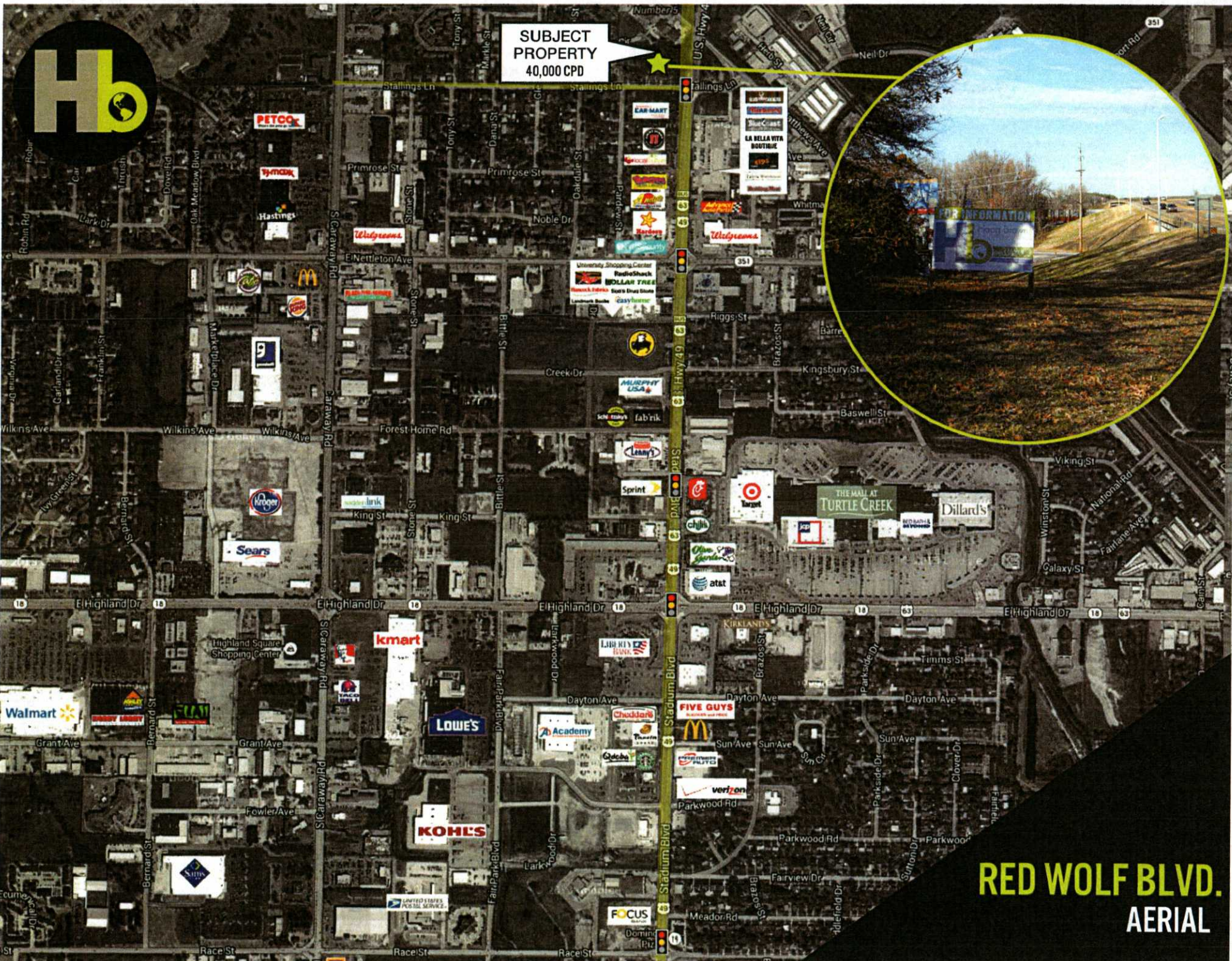


SUBJECT
PROPERTY
40,000 CPD



RED WOLF BLVD.
AERIAL





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



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SIMMONS FIRST
Member FDIC

Stallings Lane rezoning on agenda

BY KEITH INMAN
Sun Staff Writer
inman@jonesborosun.com

JONESBORO — City council members will take a second look Tuesday at a proposed rezoning ordinance for land at Stallings Lane and Red Wolf Boulevard.

Aldermen heard the first of three required readings at their March 18 meeting.

