

# APPRAISAL REPORT

of

**Johnson Avenue**  
Jonesboro, Arkansas 72401

Part of Northeast Quarter, of the Northwest Quarter, Section  
10, Township 14 North, Range 4 East Craighead County Arkansas  
containing **4.61 acres more** or less

## PREPARED FOR:

Mooney Law Firm  
401 South Main  
Jonesboro, Arkansas 72401  
and  
Ola Sharp Estate

This report is intended for use only by Mooney Law Firm and their assigns in determining the market value, as defined herein, for estate purposes. Use of report by others is not intended by the appraiser.

## AS OF:

**June 24, 1999**

## PREPARED BY: Appraisal Service

Dale Elder  
Appraisal Service  
103 Brookland Street  
Brookland, Ar. 72417  
1-870-931-4466

HIGHEST AND BEST USE:

DEFINITION:

The reasonable and probable use that supports the highest present value, as defined, as of the effective date of appraisal.

Alternately, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest land value.

AS IF VACANT:

The term (Highest and best use) may be defined as follows:

The definition immediately above applies specifically to the highest and best use of the land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, and until land value in its highest and best use exceeds the total value of the property in its existing use.

AS IMPROVED:

The subject site is located on Johnson Avenue (Highway 49) Jonesboro, Arkansas.

The predominant factor supporting the highest and best use is the improvements and location.

The appraisers opinion, the highest and best use of subject property is Commercial.



## CITY OF JONESBORO

To: City Councilmen & Mayor Brodell

From: Jeff Hawkins, Planning Director

Date: March 30, 2000

Attached, is pertinent information regarding rezoning requests to be considered at your April, 3<sup>rd</sup> meeting. Included are staff reports regarding Council agenda items 4. B, C, D, & E. All items were recommended for approval without objections or adverse public comment at the MAPC's March 14<sup>th</sup> meeting. As you are aware, concerns have since been expressed regarding items B, C & D (the rezonings at the intersection of U.S. 49, Hudson, Airport, and Pleasant Grove).

With regard to the proposed abandonment of Louie Lane, which is item 4. A on your agenda, my research at the Courthouse indicated that all adjoining property owners had not signed the petition. This is required by law, and renders the petition invalid in my opinion. The petitioners and their representative have been so notified.

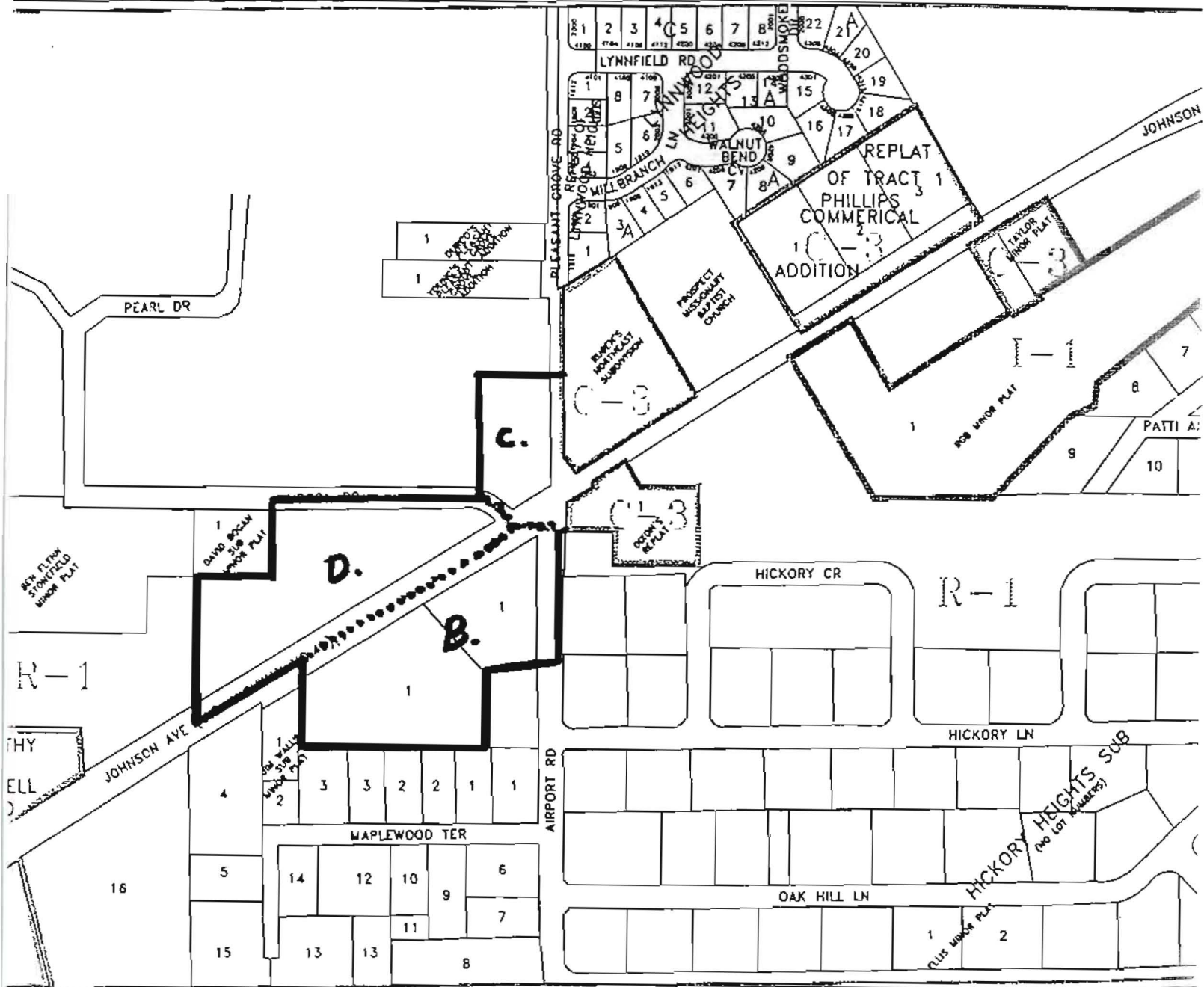
Should any questions arise, or should additional information be required, please advise.

