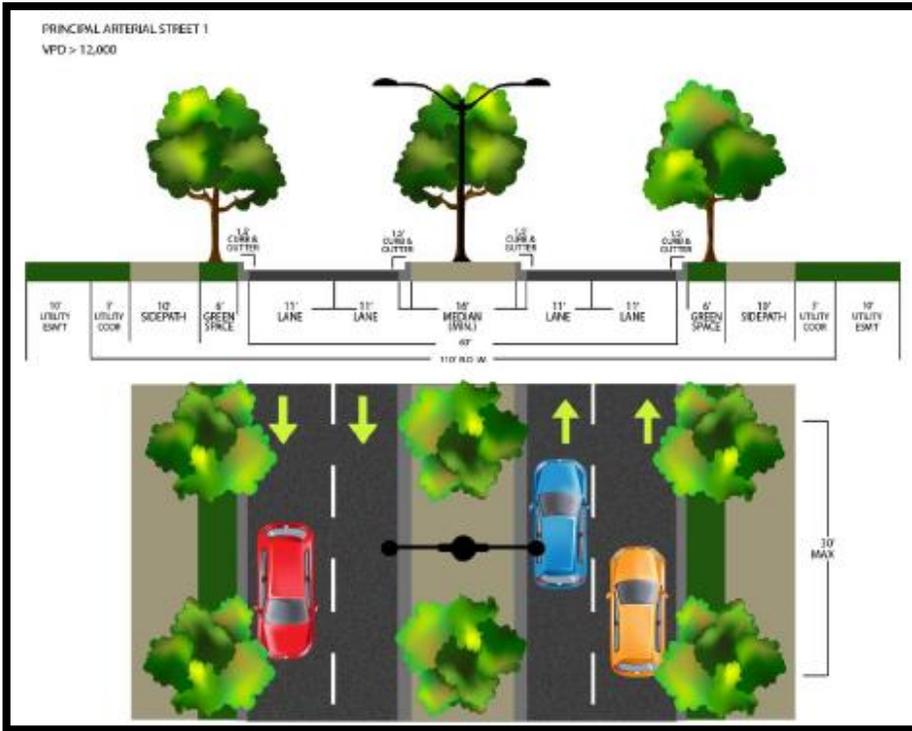
FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way 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).

Collectors



Principal Arterials



Approval Criteria- Chapter 117 - Amendments:

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

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

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "C-4 LUO" neighborhood commercial district with a limited use overlay. The applicant is applying for a rezoning to allow general commercial uses at this location.

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

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

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

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 23-17 a request to rezone property “C-4 LUO” neighborhood commercial district with a limited use overlay to “C-3 LUO” general commercial district with a limited use overlay; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The Limited Use Overlay shall prohibit:
 - Adult entertainment

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

Sample Motion:

I move that we place Case: RZ 23-17 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “C-4 LUO” neighborhood commercial district with a limited use overlay to “C-3 LUO” general commercial district with a limited use overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-23-18

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

REZONING: 3007 Colony Drive

Brandon Wood is requesting a rezoning from R-1, single family medium density , to C-3, general commercial. This request is for 1.93 acres located at 3007 Colony Drive.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

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

LOCATION:

Site Address: 3007 Colony Drive

Side of Street: S between Stadium Boulevard and Lonoke Lane

Quarter: SE Section: 4 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: C-3

Size of site (square feet and acres): _____ Street frontage (feet): 130'

Existing Use of the Site: Commercial business

Character and adequacy of adjoining streets: Colony Drive - Paved. Bunting Drive - Gravel

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Commercial Business (Zoned C-3)

South Residential (Zoned R-1)

East Residential House (Zoned C-3), Commercial Business (Zoned I-1 & R-1)

West Residential House (Vacant) (Zoned C-3), Vacant Lot (Zoned C-3)

Physical characteristics of the site: Commerical structure. Flat topography.

Characteristics of the neighborhood: Commercial properties along Stadium Blvd & Colony Drive, a few residential houses

to the south., railroad to the east.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 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. With existing structure being used as commercial.
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
To bring the use of the property into conformity.
- (3). If rezoned, how would the property be developed and used?
Continue in operation as it has historically been used.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Existing 2560 square feet commercial structure.
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
Yes. Land Use Plan shows the property as High Intensity Growth Sector.
- (6). How would the proposed rezoning be the public interest and benefit the community?
The property would be the zoned in accordance to the historical use.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Is similar use to the zoning of the property to the north and west.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
R-1 does not allow commercial use.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
There would not be any change in the existing use.
- (10). How long has the property remained vacant?
Property is not vacant. Has been commercial use since at least 1986.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
There would not be an impact created.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Existing commercial use would continue.
- (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. *N/A*

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.

