



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, May 14, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-24:046](#) MAPC Minutes: April 23rd, 2024

Attachments: [4.23.24 MAPC Minutes](#)

4. Miscellaneous Items

[COM-24:017](#) Sidewalk In Lieu: 4827 East Johnson Ave

Tralan Engineering Inc. on behalf of Hardware Properties Inc., is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$37,550 for 385.56 square yards along East Johnson Ave. The current rate is \$97.39 per square yard.

Attachments: [Ace Hardware - Sidewalk Letter](#)
[Plat](#)

[COM-24:018](#) Sidewalk In Lieu: The Reserve at Sage Meadows

Tralan Engineering Inc. on behalf of The Reserve at Sage Meadows, is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$4,220 for 43.33 square yards. The current rate is \$97.39 per square yard.

Attachments: [The Reserve at Sage Meadows - Sidewalk Letter](#)
[Overall Site](#)

5. Preliminary Subdivisions

6. Final Subdivisions

PP-24-09 Final Subdivision: Keller's Chapel Plaza at Southern Hills

Jeremy Bevill is requesting final subdivision approval for Keller's Chapel Plaza at Southern Hills; 3 lots on 4.34 acres. This site is located at 1903 Kellers Chapel Road and zoned C-3, general commercial.

Attachments: [Application](#)
[Plat V2](#)
[Staff Report](#)

Legislative History

4/23/24	Metropolitan Area Planning Commission	Tabled
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7. Conditional Use

8. Rezonings

RZ-23-16 Rezoning: 1006 Warren Street

Carrington Morehouse is requesting a rezoning from R-1, single family medium density, to RM-12, residential multifamily. This request is for 5.5 acres located east of 1006 Warren.

Attachments: [Full Application](#)
[23102-2 Plat](#)
[Current zoning](#)
[Nix Tile Company_20231025_103516](#)
[Nix Tile Company_20231025_103826](#)
[Rendering](#)
[Warren Street Apartment Concept](#)
[Rezoning Sign](#)
[Staff Summary](#)

[RZ-24-09](#)

Rezoning: 6103 Dalton Farmer Drive

Associated Engineering, LLC is requesting a rezoning on behalf of Farmer Enterprises, Inc. from R-1, single family medium density, to I-1, limited industrial. This request is for 3.88 acres located at Dalton Farmer Drive and Dr. MLK Jr. Drive.

Attachments:

[Application](#)

[Plat](#)

[Deed](#)

[Notification Letter](#)

[Certified Receipts](#)

[CWL Signed Notification](#)

[Rezone Signs](#)

[Staff Summary](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:046

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC Minutes: April 23rd, 2024



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, April 23, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

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

Absent 1 - Paul Ford

3. Approval of minutes

[MIN-24:038](#) Minutes: April 9, 2024 MAPC Minutes

Attachments: [4.9.24 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; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

Absent: 1 - Paul Ford

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-24-08](#) Preliminary Subdivision: Twin Oaks Reserve

Brandon Wood is requesting preliminary subdivision approval for Twin Oaks Reserve; 15 lots on 17.2 acres. This site is located south of Jaxon Drive and zoned C-4 LUO, neighborhood commercial and C-3 LUO, general commercial.

Attachments: [Twin Oaks Reserve Application](#)
[Twin Oaks Reserve-PLAT](#)
[Staff Report](#)
[Full Set](#)

(Unable to transcribe)

Lonnie Roberts (Chair): Okay is that all you want to say at this time? Okay,

Monica any city comments?

Monica Percy (Planner): I do, this preliminary subdivision does meet all the city's requirements.

Lonnie Roberts: Okay, so I'll open up for any commissioner questions or discussions, you've seen this many times during the rezoning process.

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

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

Absent: 1 - Paul Ford

6. Final Subdivisions

PP-24-09 Final Subdivision: Keller's Chapel Plaza at Southern Hills

Jeremy Bevill is requesting final subdivision approval for Keller's Chapel Plaza at Southern Hills; 3 lots on 4.34 acres. This site is located at 1903 Kellers Chapel Road and zoned C-3, general commercial.

Attachments: Application
Plat
Staff Report

Lonnie Roberts (Chair): The next item on the agenda which is PP 24-09 which is a final subdivision at Keller's Chapel Plaza, at Southern Hills, the applicant has asked for this to be tabled, I'll entertain a motion or tabling.

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

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

Absent: 1 - Paul Ford

[PP-24-10](#) Final Subdivision: RLW Properties, LLC Replat

RLW Properties, LLC is requesting final subdivision approval for 4 lot on 0.63 acres. This site is located at 800 W. Washington Avenue.

Attachments: [Application](#)
[Plat](#)
[Staff Report](#)

Bob Warner (Proponent): I'm Bob Warner, I live at 1003 West Washington, this is Mary Ellen I think we know most everybody. So, we've own these lots on Washington at the corner of Olive for 20 years and we initially bought them because the developer cut down two really old oak trees, and was going to put an apartment complex there so we bought it to protect the property, and now it's an overlay and with some of the development, we think that there are

people who may be interested in these lots for single family housing, so there were two lots, on your agenda it said a 4 lot replat, lot 4 that's on the graphic up there is unchanged from this it's been on Monroe this whole time and the same size. So, we've replatted this through the surveyors and we've added an easement in the back you can see where the dotted lines are, with the intention that you could approach these lots from that side street and not try and back in off of Washington Avenue which everybody knows is really difficult. And so, we turned two lots into three, is what we're asking to do and I'm glad to answer questions, we brought some photographs the houses, to the west of this replat there are three there and they're all 50 foot wide lots, just like these are, so it will fit real well in the neighborhood, directly across from these lots is the west end community garden, so we're just asking to replat the two lots into three.

Lonnie Roberts (Chair): Okay, Monica do you have the city comments?

Monica Percy (City Planner): I do, we reviewed it and this subdivision plan does meet the city's requirements.

Lonnie Roberts: Okay so I will open up for any commissioner's questions or comments for the applicant or city staff.

Bob Warner: I didn't say this but if you know what Gary Harpole did, over on Jefferson by the voting annex that is kind of our vision for this, if you notice he put three houses in a row and it all fit quite well there and an much older example would be Phillip Jones's at Wit Street cause I know there is something similar there. But we plan to put in the comments that if we sell these properties they need to be for single family housing.

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

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

Absent: 1 - Paul Ford

7. Conditional Use

8. Rezoning

[RZ-24-07](#)

Rezoning: 5500 C.W. Post Road

The Troutt Law Firm is requesting a rezoning on behalf of Karma Holdings, LLC, from R-1, single family medium density to C-3, general commercial district. This request is for 33.47 acres located at 5500 C.W. Post Road.

Attachments: [Rezoning Proposal](#)
[PROOF OF MAILING](#)
[Staff Summary](#)

Scott Trout (Proponent): It's Scott Troutt with the Troutt Law Firm, 247 South Main Street, and I am here on behalf of the owner Karma Holdings. Ladies and gentleman of the board let me start by apologizing, I know there was a pre-meeting for this property yesterday. My secretary had put down for today at 3 o' clock, I don't blame her, she has been brutally ill for the last week and a half and for some reason keeps coming into the office, and I can't explain it

but is what it is. What we're asking to do, these are the same owners, if you look to the right on this map, to the east, southeast. These are the same owners that have a parcel that is currently being developed into a truck stop, a TA truck shop, we were able to get an agreement with KFC they're working to get another agreement to place a restaurant in there. These same people own the property that is immediately to the northwest and that's the property we're here on today. The entirety of the 17.76 acres that's on the map displayed here has been zoned C-3 as has the 9.78, we're asking to do the same for the subject property which is currently zoned R-1. Now we'll say this does not comply and neither did the other property change, comply with the Master Site Plan but where this property is, first it's R-1 so it's not suitable for that area to begin with. But where this property sits, as close as it is to the highway, as close as it is relatively to the residential districts, and the mandarin which people are going to be coming into the industrial sector, we are confident that, that area can support additional commercial services, for the workers at the surrounding factories that will include restaurants my clients, how been in some degree of talks with a premium hotel company, to possibly put a small hotel there. Obviously we're going to go to the city before we do anything like that but, I believe the use that my clients are putting forward would be a major benefit to that immediate area it would not burden in any real way any of the adjoining property owners. It'll bring a little competition to that area, more so than what we already have with the gas station, and it would buttress the activities at the surrounding commercial properties that are mostly gas stations and a single restaurant, for the better, it would also and I provided an exhibit to my application, that's it, exhibit B. This is the publically available satellite imagery for the property and the surrounding areas from 1994 all the way up to June of 2023. That property for many decades has stood within an otherwise industrial sector as nothing, it's not very usable for crops and it's R-1, so I'm not even sure they could harvest off that even if they wanted to, this is all to say this gives the city an opportunity to take a piece of property that is non-functioning and non-producing in an area that is very valuable to this city, that brings jobs to the city, that brings commerce as a secondary benefit and it allows for development of that property and allows development in a matter that will be productive in relatively short order. So, we're asking for the MAPC to approve our request for changing the zoning and I am very much here for any questions that may be out there, and I apologize for the misunderstanding from yesterday.

Lonnie Roberts (Chair): Okay, I'll open up at this point for any staff comments, Monica do you have those ready?

Monica Pearcy (City Planner): If approved we would recommend the following conditions:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water 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.

Lonnie Roberts: Okay, so with this being a rezoning request, I'm going to open up for public comments, I actually had someone specifically ask to speak, so anyone here who would like to speak? Please state your name for the record.

Linda Wofford (Opposed): Yes, Linda Wofford I'm president of Engines

Incorporated, my husband Wood Wofford who is CEO and our son Cameron Wofford who is vice president and general manager of Engines Inc. We happen to be located at the end of CW Post Road, just beyond, where this property is located. For our tenure there it has always been farmed, productive crop farming and then I guess Karma Holdings has gotten a hold of that property and it has been farmed up until just recently. So I was looking in the paper and there was a nice article about what was going to happen at MAPC and we already knew and had been advised that this property was up for rezoning. Engines Incorporated we're a small big company, we're about an 86 million dollar company and our home headquarters is in Jonesboro, at CW Post Road and we have a tech center down on the other side of CW Post, at 6105 CW Post, so that's we're our engineering and tech center is. So the impact of additional traffic on CW Post, not to mention all the traffic that we're going to have from having 3 truck stops, the Exxon, Southern Chef, and now the TA Center, to our area where our employees have to cross, Martin Luther King Highway multiple times a day from CW Post, between the tech center and the main headquarters. We know there is to be a traffic light there and that's helpful but it's also going to be very congested with all the 18 wheelers coming off going into the 3 different truck stops, auto traffic and what have you. I guess, I would probably point to something that council said a moment ago, which was the approval of the property for the TA center, the first and foremost was consistency of the proposal with the Comprehension Use Map, and that was a big X on the city's amendment, it is also not in character with the surrounding area, on the other side of CW Post which is into the industrial area you have Best Manufacturing you have Post plant right there on the corner, you have multiple different industrial plants involved in that area, so to me it's not consistent to the use that's already out there in that area, most all of the map and you have that too but most everything out there is zoned industrial we're really opposed to and you can see there's not much C-3 out there, and we're really opposed to having any more traffic to that area unless it's industrial traffic, unless someone builds a warehouse there and it could have been Hytrol building their warehouse there instead of a little farther out. Could be any number of businesses coming in, and I'm not sure if that property has ever been promoted by Jonesboro Unlimited or JEDC, as industrial property but definitely it should be. We want our best face forward for Jonesboro we want our visitors to come into Jonesboro to an area where there's safety, restaurants, hotels, and that's what you have on Red Wolf and Caraway, it seems to me that we're building a bypass to alleviate the traffic on Caraway and Red Wolf, and now we're making congestive traffic on the new bypass as it comes into being. And so, if allowed more C-3 building out there it's just going to make that bypass as congested as Caraway and Red Wolf. So it kind of defeats the purpose, this being on CW Post Road, CW Post Road is a dead end, it dead ends at Engines Inc. so, there is a cul-de-sac if you will, down at the bottom at that street right before you enter our property we own the Engines Inc. property and then we own 7 acres adjacent to that. So we do have a little bit of a buffer but to build a hotel there when you have hotels in town, and you don't really have that captive retail market that you're looking for, you have that on Red Wolf, and then we have the new center that is being built just beyond the state police headquarters, so for me this is something that is detrimental to our employees to people who come to visit. We don't sell retail we're a manufacturer, and a packager. So, we don't have retail traffic, we have our employees, we have trucks, we have you know FedEx and stuff. To make CW Post, a dead end road at that end of it, to be a commercial district

is just not in our view, the best interest of Engines Inc. or anyone else in that area. Any questions for me? I think I covered everything let me make sure I covered everything that I wanted to say. I just think that we should subscribe and I know when the TA was being talked about there were people who wrote letters and really expanded the fact that, that is industrial property, it's the beginning of our industrial area and it should be kept as such.