FOR YOUR INFORMATION:  
gH

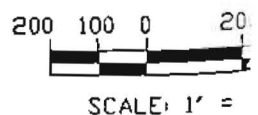
\* Composite sketch of the configuration of the U.S. 49 -  
Hudson - Pleasant Grove - Airport Rd., 5-legged intersection

C-3 commercial zone would look like if agenda items 4, B, C & D  
are approved.

As noted, two corners are already zoned C-3.



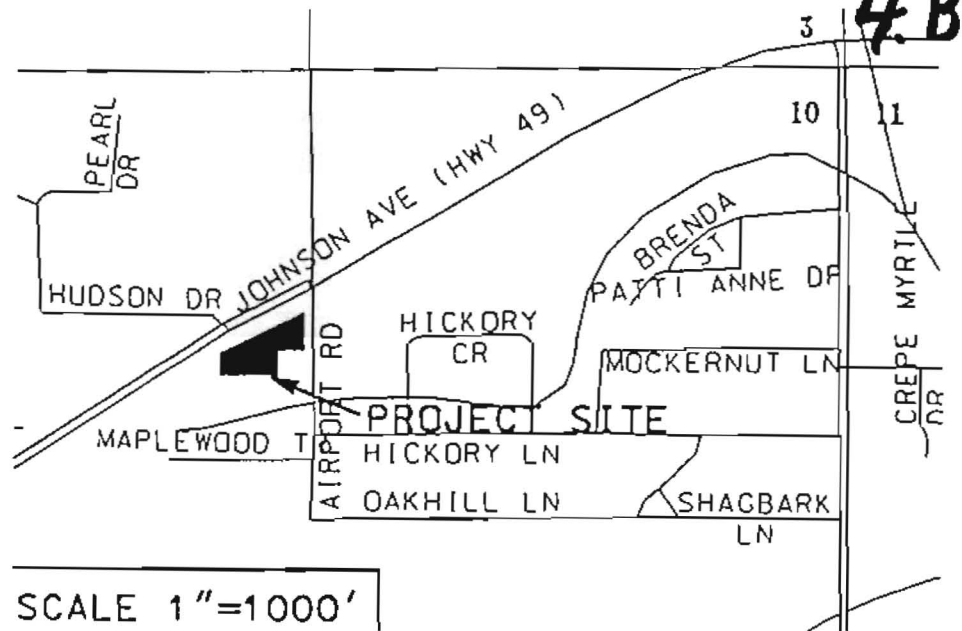
City of Jonesboro  
NORTH HALF SECTION 10  
T-14-N , R-4-E



THIS MAP IS FOR PLANNING PURPOSES ONLY

METROPOLITAN AREA  
PLANNING COMMISSION  
March 14, 2000

STAFF REPORT  
AGENDA ITEM #7  
RZ00-18



APPLICANT: Phillips Investments

REQUESTED ACTION: Rezone, from R-1 to C-3, 4.61 acres at the SW corner of Johnson Ave. (U.S. 49) & Airport Road

CURRENT USE: Primarily undeveloped (one residence)

PROPOSED USE: Any C-3 permitted use

ADJACENT ZONING AND LAND USE:  
NORTH: R-1, undeveloped (proposed for C-3)  
SOUTH: R-1, single-family residences  
EAST: C-3 & R-1, Dixson Auto Parts & residence  
WEST: R-1, single-family residence