Applicant:

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

Name: Ed & Emily Watson
 Address: 1115 W. Matthews Ave
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-935-5411
 Facsimile: _____
 Signature: *Edward Wayne Watson*
Emily Watson

Name: Brandon Wood
 Address: 112 County Road 7625
 City, State: Brookland, AR ZIP 72417
 Telephone: 870-930-7504
 Facsimile: _____
 Signature: *Brandon Wood*

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.

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Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$5.01

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 Street and Apt. No., or PO Box No. *1416 N. Colberhouse St.*
 City, State, ZIP+4® *Jonesboro AR 72401*

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 Street and Apt. No., or PO Box No. *1802 Woodspoint Cove*
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 Street and Apt. No., or PO Box No. *PO Box 881655*
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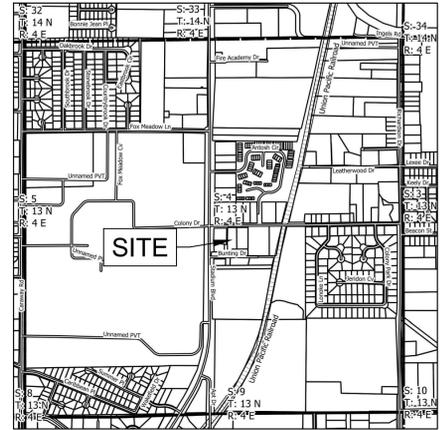
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Parcel Number	Owner Address (Per County Assessor)	Property (Parcel) Address
01-134044-02000	William Martin & Lan Nguyen 1416 N. Culberhouse St. Jonesboro, AR 72401	3003 COLONY DR
01-134044-01100	Jeffery & Debra Barber 1802 Woodspoint Cv. Jonesboro, AR 72401-5176	4712 STADIUM BLVD
01-134044-00600	Board of Development Disabilities Services 4701 COLONY DR JONESBORO AR 72401	No Address Stadium Blvd
01-134044-00400	Finley Living Trust 1710 Cherry Tree Road Gurley, AL 35748-9312	No Address Stadium Blvd
01-134044-02200	Terry Henson	4800 Stadium Blvd
01-134044-00700	3005 Bunting Dr	3005 BUNTING DR
01-134044-00900	Jonesboro, AR 72404-8107	3009 BUNTING DR
01-134044-00800	Sandy Parsons 3107 Bunting Dr Jonesboro, AR 72404-8117	3107 BUNTING DR
01-134041-06900	Wanda Schisler PO Box 932 Jonesboro, AR 72403-0932	4622 STADIUM BLVD
01-134044-01900	Son-Tina Enterprises PO Box 16201 Jonesboro, AR 72403-6703	3013 COLONY DR
01-134044-01600	Terrel Watkins 2221 Masters Dr Jonesboro, AR 72404-6850	3015 COLONY DR
01-134044-02300	Weaver Professional Services, INC PO Box 881655 Port St. Lucie, FL 34988-1655	3008 COLONY DR
01-134041-07000	James Williams & Jennica Johnson	3012 COLONY DR
01-134041-07100	508 Kelsey Dr Jonesboro, AR 72404-8561	

FOUND NAIL STEM
NW CORNER OF THE NW 1/4 OF SE 1/4,
(CENTER SECTION), SEC. 4, T-13N, R-4E
PER COJ PLSS REMONUMENTATION PROGRAM
(POINT OF COMMENCEMENT)

FOUND MAG NAIL
NE CORNER OF THE NE 1/4 OF SE 1/4,
SEC. 4, T-13N, R-4E
PER COJ PLSS REMONUMENTATION
PROGRAM



LEGEND	
	FOUND IRON PIPE (AS NOTED)
	FOUND REBAR (AS NOTED)
	SET 1/2" REBAR (AS NOTED)
	CALCULATED CORNER
	PK / MAG NAIL (AS NOTED)
	MONUMENT (AS NOTED)
	CITY OF JONESBORO P.L.S.S. MONUMENT
	BOUNDARY LINE
	EASEMENT LINE
	ROAD CENTERLINE
	OVERHEAD ELECTRIC
	POWER POLE
	SANITARY SEWER MANHOLE
	REC. RECORD DISTANCE
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING
	N.T.S. NOT TO SCALE

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

REZONING PLAT
EXISTING R-1: REQUESTING C-3
NORTHWEST QUARTER, SOUTHEAST QUARTER, SECTION 4, TOWNSHIP 13N, RANGE 4E
3007 COLONY DRIVE, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: ED & EMILY WATSON