Lonnie Roberts: Thank you for your comments. Anyone else here to give public comments on this particular proposal? If not I'll open up for commissioners, questions? Is there anything from yesterday that we specifically discussed on this? Anyone ready to make a motion?

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

Aye: 3 - Kevin Bailey;Jeff Steiling and Jim Little

Nay: 4 - Jimmy Cooper;Monroe Pointer;Stephanie Nelson and Dennis Zolper

Absent: 1 - Paul Ford

[RZ-24-08](#)

Rezoning: 4002 Mt. Carmel Road

Horizon Land Surveying, LLC is requesting a rezoning on behalf of Rick White, from R-1, single family medium density to C-3 LUO, general commercial district with a limited use overlay. This request is for 4.8 acres and is located at 4002 Mt. Carmel Road.

Attachments: [Application](#)
[Cert Mail Receipts](#)
[H24-041 White-4002 Mt Carmel-Rezoning Plat](#)
[Rick White Signs](#)
[COJ Rezoning - Adjoining Property Owner Notification](#)
[Staff Summary](#)

Michael Boggs (Proponent): Michael Boggs with Tralan Engineering. We're wanting to get this property rezoned from R-1 to C-3, it's in an area you got commercial to the north, properties across to Southwest Drive zoned commercial it's a major intersection there just sort of fits that area, so we're seeking a rezoning for this property.

Lonnie Roberts (Chair): Okay, Miss Monica do you have staff comments on this one?

Monica Percy (Planner): Yes, If approved we would recommend the following conditions:

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.
5. The limited use overlay shall limit the following uses:
- Cemetery

- Communication Tower
- Adult Entertainment
- Homeless Shelter
- Medical Marijuana Dispensary
- Billboard Advertisement

Lonnie Roberts: Alright, and is there anybody here who would like to give public comments on this rezoning request? If you would please come up and state your name for the record, and give us your address.

Jim Keller (Opposed): My name is Jim Keller, I live at 1709 Horn Drive, Jonesboro, and Keller Chapel Road is on my south side. You got one of the largest congested areas in Jonesboro, I'm against this that you approve of this, if you've been out there, couple things Mt. Carmel Road is not even a legal road. It doesn't meet the state standards. It's not wide enough, you've got multiple stop lights here at Southwest Drive. If you want to, you can just come out to my house about 7:30 in the morning and I'd be glad to show you what a congested area it is because on Keller Chapel Road, west is traffic all the way back beyond my fences, and this goes on for the next 30 to 45 minutes, and then there's the school buses that come there. Then you've got coming out of Mt. Carmel going north, you cut into Keller Chapel east, and it's so narrow you'd have to improve on Carol Caldwell's property over there on the north side. Also, Keller Chapel east is a dead end. So, there's no safe way for the people who live out there. Plus, if you're in business out there it would stop traffic in regards to that, hopefully you'll deny this approval.

Lonnie Roberts: Thank you for your comments, would someone else like to speak?

Patti Lack (Opposed): Patti Lack 4108 Forest Hill road. I was the pre-meeting yesterday and one of the things that I had said was that intersection is really dangerous and I know that Carol Caldwell said he agreed with me. That's what I thought we were talking about with his rezoning but this is really this rezoning piece of property. I know that Michael just said that this just fits this area, it does not. I think if you guys go out there, is that you know in that little U shape right there between Mt. Carmel and Keller's Chapel is that there's a church and it's a parking lot there, Keller's Chapel Road. Believe it or not, when we were going through all the Southern Hills and we were looking to put that road all the way through to Culberhouse, Keller's Chapel Road is actually on the Master Street Plan, for the street to go through. It was not Southern Ridge Road. So, at one point are we going to expand, also Keller's Chapel Road sometime? We don't know, but if you look at that, you guys, is that like the gentleman just said, Mount Carmel is a narrow, little road on there, you look at Keller's Chapel that is also a skinny little road and you're planning to put a business on there to allow that much more traffic and I think that the thing we tend to do is that we put the cart before the horse, you know maybe sometime in the future, this might be a good commercial property but what we do is we develop and then we look at the traffic problem later on. And I'm only quoting this because like in my neighborhood, we keep on building and I'm going to say apartments, and we look at the exit and entrance and what we do is we put little speed bumps, to control the traffic so they don't speed. So, I don't know what kind of business is going to be on here but, it's not that area the roads are not prepared to handle a commercial property right in here. Carol's property is because he's developing that towards regulations, but this little piece of property, I don't see how that would be a safe, easy exit for whatever type of business is on and then, including the traffic. So, I hope you vote this down.

Lonnie Roberts: Thank you for your comments. I'll open up for any commissioner questions of the applicant, city staff.

Michael Boggs: Can I say anything?

Lonnie Roberts: Oh, yes. You may.

Michael Boggs: If I remember correctly, yesterday in the meeting when we were discussing a series of bonds in place for improvements to the intersection of Southwest Drive and Keller's Chapel Road to widen, you know to do improvements for this traffic, make it three lanes across, and I forget but I think they might have said down to that, southern, that new road down there. I think that's what Michael said it was going to do. So, there is things in place for Keller's Chapel Road. This property does meet the Future Land Use Plan as far as high density development. That's what this property's, what the city's intent for this property to be. For their studies, so that's where it falls in line with being for what's needed for this area. At this time there are no plans for what's going there but we're just looking to get the property ready for something in the future.

Lonnie Roberts: Okay, does anyone have a question at this point? Craig do you have any comments on that road improvement? Not to call you out here by surprise but.

Craig Light (City Engineer): I believe the only improvements would be along the north side of the road along the Southern Hills property. If property along the south was developed, they would have to do their road improvements as well. But there is some intersection improvements and some improvements at the immediate intersection on both sides of the road, but as you go further east, those improvements would not carry on the Southside of the road. It would just be on the north side of the road.

Lonnie Roberts: Okay, thanks for your comments. Anyone have a question? Anyone ready with a motion?

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Jim Little and Dennis Zolper

Nay: 1 - Stephanie Nelson

Absent: 1 - Paul Ford

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-24:017

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

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Sidewalk In Lieu: 4827 East Johnson Ave

Tralan Engineering Inc. on behalf of Hardware Properties Inc., is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$37,550 for 385.56 square yards along East Johnson Ave. The current rate is \$97.39 per square yard.

April 16, 2024

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

RE: Gazaway Ace hardware
4827 E Johnson Ave.
Jonesboro, AR 72401

Dear Mr. Smith,

On behalf of Hardware Properties, Inc., our firm is requesting waiver to the Sidewalk Ordinance for the following reason based on number 2 and 3 the Exceptions listed in the Sidewalk Ordinance.

Sec. 117-330.b

(2) A storm water drainage ditch or similar public facility prevents the installation of the sidewalk, and neither the sidewalks nor the facility can be reasonable relocated to accommodate both the sidewalk and the facility;

(3) The topography would require construction of a retaining wall more than three feet high to accommodate the sidewalk; or

The Sidewalk along Johnson Ave would have to cross the large ditch and construct a retaining wall along the ditch to intall the walk on the back side of the ditch.

By approving the wavier our client will pay the in lieu of construction fee of \$37,550.00.

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

Sincerely,



Michael Boggs, PE
Project Engineer

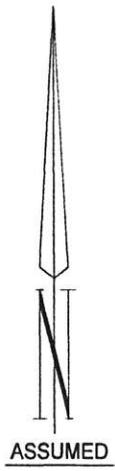
FILED

99 NOV 15 PH 3:14

CIRCUIT AND CHANCERY COURT CLERK

RECORDED PAGE 81
BOOK C TIME 4:05 PM
DATE 11-15-23
CRAIGHEAD COUNTY
ARLINGTON CLERK
BY: [Signature]

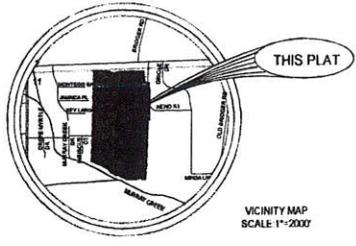
CORNERSTONE UNITED METHODIST CHURCH ADDITION



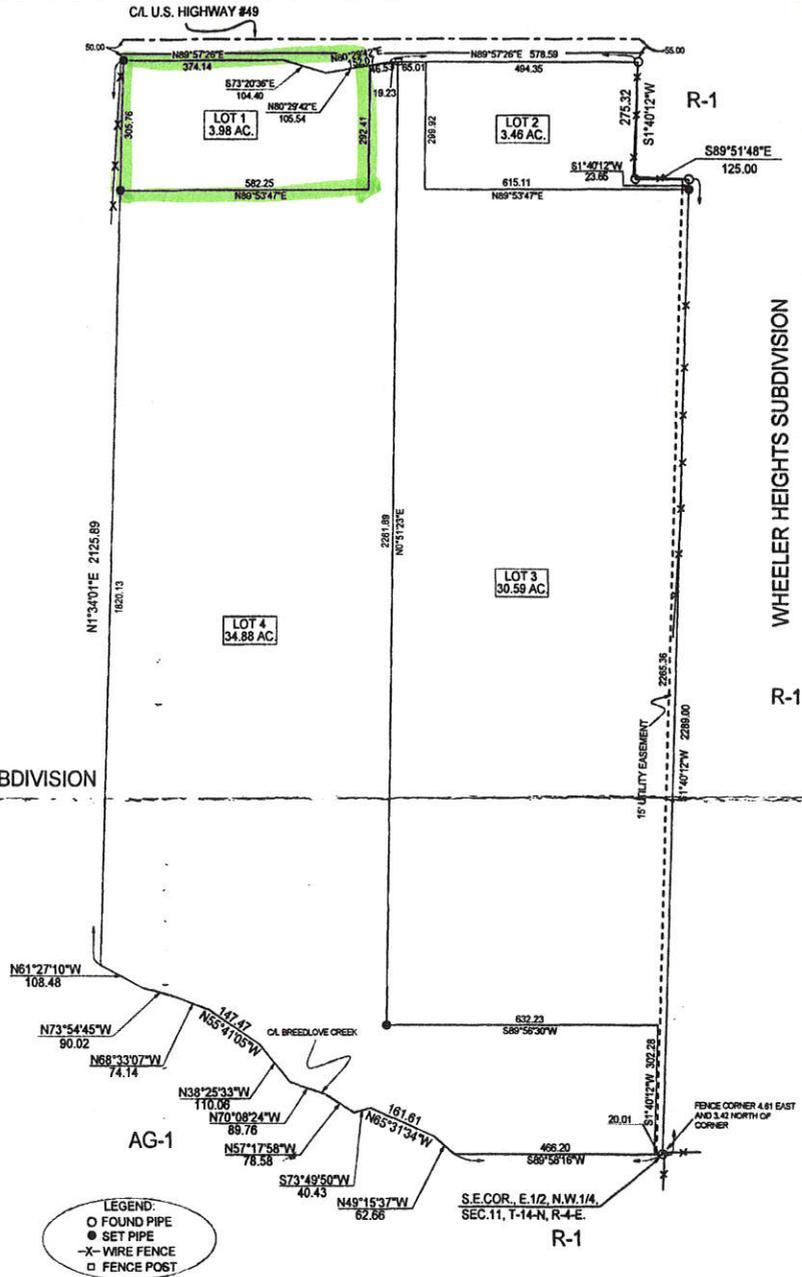
KEY PLACE

R-1

MURRAY CREEK SUBDIVISION PHASE IV



VICINITY MAP SCALE 1"=200'