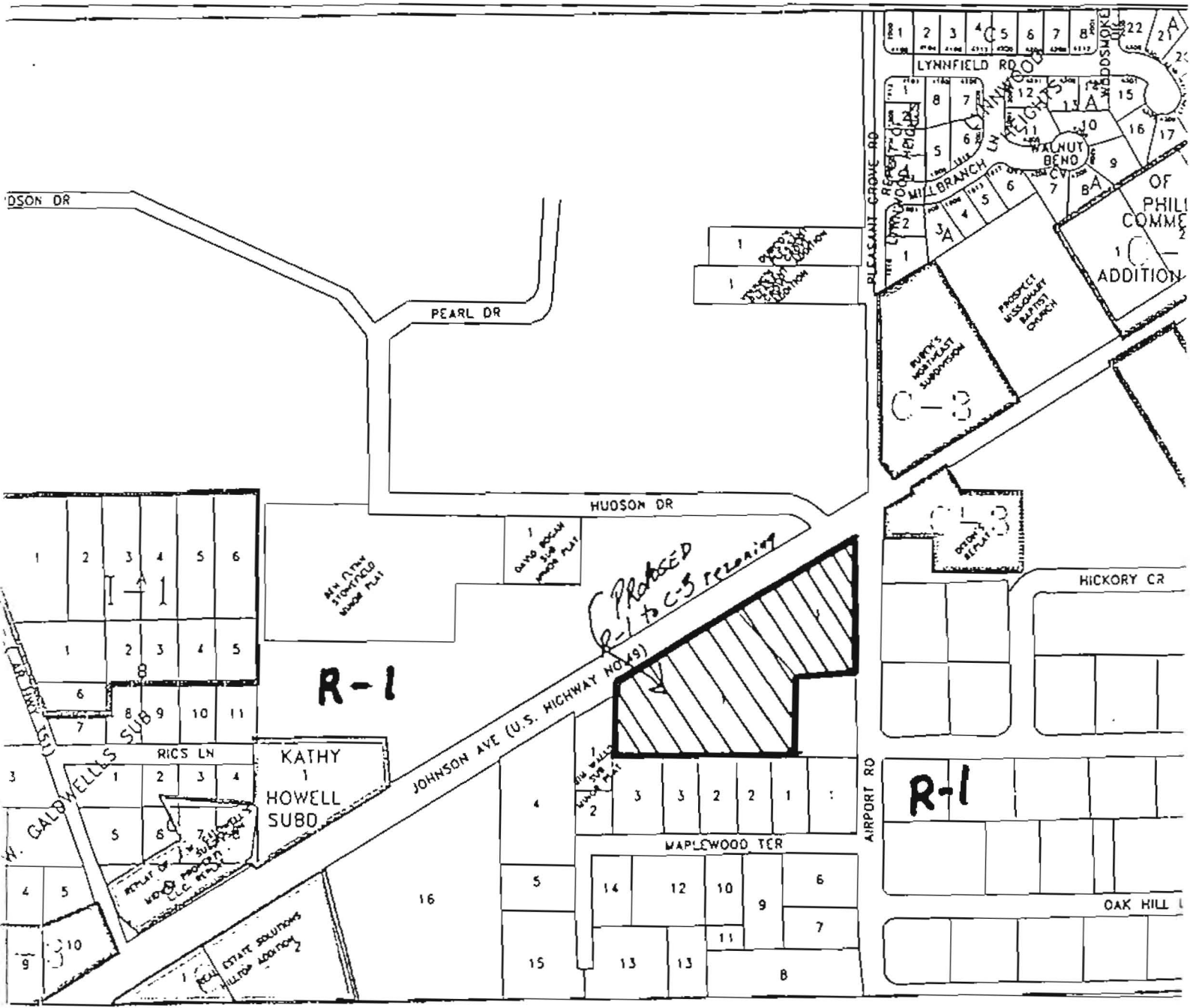
LAND USE PLAN: Thoroughfare Commercial

STREET CLASSIFICATIONS: Pleasant Grove Rd. - Collector / Hudson Dr. - Local / Johnson Ave. (U.S. 49) - Principal Arterial

#### REVIEW COMMENTS

Two corners of the five-legged Johnson Ave. (U.S. 49), Airport Rd., Pleasant Grove Rd., Hudson Dr. intersection are already zoned C-3; and this request, along with the previous two would, if all are approved, result in all five corners being zoned C-3. The proposal is generally consistent with contemplated future use as shown on the Land Use Plan, however, from a planning standpoint, it is usually preferable for there to be a step-down in intensity between single-family uses and high density commercial. Again, given the configuration of the property, with U.S. 49 being at an angle, desired zonal boundaries may not be practicable. Although there is considerable property south of the drain which bisects the property, such could be considered for

a less intense classification. If the property is zoned C-3, however, site plan development considerations could perhaps provide suitable buffering. If all legs of this five-legged intersection are zoned and developed commercially, future traffic congestion may occur, and signalization become warranted. Consideration of relocating Hudson, to intersect the highway at different and safer location merits study. Also, as shown on the drawing, this commercial zone would extend farther south along Airport Rd. than the existing zone on the east side of Airport Rd. The Commission should be cognizant that approval of this application would lend reasoning (as was the case with the previous application), for future consideration of commercial zoning across the street.