Herb and Sharon Stallings seek to change the zoning of 1.55 acres to CR-1 commercial-residential transition zone. All but a quarter acre of the property is already zoned for commercial use.

However, its under an old definition. The remainder is zoned R-2 residential.

At one point, Casey's General Store wanted to develop a convenience store on the property, but a rezoning proposal to permit that use ran into intense opposition from neighbors, and the company withdrew its offer to buy the land.

The council will hear the final readings and vote on two other rezoning proposals.

Jack Elam of Elam Enterprises wants to rezone 0.4 acres at 2001 Margo Lane, off of East Highland Drive, from AG-5 agricultural district to C-3 general commercial.

Herman Abston seeks to rezone 0.52 acres on the east side of Briar Lane, off of Race Street from R-1 residential to J-1 limited industrial. The property is

Please see **COUNCIL** | A2

COUNCIL

CONTINUED FROM A1

used as commercial storage.

The council will consider a resolution to approve the annual Community Development Block Grant budget. The budget anticipates having \$583,680 available to spend on projects designed to benefit low and moderate-income neighborhoods.

The proposal, which still

must be approved by the U.S. Department of Housing and Urban Development, would spend money to extend sewer service to one neighborhood in north Jonesboro, renovate City Water & Light Park, 1123 S. Culberhouse St., help pay for demolition of dilapidated buildings and help homeowners bring their structures up to safe levels, among other priorities.

Another resolution would

approve a contract with the Arkansas Department of Parks and Tourism to accept a 50-50 matching grant. The grant will provide \$250,000 toward construction of the Miracle League field. Donated funds would be used as local matching funds.

The council will meet at 5:30 p.m. in the Municipal Center, 306 S. Church St.

The council's Public Works Committee will meet at 5 p.m.

Council OKs zoning changes

BY KEITH INMAN
Sun Staff Writer
inman@jonesborosun.com

JONESBORO — After hearing no objections from the audience, members of the Jonesboro City Council gave final approval to three rezoning ordinances.

That includes one measure to rezone one parcel of property that had been a rezoning battleground earlier.

The council approved the request by Herb and Sharon Stallings to change the zoning of 1.55 acres at Red Wolf Boulevard and Stallings Lane to CR-1 commercial-residential transition zone. All but a quarter acre of the property was already zoned for commercial use. However, its under an old definition. The smaller section was zoned R-2 residential.

In January, neighbors fought a previous rezoning proposal that would have allowed Casey's General Store to develop a convenience store on the property. The company withdrew its offer to buy the land.

Please see **COUNCIL** | A2

COUNCIL WEDNESDAY APRIL 2, 2014

CONTINUED FROM A1

The council also gave final approval to a proposal by Jack Elam of Elam Enterprises to rezone 0.4 acres at 2001 Margo Lane, off of East Highland Drive, from AG-1 agricultural district to C-3 general commercial.

Herman Abston also gained approval to rezone 0.52 acres on the east side of Briar Lane, off of Race Street from R-1 residential to J-1 limited industrial. The property is used as commercial storage.

Also approved was a resolution approving the annual

Community Development Block Grant budget. The budget anticipates having \$583,680 available to spend on projects designed to benefit low and moderate-income neighborhoods.

Aldermen also approved a contract with the Arkansas Department of Parks and Tourism to accept a 50-50 matching grant. The grant will provide \$250,000 toward construction of the Miracle League field. Donated funds will be used for the local match.

The council also approved an ordinance that wasn't on

the agenda. The ordinance waives competitive bidding for the purchase of a 10-foot-by-7-foot box culvert to be used on an improvement project on Clinton School Road, "due to limited production of that size."

Craig Light, the city's chief engineer, said the city can buy the box culvert from Seablock Industries of Jonesboro for \$371.25-per linear foot immediately. Failure to take action would cause a delay in installation of several months, Light said.

Alderman Chris Moore was absent.