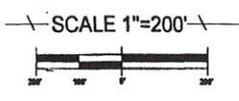
- LEGEND:
- FOUND PIPE
 - SET PIPE
 - X- WIRE FENCE
 - FENCE POST

DESCRIPTION
PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY ARKANSAS; THENCE SOUTH 89°58'16" WEST, ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, AFORESAID, 486.20 FEET TO THE CENTER LINE OF BREEDLOVE CREEK; THENCE ALONG SAID CREEK CENTER LINE AS FOLLOWS: NORTH 49°15'37" WEST 62.66 FEET, NORTH 65°31'34" WEST 161.61 FEET, SOUTH 73°49'50" WEST 40.43 FEET, NORTH 57°17'58" WEST 78.58 FEET, NORTH 70°08'24" WEST 89.76 FEET, NORTH 38°25'33" WEST 110.06 FEET, NORTH 55°41'05" WEST 147.47 FEET, NORTH 68°33'07" WEST 74.14 FEET, NORTH 73°54'45" WEST 90.02 FEET, NORTH 61°27'10" WEST 108.48 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY #49; THENCE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: NORTH 89°57'26" EAST 374.14 FEET, SOUTH 73°20'36" EAST 104.40 FEET, NORTH 80°29'42" EAST 152.07 FEET, NORTH 89°57'26" EAST 578.59 FEET, THENCE SOUTH 1°40'12" WEST 275.32 FEET, THENCE SOUTH 89°51'48" EAST 125.00 FEET TO THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 11, AFORESAID; THENCE SOUTH 1°40'12" WEST ALONG SAID EAST LINE, 2289.00 FEET TO THE POINT OF BEGINNING, CONTAINING 72.90 ACRES AND BEING SUBJECT TO AN EASEMENT FOR BREEDLOVE CREEK ALONG THE SOUTH SIDE OF THE TRACT AND A 15.00 FOOT UTILITY EASEMENT ALONG THE EAST SIDE OF THE TRACT AS SHOWN ON THE PLAT OF SURVEY HEREON.

NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD ZONE ACCORDING TO PANEL 63 OF 200 OF THE NATIONAL FLOOD INSURANCE RATE MAP OF CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 27, 1991.

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 STREETS AND EASEMENTS AS NOTED.

Heid Nancy Trustees



METROPOLITAN AREA PLANNING COMMISSION
Jonesboro - Craighead County

PRELIMINARY APPROVAL
 FINAL APPROVAL
 AS NOTED
 DISAPPROVED
 TABLED

John P. [Signature] Chairman
[Signature] Secretary
NOV 8 2023



TROY L. SHEETS SURVEYING
"THE SURVEY THE EARTH"
205 WARNER • P.O. BOX 1672
JONESBORO, ARKANSAS 72403
PH 870-933-2828 FAX 870-933-1283

CLIENT: CORNERSTONE UNITED METHODIST CHURCH
DATE: 8-8-23
REVISION: 11-15-23
SCALE: 1"=200'
JOB NO.: 99052
500-1494-D-E-0-11-400-18-0509

R299-56 + M99-33



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-24:018

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

Sidewalk In Lieu: The Reserve at Sage Meadows

Tralan Engineering Inc. on behalf of The Reserve at Sage Meadows, is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$4,220 for 43.33 square yards. The current rate is \$97.39 per square yard.

March 15, 2024

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

RE: The Reserve at Sage Meadows
Reserve Blvd.
Jonesboro, AR 72401

Dear Mr. Smith,

On behalf of The Reserve at Sage Meadows, LLC our firm is requesting waiver to the Sidewalk Ordinance for the following reason based on number 4 the Exceptions listed in the Sidewalk Ordinance.

Sec. 117-330.b

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

1. The property the walk from Deerfield Crossing to Lochmoor Cir was to be constructed on was sold. The six (6) foot walk along Lochmoor Cir. was omitted.

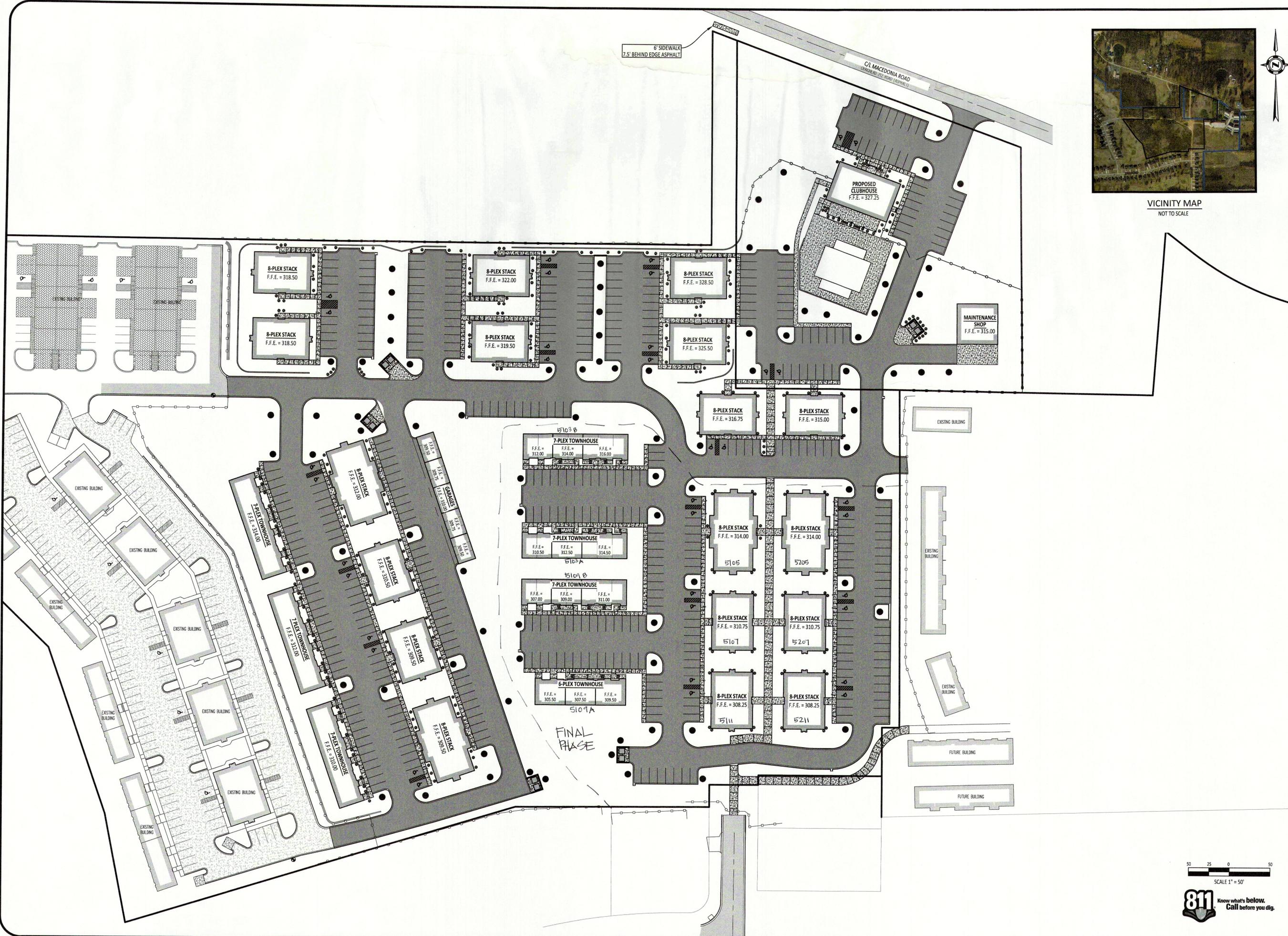
By approving the wavier our client will pay the in lieu of construction fee of \$4,220.00.

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

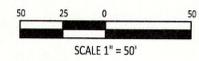
Sincerely,



Michael Boggs, PE
Project Engineer



VICINITY MAP
NOT TO SCALE

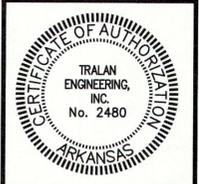


COMPANY INFO:
2916 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-209-9999
WWW.TRALANENGINE.COM

TRALAN ENGINEERING

PROJECT:
THE RESERVE AT SAGE MEADOWS

CLIENT:
THE RESERVE AT SAGE MEADOWS, LLC



REVISIONS		
DATE	BY	DESCRIPTION
10/23/2019	MAB	REV CLUBHOUSE
12/17/2019	MAB	REV PER COJ

DRAWING INFO.	
DRAWN BY:	MAB
DATE:	06/05/2019
SCALE:	1" = 50'
JOB NO.:	19-009
CAD NO.:	

OVERALL SITE PLAN

SHEET NUMBER:
4 of **25**



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-24-09

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Final Subdivision: Keller's Chapel Plaza at Southern Hills

Jeremy Bevill is requesting final subdivision approval for Keller's Chapel Plaza at Southern Hills; 3 lots on 4.34 acres. This site is located at 1903 Kellers Chapel Road and zoned C-3, general commercial.

Home **Profile**

Monica Pearcy | Admin | Logout

Application History

- 4/2/2024 15:29:48 pm - Application started
- 4/2/2024 15:34:49 pm - Status Update: SubmitStart
- 4/2/2024 15:34:50 pm - Permit created in PDox
- 4/2/2024 15:34:50 pm - Status Update: Complete
- 4/2/2024 15:34:49 pm - Application submitted

Request Name: Kellers Chapel Plazal



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 *

Minor Plat

Application Type *

Minor or Replat

Contact Planning Office if unknown.

Proposed Use * Commercial Residential

Subdivision Name / Phase No *

Kellers Chapel Plaza at Southern Hills

Property Address / Location *

1903 Kellers Chapel Road

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72404

Zoning Classification *

C-3 GENERAL COMMERCIAL 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 *

Jeremy

Applicant Last Name *

Bevill

Applicant Address *

2520 Alexander Dr Suite C

Applicant Address Line 2

Applicant City *

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72401

Applicant Phone Number *

(501) 664-3245

Applicant Email Address *

Jeremy.Bevill@craftontull.com

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

Carroll

Owner Last Name

Caldwell

Owner Address

2704 S. Culberhouse, Suite A

Owner Address Line 2**Owner City**

Jonesboro

Owner State

Arkansas

Owner Zip Code

72401

Owner Phone Number

(870) 935-7800

Owner Email Address

carrollcaldwell1@gmail.com

Step 4: Submittal Requirements (optional)**Minor or Replat Requirements**

The following information shall be provided on all minor plats:

1. A key map showing the tract and the nearest street intersections, a north arrow, and a graphic scale.
2. The proposed subdivision name and location, the name and address of the owner, and the stamp of the surveyor who prepared the plat.
3. The bearings and distances of all lots boundaries.
4. The locations and dimensions of existing property lines, street right-of-way, railroads, buildings, culverts, drain pipes, public utility lines, easements, and floodway and floodplain boundaries.
5. The proposed utility layouts showing the location of connections to existing systems and the location of new utility easements. When connection to a public water and/or public sewer system is not feasible, the location of the individual water and/or sewer supply shall be shown on the plat.
6. The total square footage or acreage of the tract to be divided and the square footage or acreage of each lot.

7. If the minor plat is for consolidation purposes or for the change of a lot boundary, the existing boundary shall be shown as a dashed line and shall be designated to be extinguished.