R200-18  
#7

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14-4-03S	
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14-4-10S	

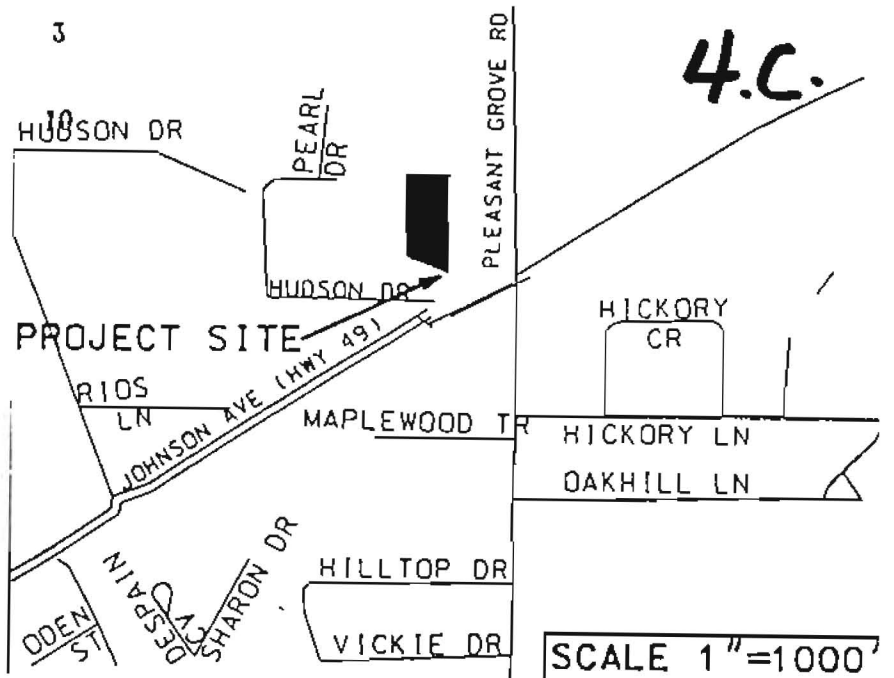
City of Jonesboro  
 NORTH HALF SECTION 10  
 T-14-N , R-4-E

THIS MAP IS FOR PLANNING PURPOSES

4.C.

METROPOLITAN AREA  
PLANNING COMMISSION  
March 14, 2000

STAFF REPORT  
AGENDA ITEM #5  
RZ00-16



APPLICANT: Buddy Bogan

REQUESTED ACTION: Rezone, from R-1 to C-3, 2 acres at the NW corner of Johnson Ave. (U.S. 49) & Pleasant Grove Rd.

CURRENT USE: Residential

PROPOSED USE: Any C-3 permitted use

ADJACENT ZONING AND LAND USE:  
 NORTH: R-1, single-family  
 SOUTH: R-1, residential (C-3 proposed)  
 EAST: C-3, undeveloped  
 WEST: R-1, undeveloped