DATE: 10/12/2023
REV:
DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM

SURVEYOR'S CERTIFICATION:
I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS".
BRANDON G. WOOD, P.S. # 1817

DESCRIPTION (PER SURVEYED):
PART OF THE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS. COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89°41'29" EAST 235.07 FEET; THENCE SOUTH 00°02'12" EAST 62.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°43'21" EAST 129.92 FEET; THENCE SOUTH 00°04'46" EAST 214.40 FEET; THENCE NORTH 89°34'51" EAST 158.00 FEET; THENCE SOUTH 00°27'42" EAST 179.73 FEET; THENCE SOUTH 89°48'04" WEST 315.81 FEET; THENCE NORTH 02°52'19" WEST 99.18 FEET; THENCE NORTH 00°11'56" WEST 55.42 FEET; THENCE SOUTH 82°38'50" EAST 31.72 FEET; THENCE NORTH 00°02'12" WEST 243.01 FEET TO THE POINT OF BEGINNING PROPER.
HAVING AN AREA OF 84,160 SQUARE FEET, 1.93 ACRES MORE OR LESS.
BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

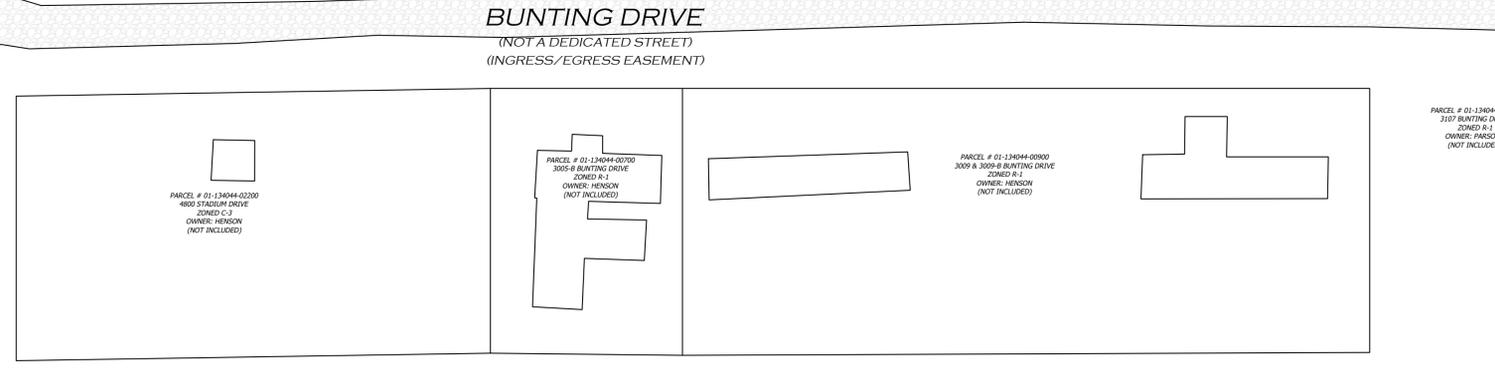
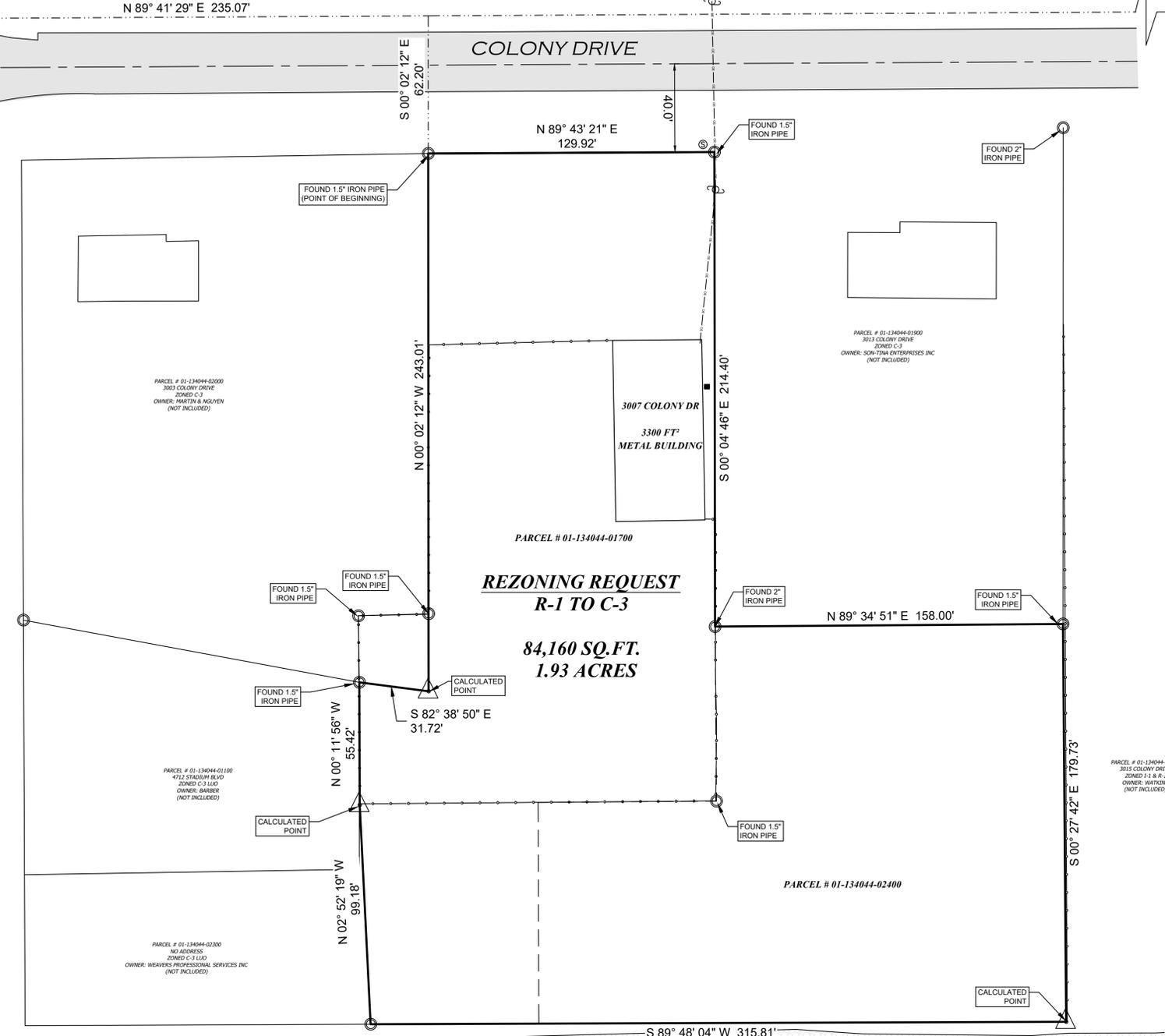
- SURVEYOR'S NOTES:**
1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF MARKINGS AND/OR APPURTENANCES. THIS SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT.
 2. SUBJECT PROPERTY IS ZONED R-1 AND IS REQUESTING A ZONING CHANGE TO C-3.
 3. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - a. DEED: WATSON TO WATSON TRUST, CRAIGHEAD COUNTY DEED BOOK 627 PAGES 31-32, DATED 05/31/2002.
 - b. DEED: WATSON TO MOORE, CRAIGHEAD COUNTY DEED BOOK 437 PAGES 669-670, DATED 03/12/1993.
 - c. SURVEY: BY H. JOHNSON PS #161, CRAIGHEAD COUNTY PLAT BOOK 'F' PAGE 36, DATED 07/17/1978.
 - d. SURVEY ROSA BANK, BY G. HAMMAN PS #1273, CRAIGHEAD COUNTY PLAT BOOK 'I' PAGE 53, DATED 10/16/1996.
 - e. DEED: BUNTING TO BARBER, CRAIGHEAD COUNTY DEED BOOK 760 PAGES 391-394, DATED 10/22/2007.