ZONING INFO



ASU
ARIZONA STATE UNIVERSITY

LOCATION AERIAL



SUBJECT

Discovery Island Learning Center

BERNICE CIRCLE
STALLINGS LANE

America's CAR-MART
Direct Buy

Stadium Crossings

Tucker's LA BELLA VITA BOUTIQUE SLIM CHICKENS

BlueCoast Bedding Blast

Fabric Warehouse Kids

MATTHEWS AVENUE

STADIUM BOULEVARD

JJ local culture I.O. METRO

Woods

Amigo

Star Garden

Fresh Security

Advance Auto Parts

Super D

TEAM CLEAN

NETTELFON AVENUE

Harris FURNITURE

University Shopping Center

RadioShack. DOLLAR TREE

Hancock Fabrics Soo's Drug Store

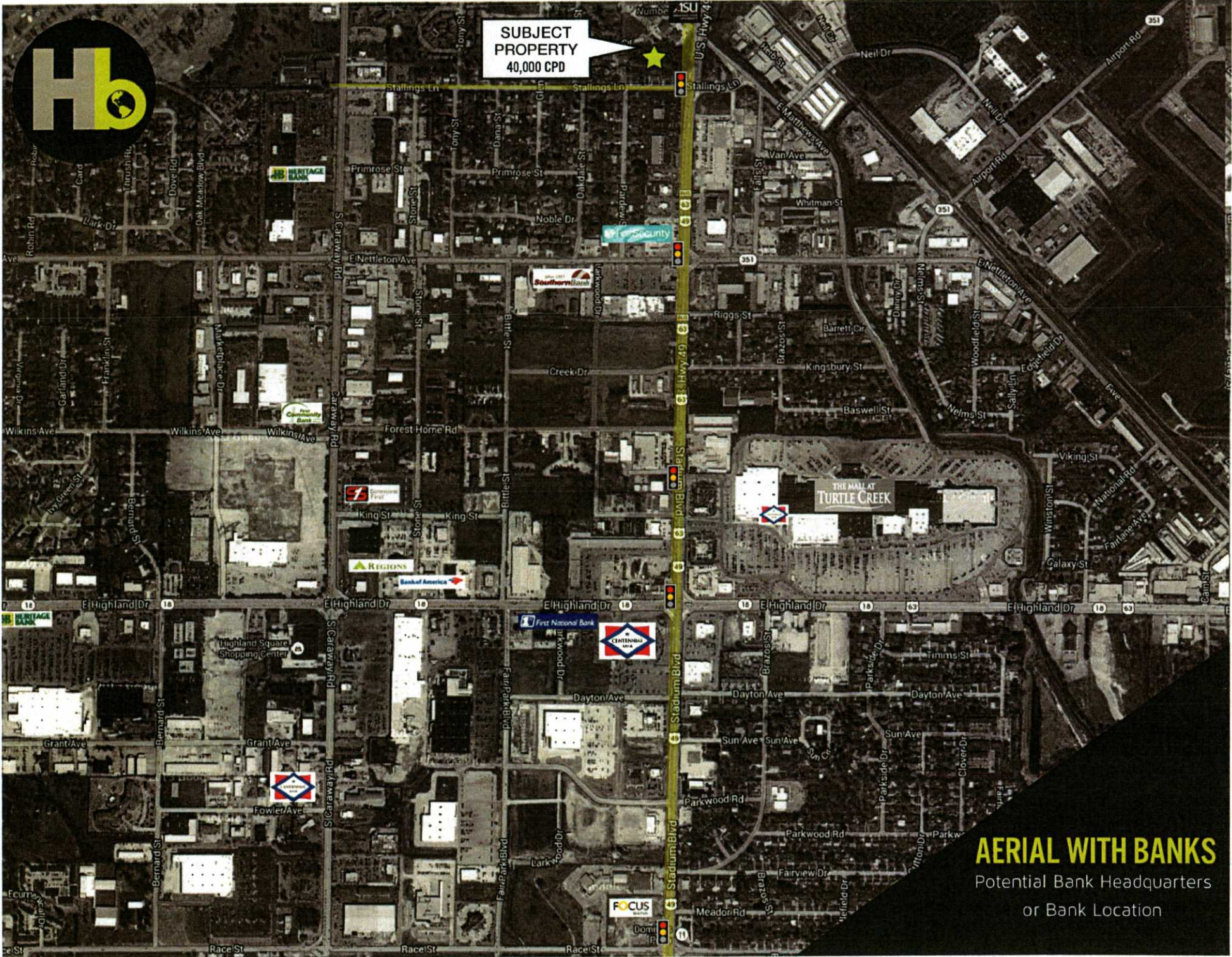
Landmark Books easyhome



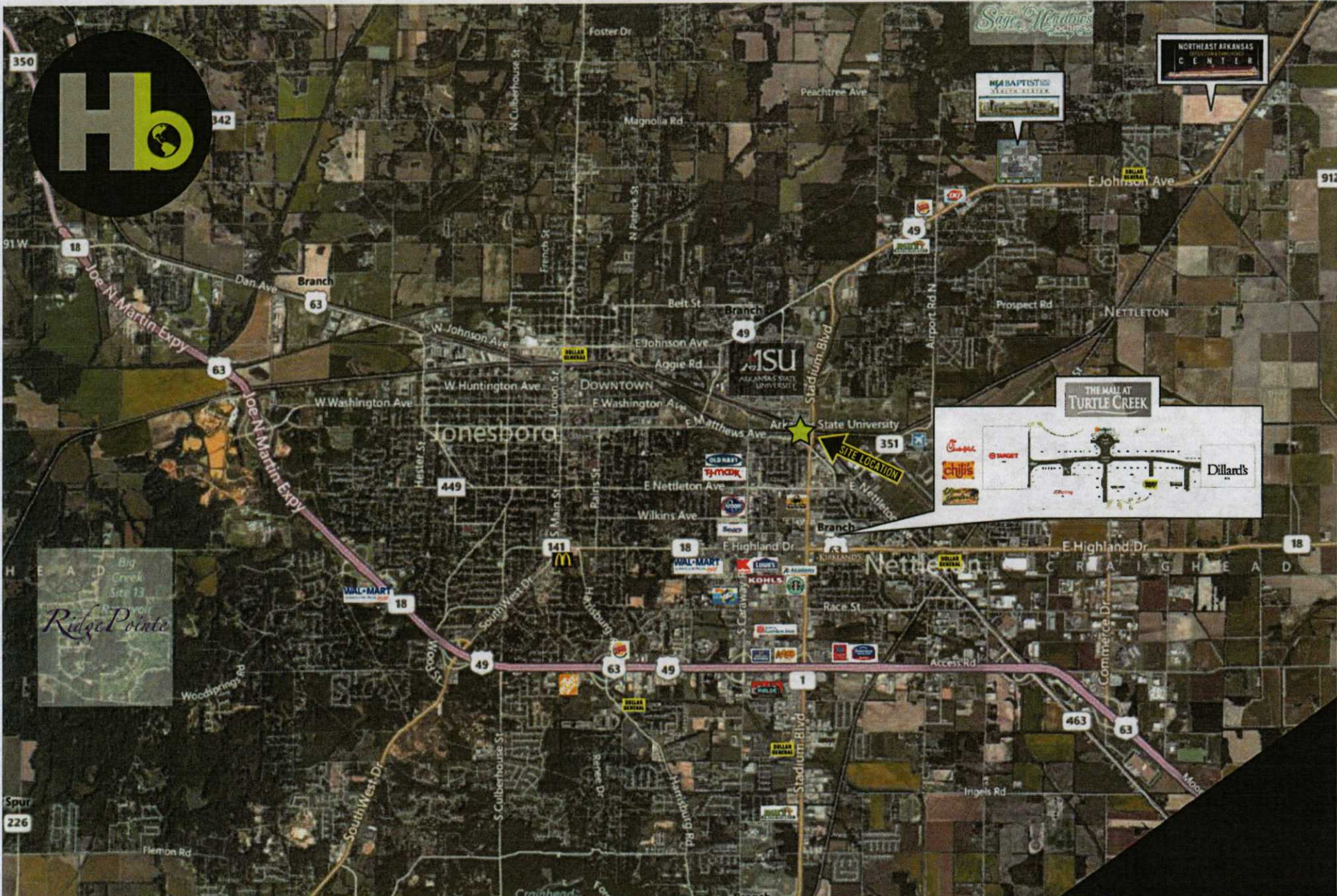
MURPHY USA



SUBJECT
PROPERTY
40,000 CPD



AERIAL WITH BANKS
Potential Bank Headquarters
or Bank Location

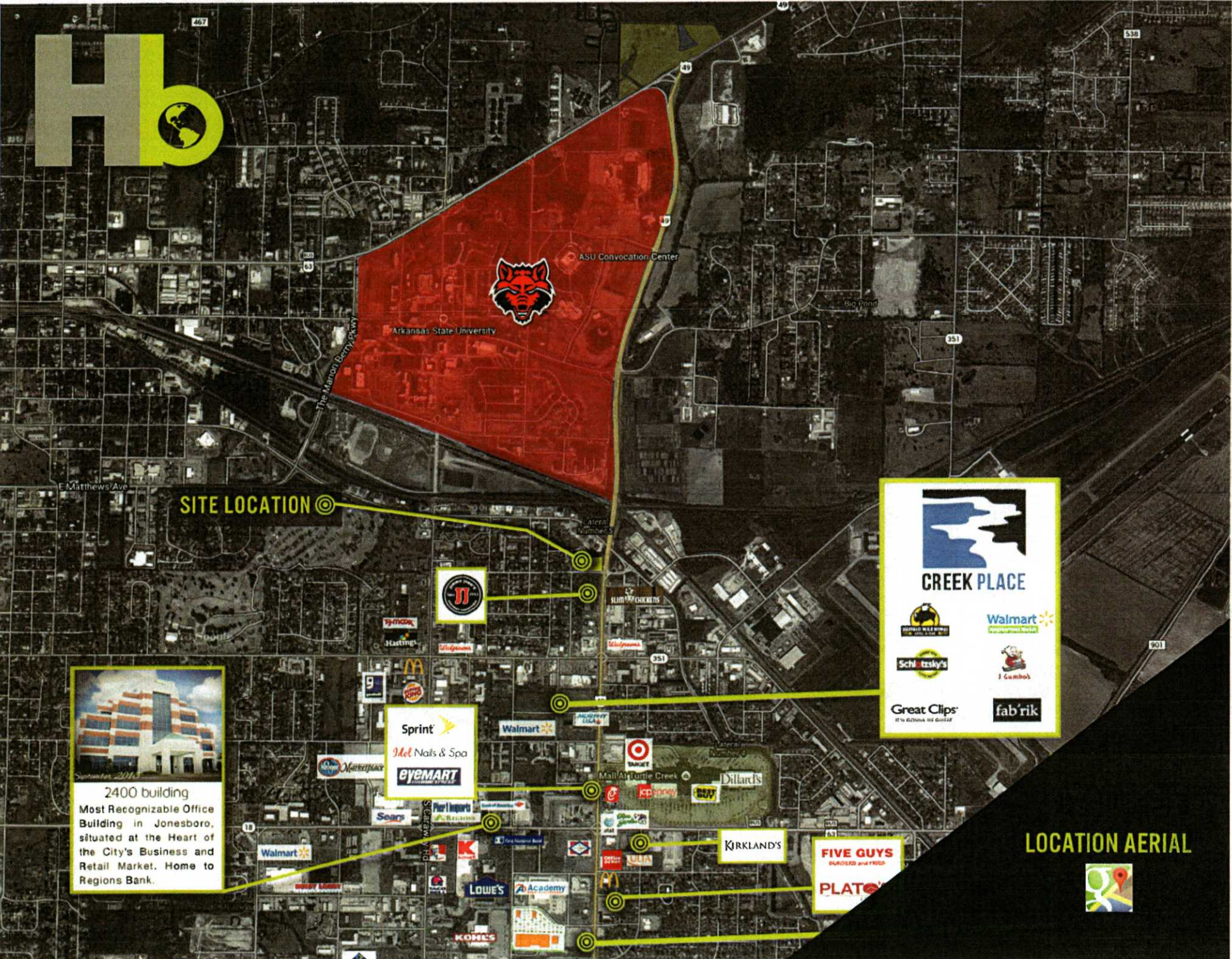


JONESBORO TRADE AREA			
PRIMARY	SECONDARY	TERTIARY	TOTAL
363,689	76,784	54,600	495,073

JONESBORO
RETAIL TRADE MAP



PICTURES
2014



SITE LOCATION



2400 building
Most Recognized Office Building in Jonesboro, situated at the Heart of the City's Business and Retail Market. Home to Regions Bank.



LOCATION AERIAL





*This is what general retail might look
like if we had to remain CR-1*

**PRELIMINARY
RENDERING**



AERIAL WITH SURVEY

Discovery Island Learning Center

Discovery Island Learning Center

0.68 ACRES
\$150,000

ENTIRE
2.23 ACRES
\$1,150,000

1.55 ACRES
\$1,000,000

40,000 CPD

CAR-MART

- SLIM CHICKENS
- Tucker's
- BlueCoast BURRITOW
- LA BELLA VITA BOUTIQUE
- KIDS
- Fabric Warehouse Fabrics & Supplies
- Bedding Man