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: Jeremy Bevill

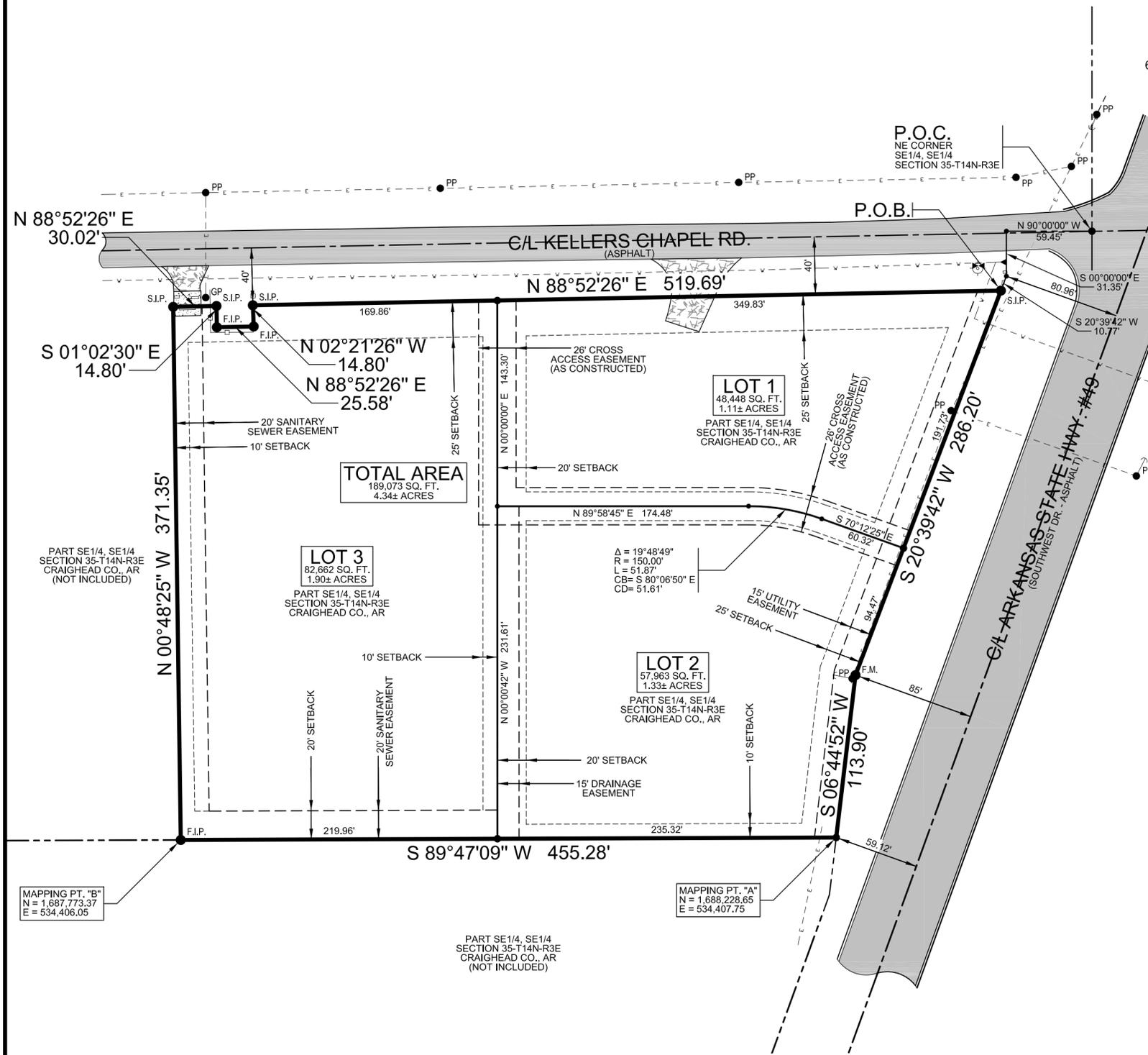
Signature date: 2024-04-02 03:34 PM

Payment Details

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

PLAT OF KELLER'S CHAPEL PLAZA AT SOUTHERN HILLS MINOR PLAT

OF A PART OF THE SOUTHEAST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 35 - T14N - R3E
JONESBORO, ARKANSAS



OWNER'S CERTIFICATION

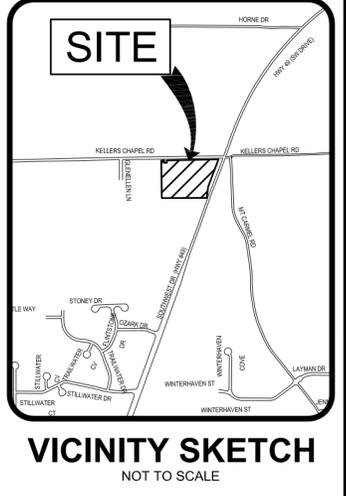
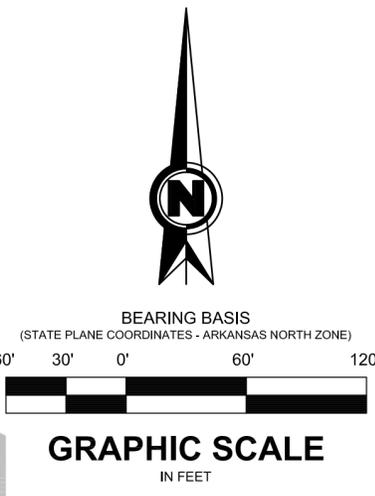
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF PROPERTY AS DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: CARROLL CALDWELL TITLE: OWNER
 NAME: MATTHEW MILLERD TITLE: OWNER
 NAME: PRATEEK GERA TITLE: OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 03/26/2024



LEGEND

	= BOUNDARY LINE
	= ADJACENT LOT LINES
	= SETBACK LINES
	= EASEMENT LINES
	= FOUND IRON PIPE
	= FOUND REBAR
	= SET 1-1/4" IRON PIPE W/ PS #1637 CAP
	= WATER VALVE
	= FIRE HYDRANT
	= EXISTING WATER LINE
	= EXISTING FENCE LINE
	= EXISTING OVERHEAD ELECTRICAL LINE
	= POWER POLE

DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35 AFORESaid; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 59.45 FEET TO A POINT; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 31.35 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF HIGHWAY 49, THENCE SOUTH 20°39'42" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 20°39'42" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 286.20 FEET TO A POINT; THENCE SOUTH 06°44'52" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.90 FEET TO A POINT; THENCE SOUTH 89°47'09" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 455.28 FEET TO A POINT; THENCE NORTH 00°48'25" WEST, A DISTANCE OF 371.35 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF KELLERS CHAPEL ROAD; THENCE NORTH 88°52'26" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.02 FEET TO A POINT; THENCE SOUTH 01°02'30" EAST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.80 FEET TO A POINT; THENCE NORTH 88°52'26" EAST, A DISTANCE OF 25.58 FEET TO A POINT; THENCE NORTH 02°21'26" WEST, A DISTANCE OF 14.80 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF KELLERS CHAPEL ROAD; THENCE NORTH 88°52'26" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 519.69 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 189,073 SQ. FT. OR 4.34 ACRES, MORE OR LESS.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

- ### SURVEYOR'S NOTES
- THIS BOUNDARY AND SURVEY WAS PREPARED FOR CRAFTON, TULL & ASSOCIATES, INC. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
 - FLOOD NOTE: ACCORDING TO MY INTERPRETATIONS, SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS TO BE DETERMINED OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C0150 C, EFFECTIVE DATE SEPTEMBER 27, 1991.
 - SUBJECT PROPERTY IS CURRENTLY ZONED C-3. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. THE SURROUNDING PROPERTY IS ZONED RM-8 LUO & R-1. BUILDING SETBACKS FOR C-3 ARE:
FRONT = 25' SIDE = 10' REAR = 20'
 - THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - QUITCLAIM DEED TO SOUTHERN HILLS REAL ESTATE LLC., DATED 02/24/2020, RECORDED AS DOCUMENT #2020R-004155, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
 - SURVEY PREPARED BY MICHAEL McNEESE, PS #1709, DATED 02/24/2020, RECORDED AT THE STATE SURVEYOR'S OFFICE AS DOCUMENT #202008182165 IN LITTLE ROCK, ARKANSAS.
 - AHTD RIGHT-OF-WAY MAP FOR HIGHWAY 49, JOB NO. 100454.

BENCHMARK LAND SURVEYING, INC.
 LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
 2500 ALEXANDER DR., SUITE A
 P.O. BOX 1921 - JONESBORO, AR 72403
 FAX: 870-336-2060 PH: 870-336-2059

PLAT OF
KELLER'S CHAPEL PLAZA AT
SOUTHERN HILLS MINOR PLAT
A PART OF THE SE1/4, SE1/4
SECTION 35 - T14N - R3E
JONESBORO, ARKANSAS



BENCHMARK LAND SURVEYING, INC.
 ARKANSAS C.O.A. #3020

DATE:	BY:	DESCRIPTION:
04/23/2024	AJ	REVISE LOTS, ADD EASEMENTS

500-14N-03E-0-35-220-16-1637

CADD FILE: 24152-001-R1 SCALE: 1"=60'
 DATE: 04/23/2024 DRAWN BY: AJ
 DWG#: 0314352-0007-R1 SHEET: 1 OF 1

Subdivision: Keller's Chapel Plaza at Southern Hills

For consideration by Metropolitan Planning Commission on May 9, 2024.

Applicant: Jeremy Bevill, Crafton Tull

Owner: Carroll Caldwell

Engineer: Jeremy Bevill, Crafton Tull

Surveyor: Benchmark

Property Location: 1903 Kellers Chapel Road

Total Acres: 4.34

Proposed Lots: 3

Zoning:

District: C-3, general commercial district

Required Min. C-3 - Lot Size: 6,500 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 1.11 acres

Proposed Max. Lot Size: 1.90 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Southern Kellers Chapel Rd & Southwest Drive

Compliance with Address Policy: Pending

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 C-3 general commercial districts.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-23-16

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Rezoning: 1006 Warren Street

Carrington Morehouse is requesting a rezoning from R-1, single family medium density, to RM-12, residential multifamily. This request is for 5.5 acres located east of 1006 Warren.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

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

LOCATION:

Site Address: 1004 North Warren

Side of Street: _____ between _____ and _____

Quarter: _____ Section: 7 Township: 14N Range: 4E

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

SITE INFORMATION:

Existing Zoning: R1 Proposed Zoning: r 12

Size of site (square feet and acres): 5.5 Acres Street frontage (feet): _____

Existing Use of the Site: Undeveloped Land

Character and adequacy of adjoining streets: _____

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 Vacant Land

South Vacant Land

East Multifamily

West Older Houses, Traylor Park, multifamily

Physical characteristics of the site: Flat land with 5-8 year old tree growth

Characteristics of the neighborhood: Older houses, abandoned houses, traylor park, multifamily

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?
- (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.

Name: Carrington Morehouse

Address: 1020 W Matthews

City, State: Jonesboro, AR ZIP 72401

Telephone: 8703162903

Facsimile: _____

Signature: 

Applicant:

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

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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

August 15, 2023

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro 300 S. Church Street
Jonesboro, AR 72401

RE: REQUEST FOR REZONING: FROM R-1 TO PD-RM PROPERTY LOCATED AT 1004
North Warren, Jonesboro, AR 72401

Mr. Smith:

On behalf of Unicorn investments LLC, locally owned and operated company, we are pleased to submit this rezoning request. . The property is currently zoned R-1 and contains 5.5 +/- acres. In order to best serve the neighborhood and be able to provide better conformity with the multi-family residential development guidelines, we are requesting that the R-1 zoning for this property be amended to RM-12.

If the amendment to the zoning request is approved, the RM-12 zoning will allow the proposed development to better conform to the multi-family design guidelines, create a more hospitable & modern development in a declining area of town, and increase revenue for the city through property tax and increased land values from such a development.

Below are the answers to the questions listed on the rezoning application.