LAND USE PLAN: Thoroughfare Commercial

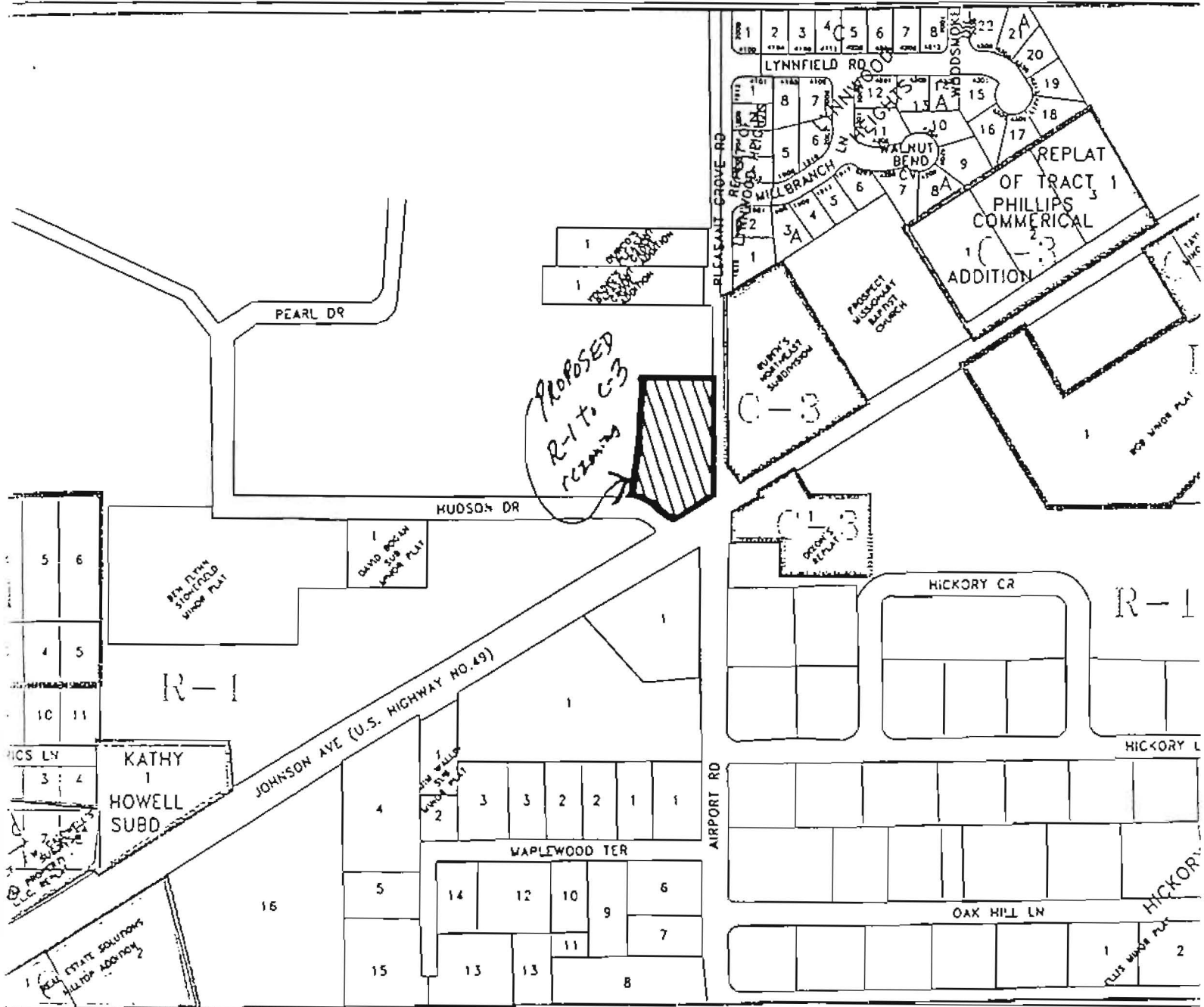
STREET CLASSIFICATIONS: Pleasant Grove Rd. - Collector / Hudson Dr. - Local / Johnson Ave. (U.S. 49) - Principal Arterial

REVIEW COMMENTS

Two corners of the five-legged Johnson Ave. (U.S. 49), Airport Rd., Pleasant Grove Rd., Hudson Dr. intersection are already zoned C-3; and this request, along with the next two would, if all are approved, result in all five corners being zoned C-3. The property directly across Pleasant Grove, while undeveloped at this time, is zoned C-3, with the depth of the zone extending further north than proposed in this application. The proposal is consistent with contemplated future use as shown on the Land Use Plan.



4.c.



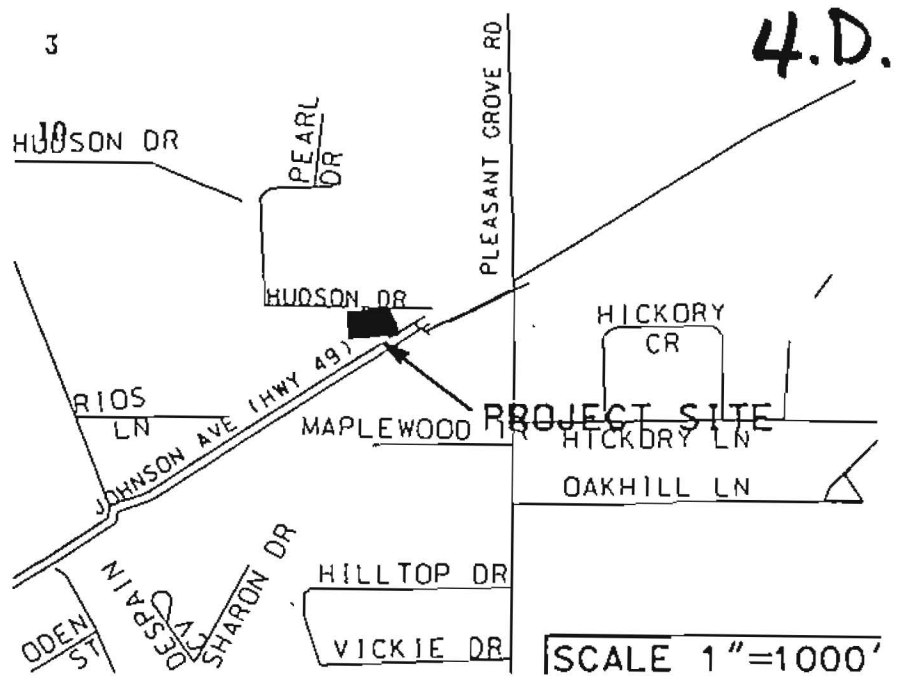
RZ00-16  
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City of Jonesboro  
 NORTH HALF SECTION 10  
 T-14-N , R-4-E