OWNER'S CERTIFICATION

WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AND REQUEST A REZONING OF SAID PROPERTY FROM **R-1** TO **C-3**.

PRINTED NAME: _____ PRINTED NAME: _____
SIGNATURE: _____ SIGNATURE: _____
TITLE: _____ TITLE: _____

STADIUM BOULEVARD
(HWY 1)





5

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

20.248085
Ostamps
Lenders Title Company
2207 Fowle Avenue
Jonesboro, Arkansas 72401

KNOW ALL MEN BY THESE PRESENTS: Rosalie Banks and Bobby Banks, wife and husband, James Milburn Golden and Lois Golden, his wife, Dalton Golden, a single person, Carolyn Hennessee, single person, and Dovie Ann Goza and Jimmy Goza, wife and husband, Grantors (Sole & surviving heirs Ida Mae Ryan, his wife,

for and in consideration of the sum of ten and no/100 (\$10.00) and other good and valuable considerations to us in hand paid by Ed Watson and Emily Watson, as tenants by the entirety, the receipt of which is hereby acknowledged.

do hereby grant, bargain, sell and convey unto the said Ed Watson and Emily Watson, husband and wife, as tenants by the entirety, Grantees and unto their heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to-wit:

Part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 13 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Begin at the Southwest Corner of the North 10 acres of that part of the Northwest Quarter of the Southeast Quarter aforesaid, lying West of the Westerly right of way line of the Missouri Pacific Railroad; thence East 212.7 feet to the point of beginning proper; thence North 100 feet; thence East 208.7 feet; thence South 100 feet; thence West 208.7 feet to the point of beginning proper, LESS AND EXCEPT THAT PART OF SAID PROPERTY DESCRIBED AS FOLLOWS: A part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 13 North, Range 4 East, more particularly described as follows: Beginning at the Northwest Corner of the said Northwest Quarter of the Southeast Quarter; thence South 480.03 feet to the true point of beginning; thence East 225.0 feet; thence Northwesterly 69.25 feet; thence West 208.7 feet; thence South 69.25 feet to the point of beginning proper.