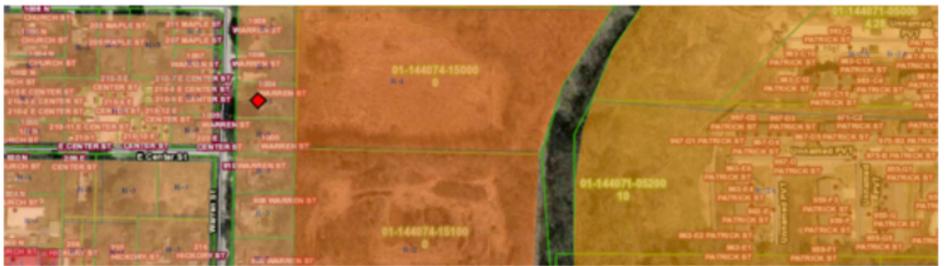
1. Property is currently listed as R1
2. The purpose of the rezoning is as follows:
 - A. In order to develop the property as one lot, instead of subdividing the property.
 - B. For the development to be able to better conform to the multi-family design guidelines by: i. clustering the units to better “define public open spaces and activity areas”
 - C. Reduce the long term maintenance costs for the city by not being required to build a public street, while also increasing tax revenue for the city and increasing the visual image of the neighborhood by adding modern housing in an area where houses are 70-100 years old.
3. The Property will be developed into single story, modern, energy efficient, multifamily units in groups of 4-5 units per building (See attached images on renderings)
4. If the rezone is approved, as presented, then there will be 66 units. This would provide approximately 4,125 sq.ft of space per unit. This would equate to 3,637 feet per unit.
5. The Land Use Plan depicts this area of land to be for moderate intensity. Based on the description of moderate intensity from the Land Use Plan, this development does not

comply. * However, this specific area of town is significantly zoned R3 with multifamily development right across lost creek, right of the property. (See Zoning Image)

6. Rezoning of the 1004 North Warren would benefit Jonesboro in a few ways:
 - a. Generate Tax Revenue for the City
 - b. Develop an area of town that has seen no new development within 50-80 years in the specific vicinity.
 - c. Extend the city road of maple using private/ non-tax payer funds.
 - d. Improve the appearance of an area by providing open play areas, landscaping, and modern living facilities while also providing residents of Jonesboro with affordable living conditions with modern amenities. (Much needed for that area of town)
7. The Entire Block of Warren and West to church street is zoned R3 and consists of older houses, trailer park, and few multifamily complexes. East of Warren is separated from Patrick with lost creek but those developments East of Warren are all multifamily. Single Family Multifamily units will confirm with the area(See Zoning Image)
8. The area wouldn't be a great support for current zoning because of the reason below: Flood Zone designation causes first time home buyers to have to pay for national flood insurance which increases insurance premiums up to \$1,200/ yearly. (Hard to do in these uncertain economic times we are living in)
9. The rezone of this property would allow for a more acceptable visual appearance by allowing buildable space for single story buildings; there should be no restriction to the normal and/ or customary use of adjacent property since they are both vacant pieces of land (Look at attached visual)
10. The Property was vacant when the current owner acquired the property, it is unknown how long the property has been vacant. No structure has ever been built on property according to county records.
11. If the property were to be rezoned, the impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be of any measurable burden different than if the property were not rezoned.
12. The development would potentially begin mid 2024.
13. Fff
14. This application is not for a Limited Use Overlay.

For further information, questions, or concerns. Call me directly at 870-316-2903

Carrington Morehouse, Owner of Morehouse Group and Unicorn Investments



N/A

THIS INSTRUMENT PREPARED BY:
Michael R. Gott, Attorney
300 W. Jefferson, Ste. B
Jonesboro, AR 72401

2023R-016410
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
09/18/2023 02:11:42 PM
FEE: 25.00
PAGES: 3
TAMM CHARGETT

IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS
WESTERN DISTRICT - PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF

JOAN HOOVER, DECEASED

16JPR-21-616

EXECUTOR'S DEED

The undersigned, KEITH HOOVER, being the duly appointed, qualified and acting Executor of the Estate of Joan Hoover, Deceased, pursuant to Order of the Craighead County Circuit Court, dated August 31, 2023, and for One Dollar (\$1:00) and other good and valuable consideration to him in hand paid by UNICORN INVESTMENTS, L.L.C., Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee and unto Grantee's successors and assigns forever, free of decedent's rights, title and interest, discharged from liability for her debts, the following described real property situated in Craighead County, Arkansas, to-wit:

All of Block 15 of R. L. Hayes' Second Addition to the City of Jonesboro, Arkansas.

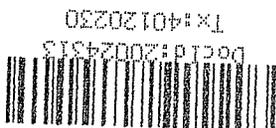
DISCLAIMER: This deed prepared per instruction of Grantor who also furnished the legal description. No title opinion was prepared in connection with this transaction.

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

EXECUTED this 15th day of September, 2023.



KEITH HOOVER, EXECUTOR OF THE ESTATE
OF JOAN HOOVER, DECEASED



2023R-016409
FILED
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
09/18/2023 02:11:42 PM
FEE: 35.00
PAGES: 5
TONI HARGETT

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Keith Hoover and Michelle Hoover, a married couple, Brent Hoover, a single person, Cody Hoover, a single person, and Sarah Klos, a single person, Grantors**, for and in consideration of the sum of **\$10,000.00**, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Unicorn Investments LLC, Grantee**, and unto **its successors** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lots 4, 5, 6 and 7 in Block 11 of R.L. Hayes' Second Addition to the City of Jonesboro, Arkansas. Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

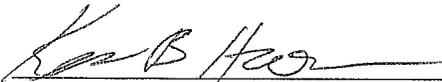
NOTE: Gladys Mae Hoover a/k/a Gladys C. Hoover died in 2006.

To have and to hold the same unto the said **Grantee** and unto **its successors** and assigns forever, with all appurtenances hereunto belonging.

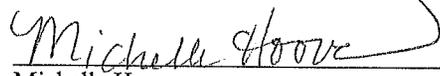
And we hereby covenant with said **Grantee** that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, **Keith Hoover and Michelle Hoover, a married couple**, for and in consideration of the 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 **8th** day of **September, 2023**.



Keith Hoover

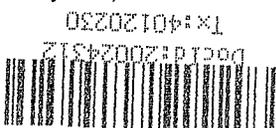


Michelle Hoover

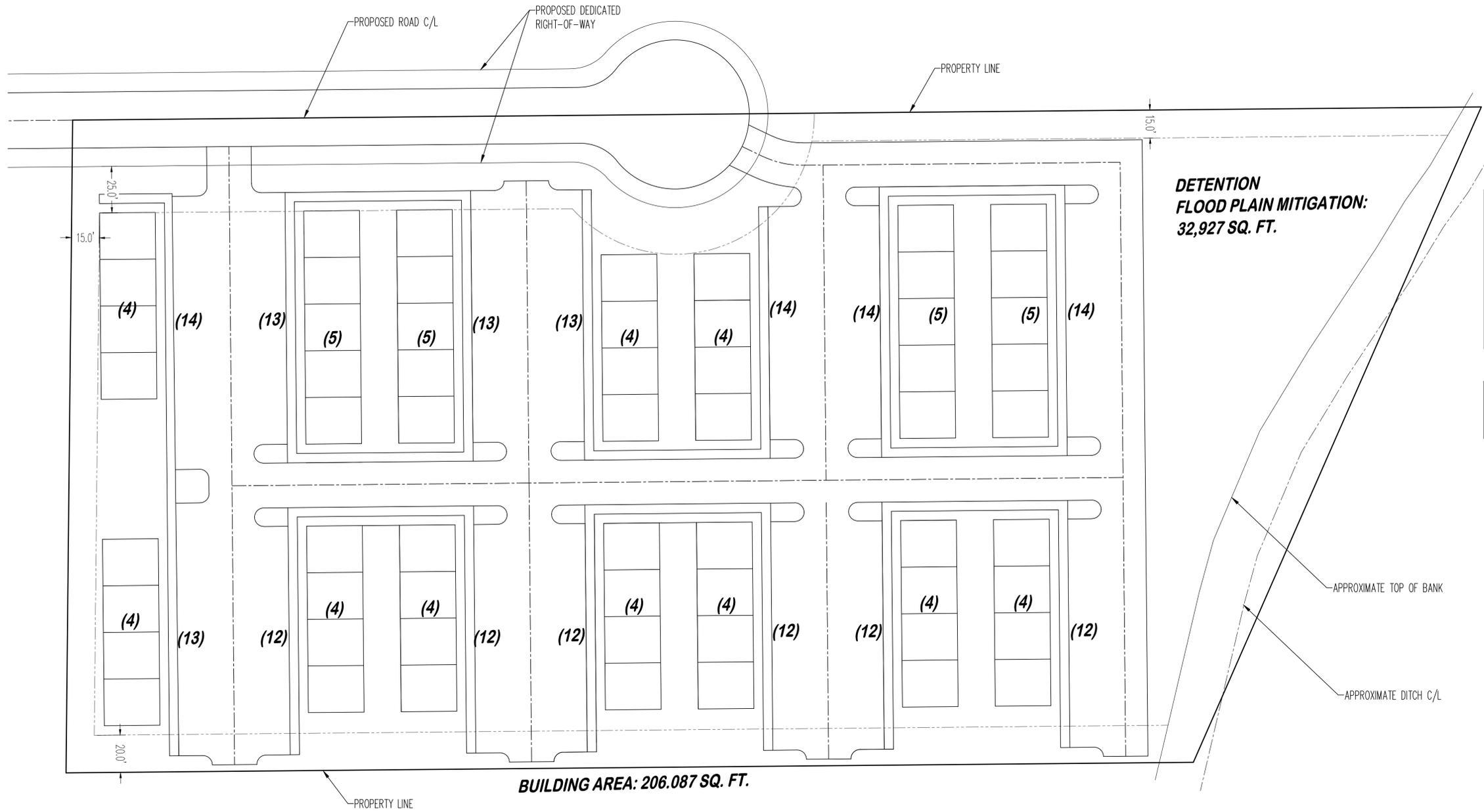
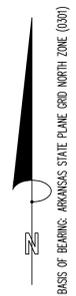


Brent Hoover

Warranty Deed, 2 Sellers







ENGINEERING NOTES:

- RM-16 MULTIFAMILY APARTMENTS
- COI PROPOSED ZONING CODE STATES RM-16 RESIDENTIAL MULTIFAMILY CLASSIFICATION: 16 UNITS PER NET ACRE. (NET ACRE MEANS ACREAGE OF FLAT USABLE AREA PLUS STREETS.)
- GIVEN LOT SIZE: 5.49 ACRES (GROSS)
- USABLE AREA: 4.70 ACRES (NET)
- THUS, 16*4.7 ACRES = 75 TOTAL UNITS ALLOWED
- 3 BEDROOM UNITS
- PARKING SPACES:
- 3 SPACES PER THREE-BEDROOM
- 74 UNITS * 3 = 222 PARKING SPACES REQUIRED

AS SHOWN ENGINEERING NOTES:

- 60 Units = 180 PARKING SPACES REQUIRED
- 180 PARKING SPACES PROVIDED

SITE PLAN

RM-16 SITE PLAN
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

GARRETT DUNNAM - CIVIL
 ARKANSAS - PE # 20874



FISHER & ARNOLD, INC.
 Arkansas - 248

CLIENT:
 UNICORN INVESTMENTS LLC

COPYRIGHT 2022. ALL RIGHTS RESERVED

REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO:
 UNICORNI.0001LD

DRAWN BY: SD CHECKED BY: GMD

DATE: 11/3/2023 SCALE: 1"=30'

SHEET
 C3.01 (4)

811
 Know what's below.
 Call before you dig.

GRAPHIC SCALE 1"=30'



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-16, 1006 N. Warren St.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on May 14 2024

REQUEST: To consider a rezoning of one tract of land containing 5.5 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district, to “RM-12” residential multifamily.