THIS MAP IS FOR PLANNING PURPOSES ONLY

METROPOLITAN AREA  
PLANNING COMMISSION  
March 14, 2000

STAFF REPORT  
AGENDA ITEM #6  
RZ00-17



APPLICANT: Buddy Bogan

REQUESTED ACTION: Rezone, from R-1 to C-3, 3.8 acres at the SW corner of Johnson Ave. (U.S. 49) & Hudson Drive

CURRENT USE: Undeveloped

PROPOSED USE: Any C-3 permitted use

ADJACENT ZONING AND LAND USE:

- NORTH: R-1, undeveloped (some proposed for C-3)
- SOUTH: R-1, two residences (mostly undeveloped with some C-3 proposed)
- EAST: C-3 & R-1, Dixon Auto Parts & one residence (C-3 proposed)
- WEST: R-1, mostly undeveloped (one residence on Hudson Dr.)

LAND USE PLAN: Thoroughfare Commercial

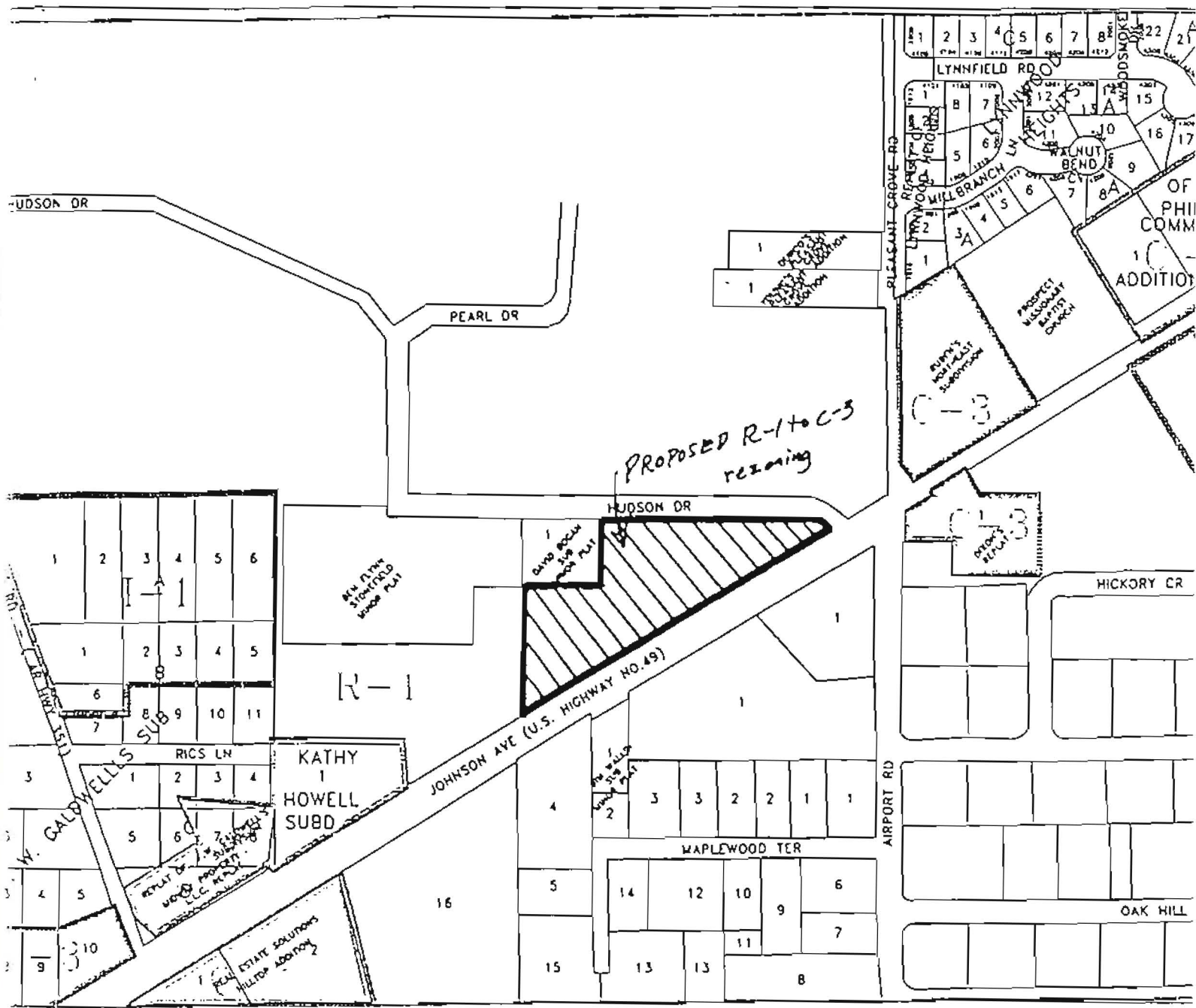
STREET CLASSIFICATIONS: Pleasant Grove Rd. - Collector / Hudson Dr. - Local / Johnson Ave. (U.S. 49) - Principal Arterial