To have and to hold the same unto the said Grantees and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Grantees that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, Grantors for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees our rights of dower, curtesy and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 5 day of October, 2000
Rosalie Banks and Bobby Banks (L.S.) James Milburn Golden and Lois Golden
Dovie Ann Goza and Jimmy Goza Dalton Golden, Carolyn Hennessee

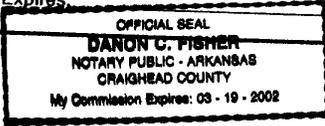
ACKNOWLEDGMENT

STATE OF ARKANSAS Arkansas
COUNTY OF CRAGHEAD Craighead) SS

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Rosalie Banks and Bobby Banks, wife and husband, James Milburn Golden and Lois Golden, his wife, Dalton Golden, a single person, Carolyn Hennessee, a single person, Dovie Ann Goza and Jimmy Goza, wife and husband to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 5 day of October, 2000
My Commission Expires: Danon Fisher Notary Public



DEED BOOK 597 PAGE 192
DATE 10/06/2000
TIME 03:11:21 PM
RECORDED IN,
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
Shannon Vickus, D.C.
RECEIPT# 53023

I certify under penalty of false swearing that the correct correct amount of documentary stamps have been placed on this instrument.
Buyer Ed Watson Address 1165 W. MATTHEWS, JONESBORO, AR. 72401
Ed Watson

This instrument prepared by:
Ed Watson
1115 West Matthews
Jonesboro AR 72401

**WARRANTY DEED
(WITH RELINQUISHMENT OF DOWER & CURTESY)**

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Ed Watson a/k/a Edward Watson, a/k/a Edward W. Watson and Emily Watson, his wife, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations to us in hand paid by Emily Grace Watson, Trustee of the Emily Grace Watson Revocable Trust dated 31 day of May, 2002, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Emily Grace Watson, Trustee of the Emily Grace Watson Revocable Trust dated 31 day of May, 2002, Grantee, and unto grantee's beneficiaries and assigns forever, the following lands lying in the County of Craighead, State of Arkansas to-wit:

SEE EXHIBIT "A"

To have and to hold the same unto the said Grantee and unto Grantee's beneficiaries and assigns forever, with all appurtenances thereunto belonging.
And we hereby covenant with said Grantee that we will forever warrant and defend the title to the said lands against all claims whatever.
And we, Ed Watson and Emily Watson, his wife, for and in consideration of said sum of money, do hereby release and relinquish unto the said grantee our rights of dower, curtesy and possibility of Homestead in and to said lands.

Witness our hands and seals on this 31 day of May, 2002.
Ed Watson (L.S.) Emily Watson (L.S.)
Ed Watson Emily Watson

ACKNOWLEDGMENT

STATE OF ARKANSAS }
COUNTY OF CRAIGHEAD }

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting Ed Watson and Emily Watson, his wife, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.
And on the same day also voluntarily appeared before me each of the said grantors, separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 31 (day of May, 2002.
My Commission Expires: June 17, 2007. Marti McClelland
Notary Public



I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Buyer Emily Grace Watson Address 1115 W. MATTHEWS, Jonesboro, AR, 72401

EXHIBIT "A"

Part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 13 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Begin at the Southwest Corner of the North 10 acres of that part of the Northwest Quarter of the Southeast Quarter aforesaid, lying West of the Westerly right of way line of the Missouri Pacific Railroad; thence East 212.7 feet to the point of beginning proper; thence North 100 feet; thence East 208.7 feet; thence South 100 feet; thence West 208.7 feet to the point of beginning proper, LESS AND EXCEPT THAT PART OF SAID PROPERTY DESCRIBED AS FOLLOWS: A part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 13 North, Range 4 East, more particularly described as follows: Beginning at the Northwest Corner of the said Northwest Quarter of the Southeast Quarter; thence South 480.03 feet to the true point of beginning; thence East 225.0 feet; thence Northwesterly 69.25 feet; thence West 208.7 feet; thence South 69.25 feet to the point of beginning proper.