APPLICANT: Carrington Morehouse, 1020 W. Matthews, Jonesboro, AR 72401

OWNER: Same

LOCATION: 1006 N Warren St., Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 5.5 Acres
Street Frontage: Approx. 0 ft. on Warren St. (Property will be combined with 1006 N. Warren - Approx. 70 ft. of frontage)

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Single Family (Vacant)
South	R-2 – Multi-Family (Vacant)
East	R-2A - Multi-Family (Vacant)
West	R-3 – Multi-Family

HISTORY: Undeveloped lot

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

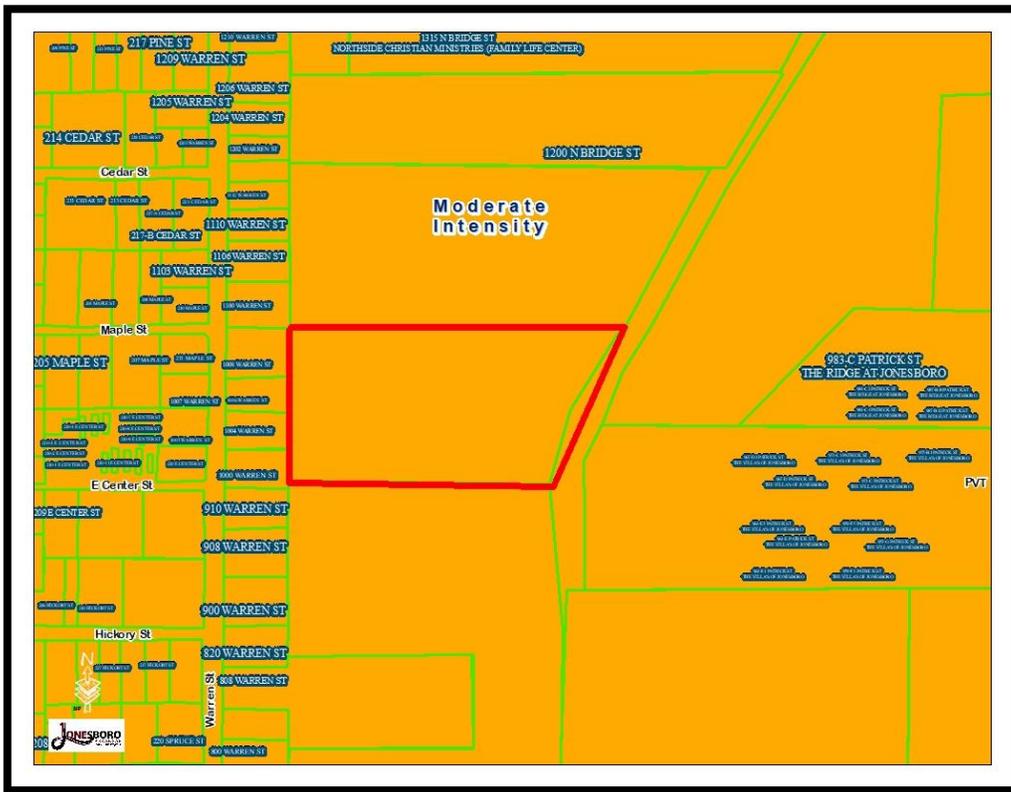
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket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

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

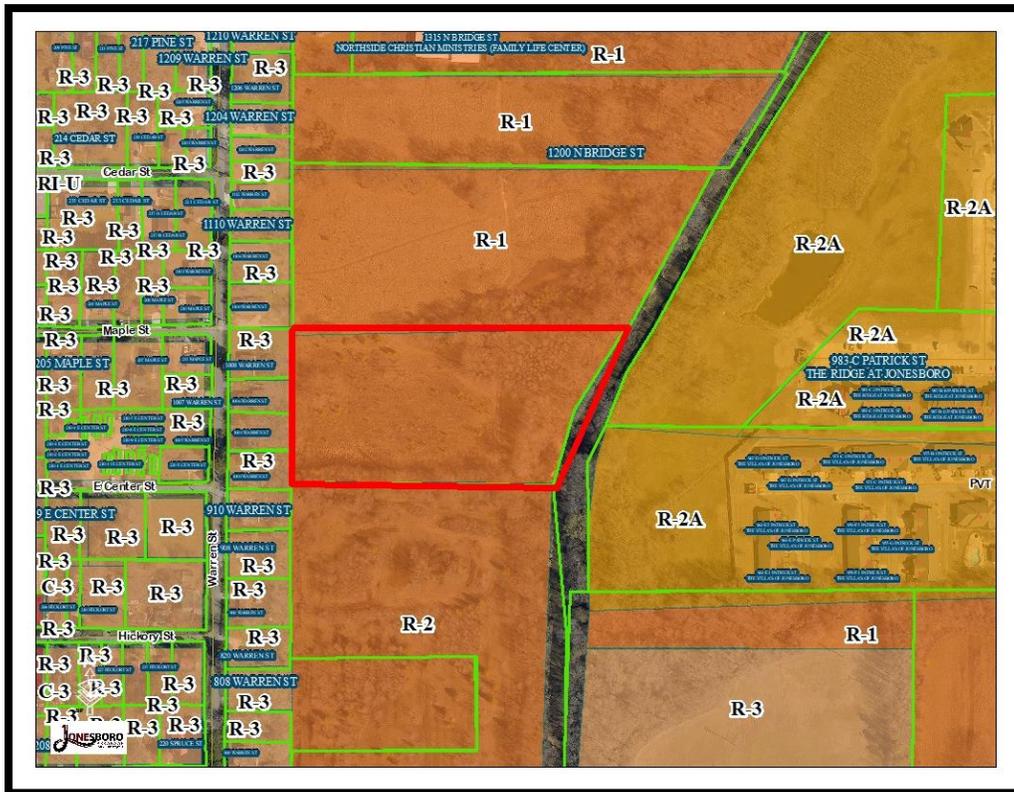
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands 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 will be served by Warren and Maple Street. The Master Street Plan classifies both as **Local Streets**.

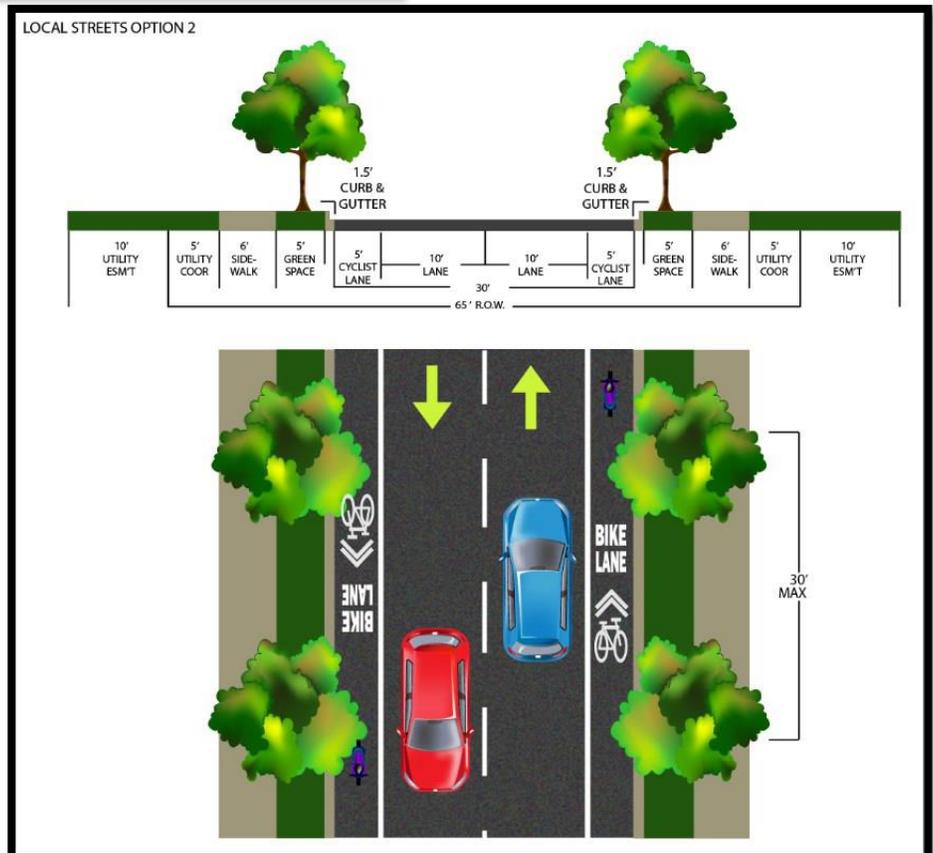
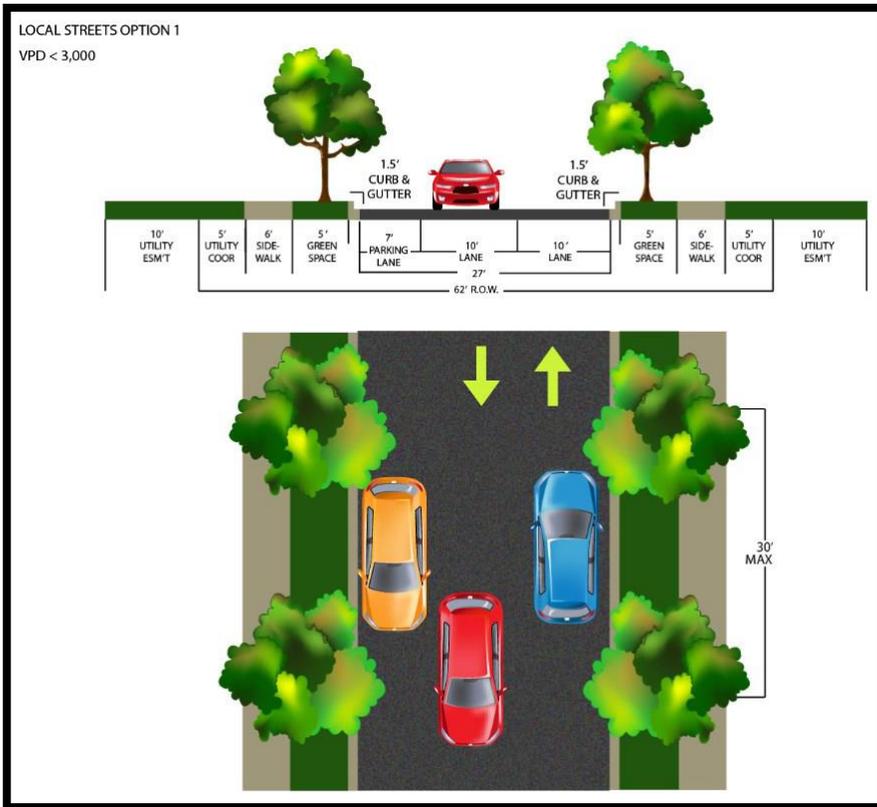
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

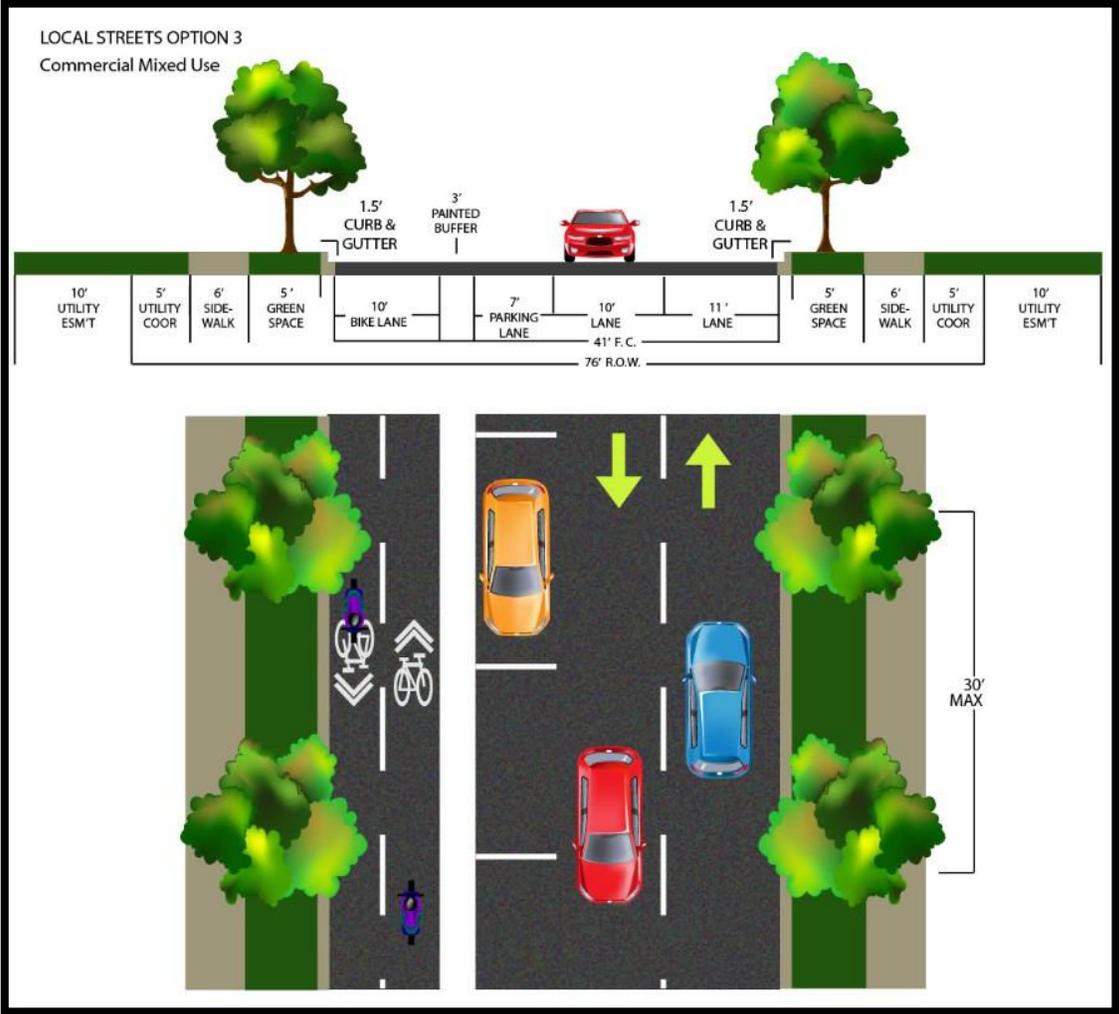
FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



Local 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.