#### REVIEW COMMENTS

Two corners of the five-legged Johnson Ave. (U.S. 49), Airport Rd., Pleasant Grove Rd., Hudson Dr. intersection are already zoned C-3; and this request, along with the previous one and the next one would, if all are approved, result in all five corners being zoned C-3. While the proposal is generally consistent with contemplated future use as shown on the Land Use Plan, the depth of the proposed zone along Hudson--being over 550' from the U.S. 49 intersection--creates C-3 rezoning pressures for property across Hudson to the north; only a portion of which is proposed for C-3 rezoning under the application just considered. Given the configuration of the property, with U.S. 49 being at an angle, desired zoning boundaries which are uniform and consistent may

4.D.

not be achievable. If all legs of this five-legged intersection are zoned and developed commercially, future traffic congestion may occur. With the Master Street Plan classifications of U.S. 49, Pleasant Grove, and Airport Rd., this however, appears to have been expected.



R200-17  
#6

cent sheets

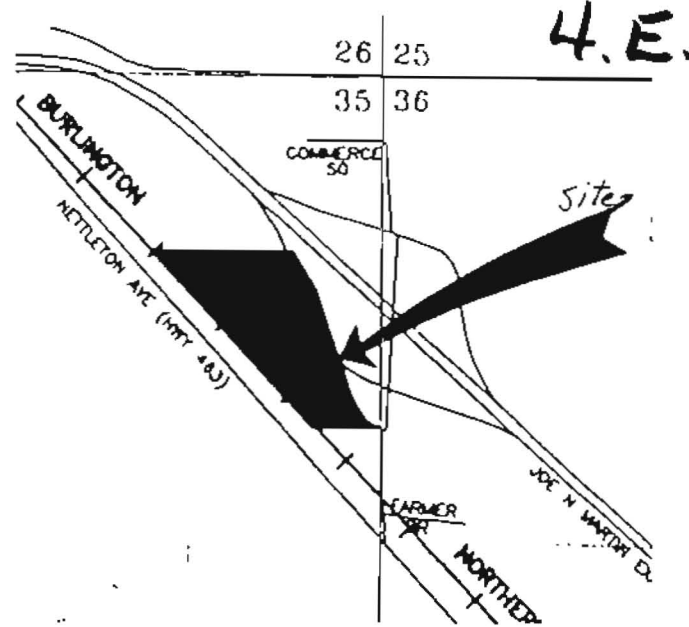
14-4-03S	
THIS MAP	14-4-11N
14-4-10S	

City of Jonesboro  
 NORTH HALF SECTION 10  
 T-14-N , R-4-E

THIS MAP IS FOR PLANNING PURPOSES

METROPOLITAN AREA  
PLANNING COMMISSION  
March 14, 2000

STAFF REPORT  
AGENDA ITEM #13  
RZ00-22



APPLICANT: Alcc Farmer & George Stem

REQUESTED ACTION: Rezone, from C-3 to I-1, 22.835 acres on S side of Dalton Farmer Dr., W of Commerce