A part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 13 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 4, Township 13 North, Range 4 East, aforesaid; thence North 89°43' East 528.5 feet; thence South 274.8 feet to the point of beginning proper; thence continue South 179.73 feet; thence South 89°43' West 107.1 feet; thence North 100 feet; thence South 89°43' west 51.4 feet; thence north 79.73 feet; thence North 89°43' East 158.5 feet to the point of beginning proper, containing .54 acre, more or less;

A part of the Northwest Quarter of the Southeast Quarter of Section 4, township 13 North, Range 4 East, being more particularly described as follows: Begin 240 feet East of the Northwest Corner of the Northwest Quarter of the Southeast Quarter of said section 4; thence East 130 feet; thence South 354.53 feet; thence West 162 feet; thence North 85.53 feet; thence East 32 feet; thence North 269 feet to the point of beginning.

LESS AND EXCEPT the following described tract: A part of the Northwest Quarter of the Southeast Quarter of Section 4, Township 13 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas, more particularly described as follows: From the Northwest Corner of the Northwest Quarter of the Southeast Quarter of said Section 4; thence East 240 feet to a point; thence South 269 feet to the point of beginning; continue thence South 35 feet to a point; thence North 81°42' West 32.34 feet to a point; thence North 30.33 feet to a point; thence East 32.00 feet to the point of beginning, containing some 0.024 acre, more or less.

DEED BOOK 627 PAGE 31 - 32
DATE 05/31/2002
TIME 02:03:06 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK

Dana Horton, D.C.
RECEIPT# 84527

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-18, 3007 Colony Dr.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on November 14, 2023

REQUEST: To consider a rezoning of one tract of land containing 1.93 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district to “C-3” general commercial district.

APPLICANT: Brandon Wood, 112 CR 7625, Brookland AR, 72417

OWNER: Ed & Emily Watson, 1115 W. Matthews Ave., Jonesboro AR, 72401

LOCATION: 3007 Colony Drive

SITE DESCRIPTION: **Tract Size:** Approx. 1.93 Acres
Street Frontage: Approx. 130 ft. on Colony Drive

Existing Development: Commercial business

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 – Commercial
South	R-1 – Residential
East	C-3/R-1 - Residential
West	C-3 – Vacant

HISTORY: Property has been used as a commercial site since 1986.

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

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

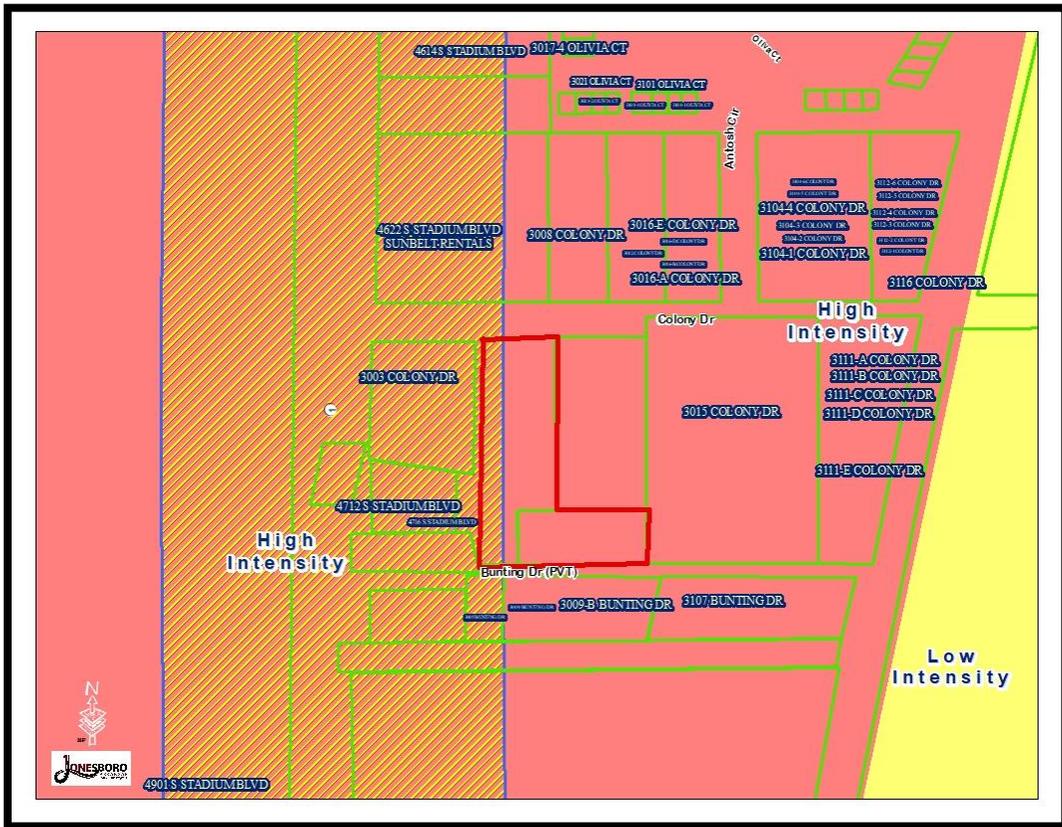
Typical Land Uses:

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

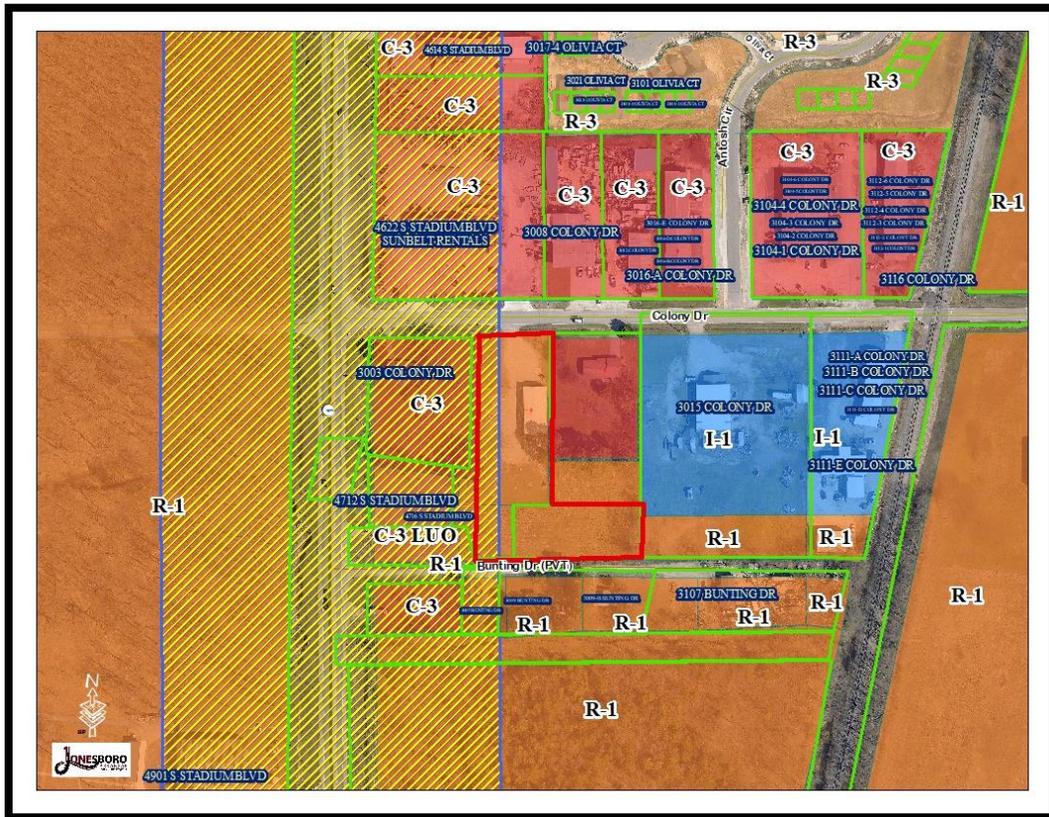
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

Master Street Plan/Transportation

The subject property is served by Colony Drive. The Master Street Plan classifies Colony Drive as a **Collector**.