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 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 high density multifamily zoning (R-3/ 18 units per acre).	
(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 multifamily 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 multifamily.	
(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 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 multifamily use 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 RM-12 as follows:

RM-12—Residential multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 23-16 a request to rezone property “R-1” single family medium density district, to “RM-12” residential multifamily; 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.

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

Sample Motion:

I move that we place Case: RZ 23-16 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 “RM-12” residential multifamily 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-24-09

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Rezoning: 6103 Dalton Farmer Drive

Associated Engineering, LLC is requesting a rezoning on behalf of Farmer Enterprises, Inc. from R-1, single family medium density, to I-1, limited industrial. This request is for 3.88 acres located at Dalton Farmer Drive and Dr. MLK Jr. 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: Dalton Farmer Drive, West of MLK, Jr.

Side of Street: West between MLK, Jr. Blvd. and Dalton Farmer Drive

Quarter: Southeast Section: 35 Township: 14 North Range: 4 East

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

SITE INFORMATION:

Existing Zoning: R-1 - Residential Proposed Zoning: I-1 - Industrial One

Size of site (square feet and acres): 169,180 SF / 3.88 Acres Street frontage (feet): 640' Dalton - Farmer Drive

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Dalton Farmer Drive- asphalt (2 lanes)

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 Industrial One - Vaccant

South Residential One

East Industrial Two

West Residential One

Physical characteristics of the site: Vacant Lot.

Characteristics of the neighborhood: Light industrial development and farming operations.

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:*

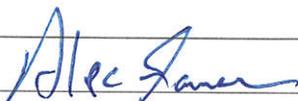
- (1). How was the property zoned when the current owner purchased it? Residential R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To be compatible with surrounding area
- (3). If rezoned, how would the property be developed and used? To develop small industrial businesses.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? TBD
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes. with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be the public interest and benefit the community? Allow property to be developed.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the area.
- (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 rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? Unknown.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? TBD.
- (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.* A neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

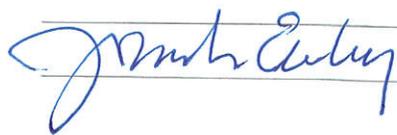
Owner of Record:

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

Name: Farmer Enterprises, Inc.
 Address: 2504 Alexander Drive, No. 116
 City, State: Jonesboro, AR ZIP 72403
 Telephone: _____
 Facsimile: _____
 Signature: 

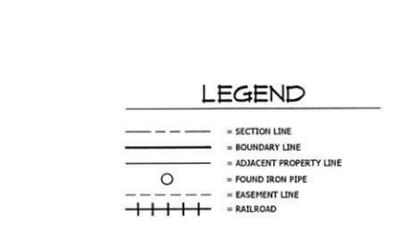
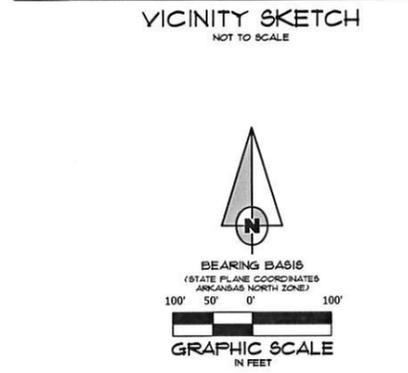
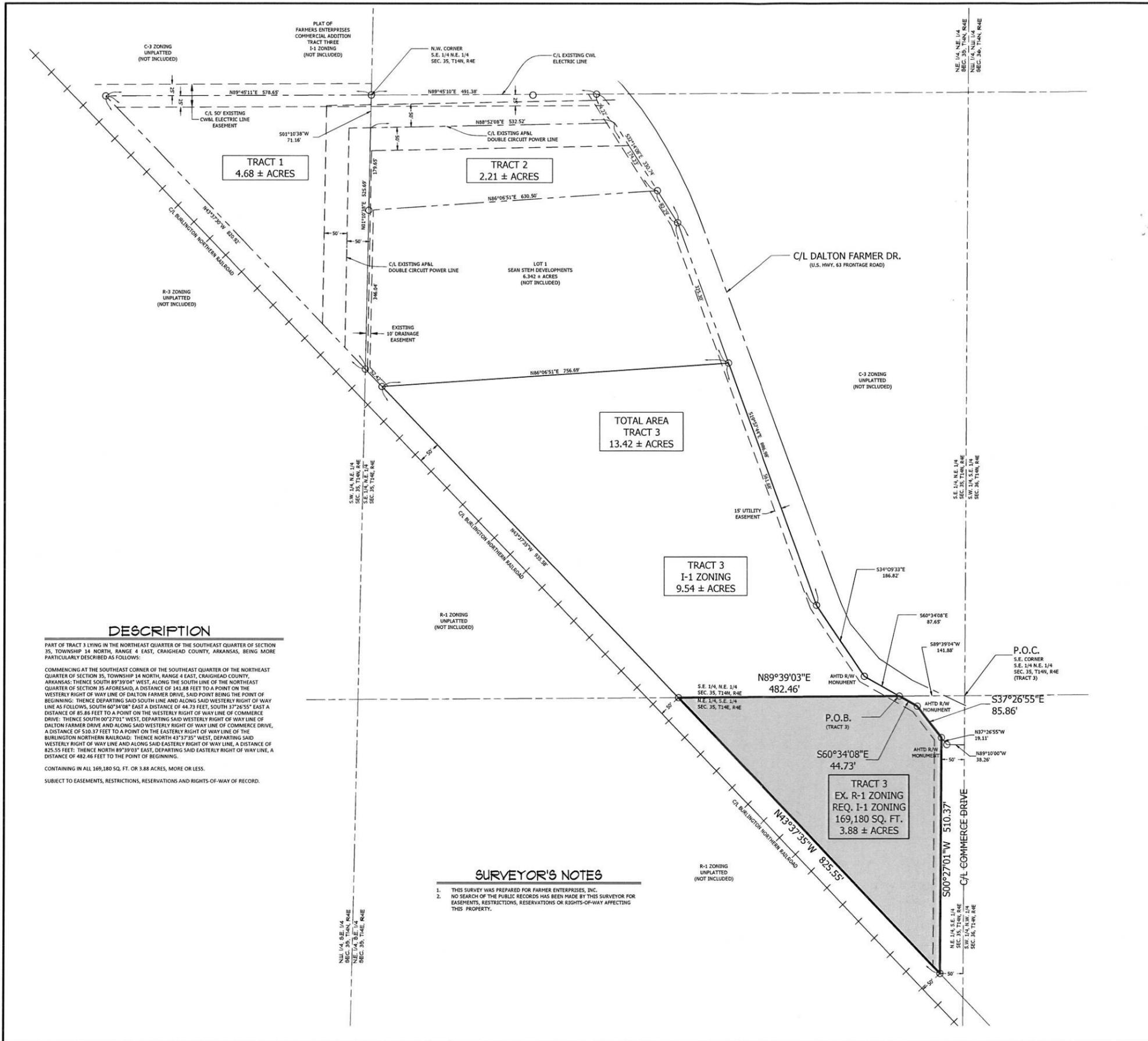
Applicant:

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

Name: 
 Address: 103 South Church
 City, State: Jonesboro AR ZIP 72401
 Telephone: _____
 Facsimile: _____
 Signature: 

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

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



OWNER'S CERTIFICATION
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE REQUEST THE REZONING OF THE PROPERTY FROM R-3, SINGLE-FAMILY MEDIUM DENSITY RESIDENTIAL, TO I-1, LIMITED INDUSTRIAL, AS SHOWN HEREON.

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

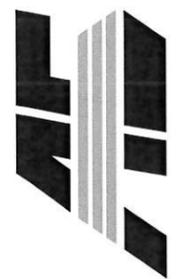
DATE OF BOUNDARY SURVEY: 04/15/2024
 NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.

DESCRIPTION
 PART OF TRACT 3 LYING IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°39'03" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35 AFORSAID, A DISTANCE OF 141.88 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF DALTON FARMER DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE AS FOLLOWS, SOUTH 60°34'08" EAST A DISTANCE OF 44.73 FEET, SOUTH 37°26'55" EAST A DISTANCE OF 85.86 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COMMERCE DRIVE; THENCE SOUTH 90°27'01" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF DALTON FARMER DRIVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF COMMERCE DRIVE, A DISTANCE OF 510.37 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE NORTH 43°37'35" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 825.55 FEET; THENCE NORTH 89°39'03" EAST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 482.46 FEET TO THE POINT OF BEGINNING.
 CONTAINING IN ALL 169,180 SQ. FT. OR 3.88 ACRES, MORE OR LESS.
 SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S NOTES
 1. THIS SURVEY WAS PREPARED FOR FARMER ENTERPRISES, INC.
 2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.

FARMER ENTERPRISES, INC.
 PART OF TRACT 3
 IN SEC 35/T14N/R4E
 JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING
 103 SOUTH CHURCH STREET • P.O. BOX 1462
 JONESBORO, AR 72403
 PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

REZONING REQUEST

DATE:	04/15/2024	DRAWN:	CCH
CADD FILE:	1714-003	CHECKED:	JHE
DWG#:	04143501.000X	SHEET:	
SCALE:	1" = 100'	1 OF 1	

This Instrument Prepared By:
Gardner Law Firm, P. A.
A Professional Association
P. O. Box 1965
Jonesboro, Arkansas 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
740 Southwest Drive
Jonesboro, AR 72401



* JB 2017R - 001620 2 *

JB2017R-001620

CANDACE EDWARDS

CRAIGHEAD COUNTY

RECORDED ON:

02/03/2017 08:48AM

BY Candace Edwards, D. C.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHNNY ALLEN, an unmarried person, the sole and only heir of George W. Allen and Margaret Allen, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by FARMER ENTERPRISES, INC., an Arkansas corporation, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said Grantee, and unto Grantee's successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

All of the Northeast part (lying North and East of and adjoining the St. Louis and San Francisco Railway Co. now known as Burlington Northern Railroad right of way) of the Northeast Quarter of the Southeast Quarter of Section 35, Township 14 North, Range 4 East, containing 3 acres, more or less.

To have and to hold the same unto the said Grantee, and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims done or suffered by, through or under Grantor, but against none other.

WITNESS my hand and seal on this 12th day of January, 2017.

Johnny Allen
Johnny Allen, Grantor

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 26th day of January, 2017, before me, a Notary Public, appeared in person the within named Johnny Allen, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that he had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 26th day of January, 2017.