CURRENT USE: Undeveloped

PROPOSED USE: Any I-1 permitted use

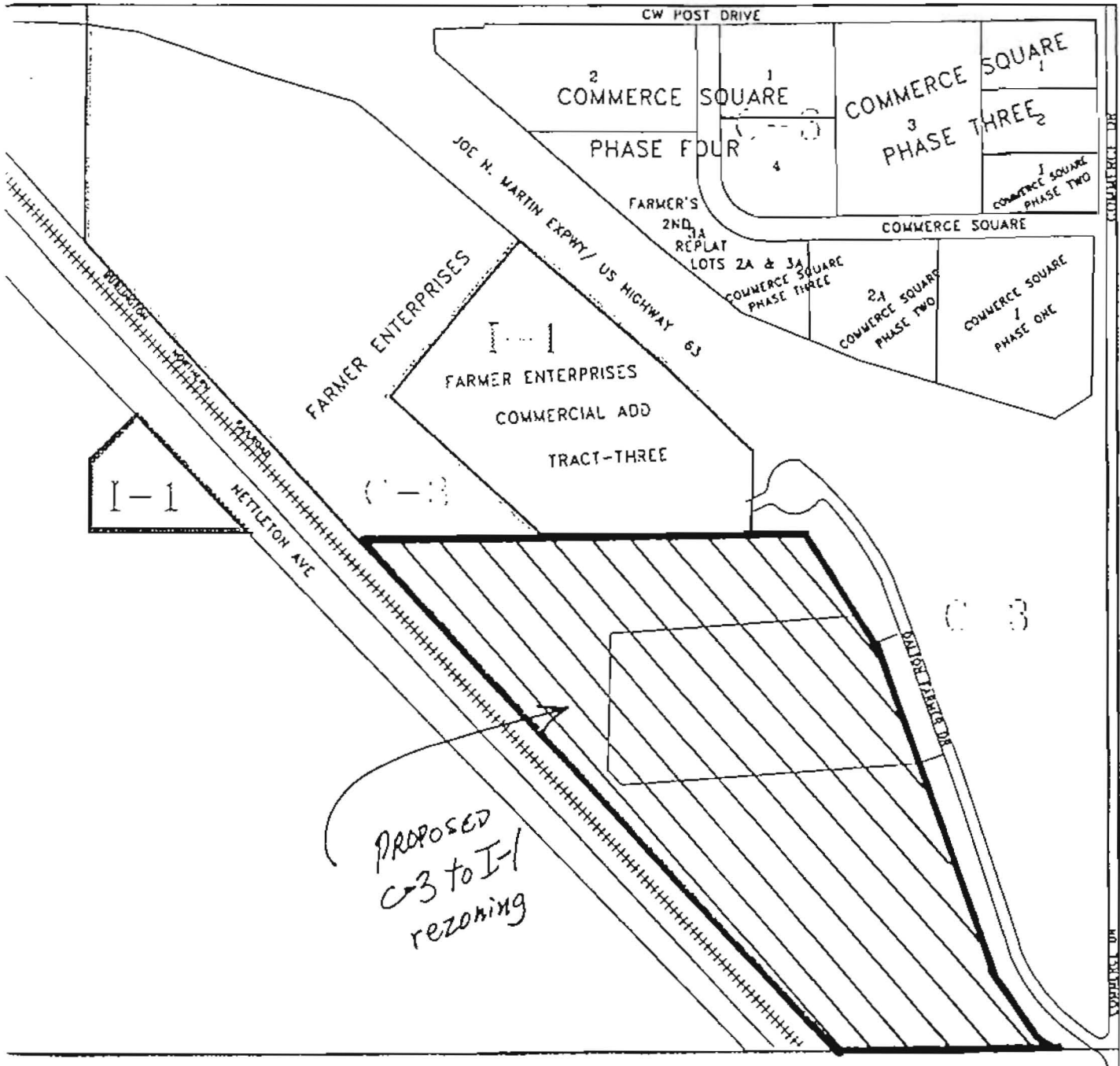
ADJACENT ZONING AND LAND USE:  
NORTH: C-3, commercial & I-1 industrial  
SOUTH: C-3 & BNSF Railroad  
EAST: C-3, commercial  
WEST: BNSF Railroad & Nettleton Ave.

LAND USE PLAN: Planned Industrial

STREET CLASSIFICATIONS: Commerce Dr.- Minor Arterial

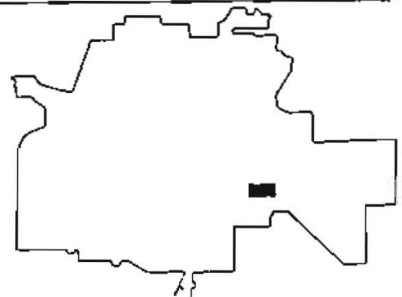
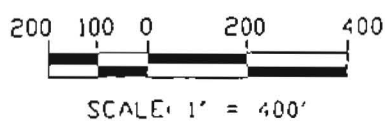
#### REVIEW COMMENTS

Given the location, on Commerce Dr. entering the Industrial Park, and being adjacent to the BNSF Railroad, I-1 appears to be the most appropriate zoning classification for the subject property. No adverse effects should result from this rezoning. Such is also consistent with the contemplated use as per the Land Use Plan.



RZ00-22  
#13

of Jonesboro  
HALF SECTION 35  
4-N, R-4-E



PLANNING PURPOSES ONLY