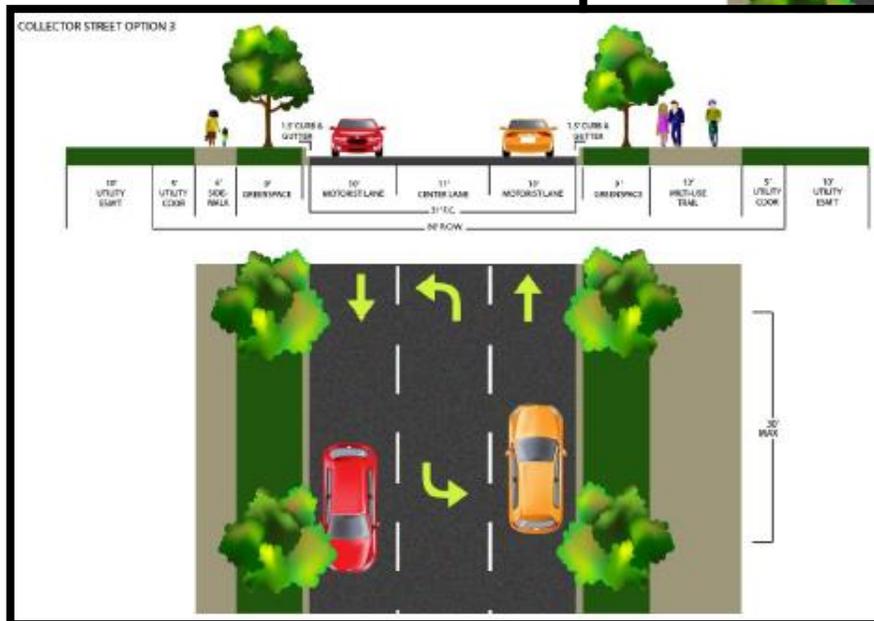
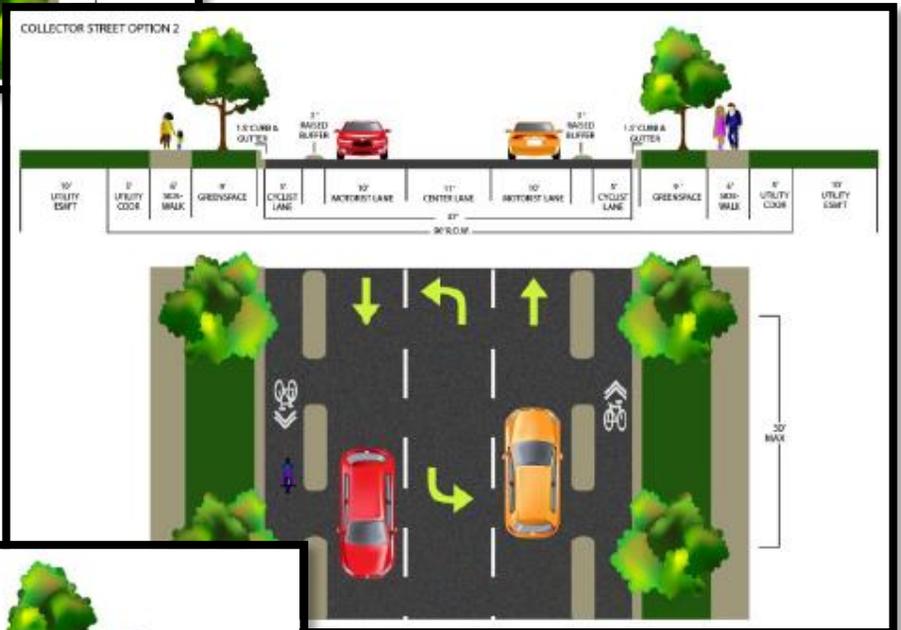
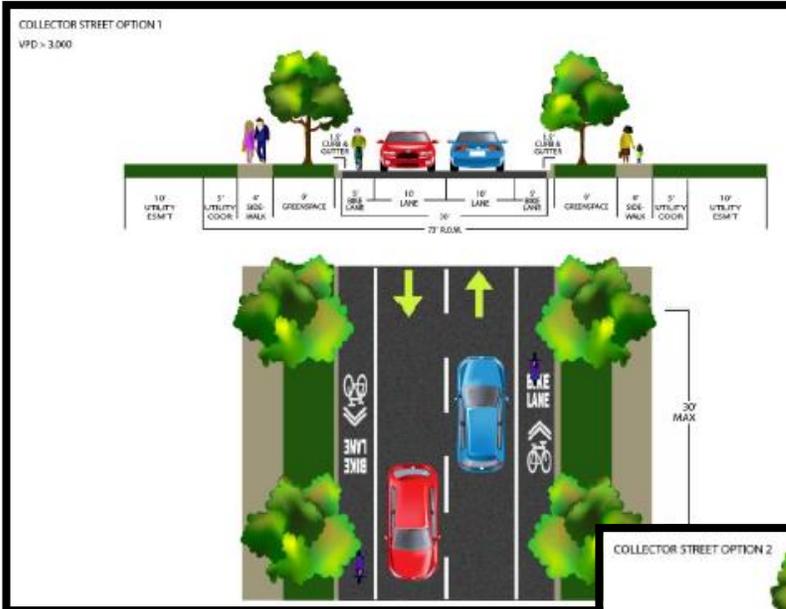
Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

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

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



Collectors



Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in the high intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes commercial zones and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as a commercial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property if rezoned to commercial.	
(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 commercial uses currently exist in this area.	

Staff Findings:

Applicant's Purpose

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

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 as follows:

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

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 23-18 a request to rezone property “R-1” single family medium density district to “C-3” general commercial district; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district standards.

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

Sample Motion:

I move that we place Case: RZ 23-18 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” single family medium density district to “C-3” general commercial district will be compatible and suitable with the zoning, uses, and character of the surrounding area.