Sharon Craig
Notary Public

AMOUNT OF TAX \$ 0.00

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

Grantee or Agent: DREW MILNER

Grantee's Address: 2504 ALEXANDER DR. #116
JONESBORO, AR 72401



**CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, May 14, 2024 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a Zoning Request **on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: Farmer Enterprises, Inc. DATE: April 17, 2024

DESCRIPTION OF REQUESTED USE: From existing R-1, Single Family Medium Density District to I-1, Industrial One Limited District.

LOCATION OF REQUESTED USE: Dalton Farmer Drive, north of MLK, Jr. Blvd.,

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

Printed Name of Property Owner within 200' (Signature) Date

Address

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

7022 3330 0001 5429 7875

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

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

OFFICIAL USE

Certified Mail Fee \$4.40

Extra Services & Fees (check box, add fees as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.68

Postage \$0.68

Total Postage and Fees \$8.73

Sent To

Street CITY WATER & LIGHT PLANT OF JONESBORO
P O BOX 1289

City, State JONESBORO AR 72403-1289

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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2 NICE PAK PARK

City, State JONESBORO AR 72401

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100 PHILIPS PKWY STE 200

City, State MONTVALE NJ 07645-1852

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05/02/2024



**CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, May 14, 2024 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a Zoning Request **on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: Farmer Enterprises, Inc. DATE: April 17, 2024

DESCRIPTION OF REQUESTED USE: From existing R-1, Single Family Medium Density District to I-1, Industrial One Limited District.

LOCATION OF REQUESTED USE: Dalton Farmer Drive, north of MLK, Jr. Blvd.,

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

CITY WATER & LIGHT PLANT
OF THE CITY OF JONESBORO
Printed Name of Property Owner within 200'

Susan Meidell 5/7/24
(Signature) Date

P.O. BOX 1289
JONESBORO, AR 72403
Address

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



ZONING REQUESTED
FOR THIS
PROPERTY
Public Hearing to be held
on 6/20/2018 at 7:00 PM
at the Municipal Center
211 E. 1st St.
CALL 781-325-3800
FOR FURTHER INFORMATION

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



REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
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 24-09, 6103 Dalton Farmer Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on May 14, 2024

REQUEST: To consider a rezoning of one tract of land containing 3.88+/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “I-1” limited industrial district.

APPLICANT: Associated Engineering, LLC, 103 S. Church, Jonesboro, AR 72401

OWNER: Farmer Enterprises, Inc., 2504 Alexander Drive #116, Jonesboro, AR 72403

LOCATION: 6103 Dalton Farmer Drive

SITE DESCRIPTION: **Tract Size:** Approx. 3.88Acres
Street Frontage: Approx. 640 ft. on Dalton Farmer Drive

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 – Vacant
South	R-1 – Residential
East	I-2 – Nice-Pak
West	R-1 – Residential

HISTORY: This site has been vacant for several years.

ZONING ANALYSIS:

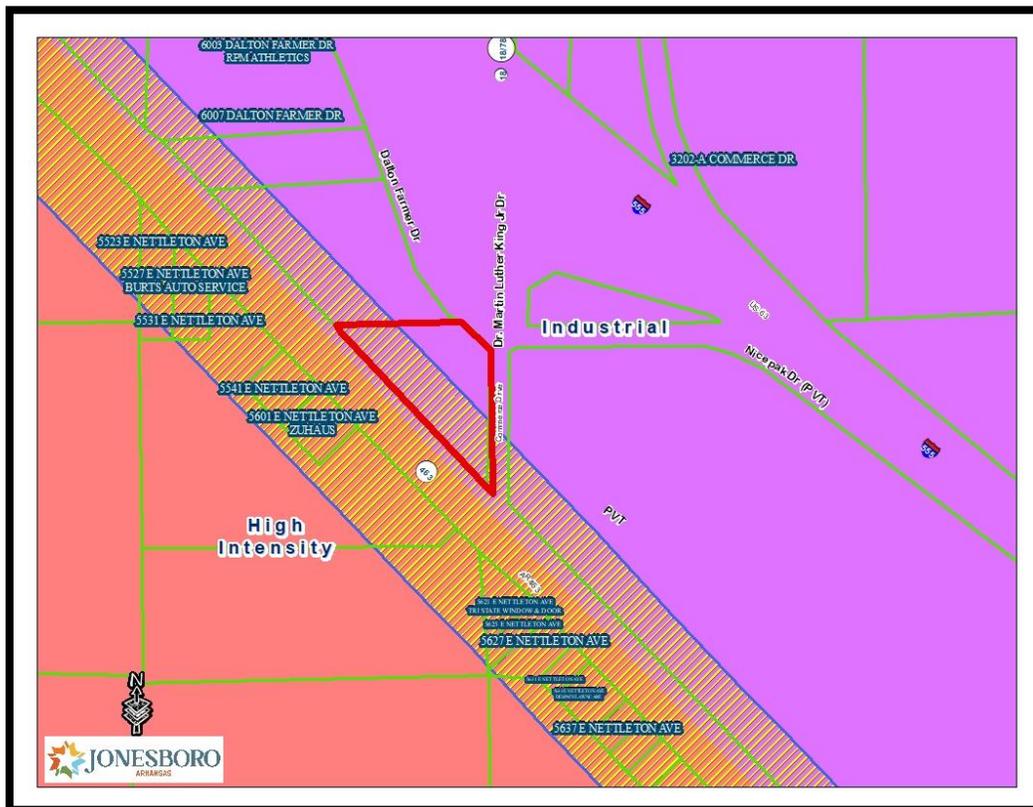
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

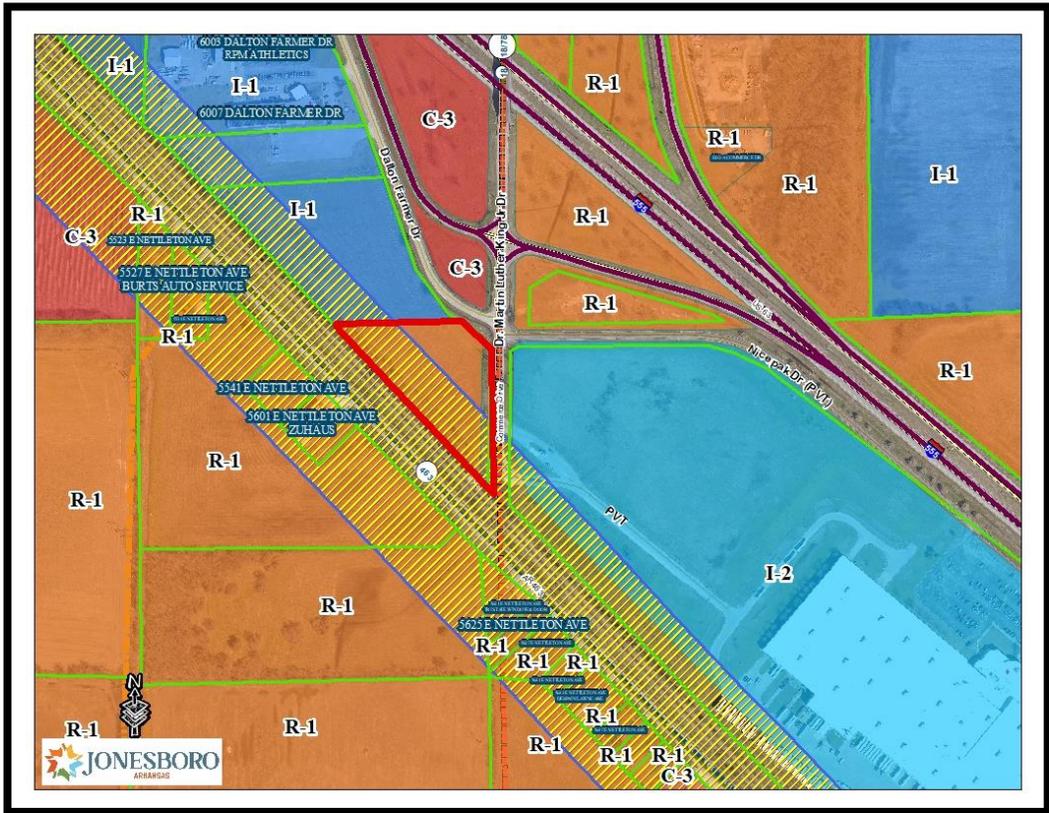
The Current/Future Land Use Map recommends this location as an **Industrial** Growth Sector.

Industrial uses include those considered "heavy," such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

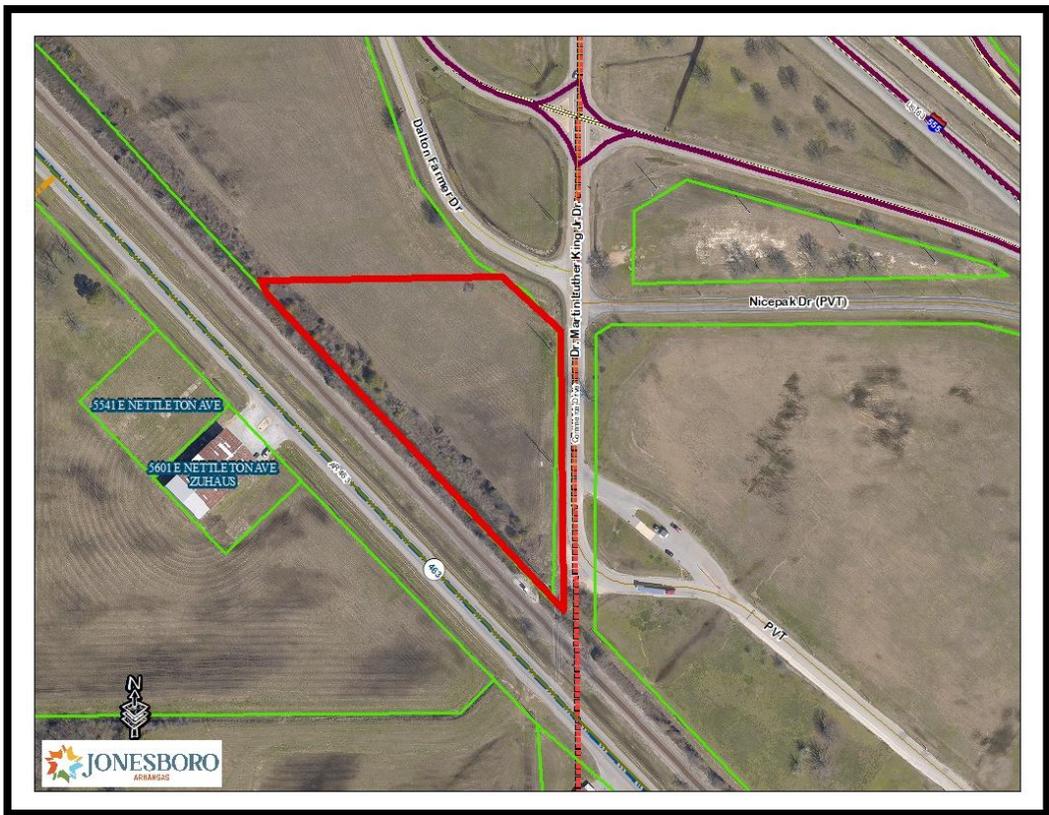
Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.



Land Use Map



Zoning Map



Access

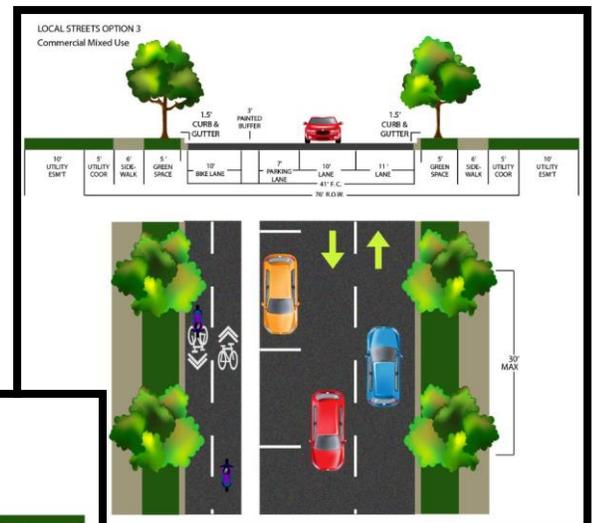
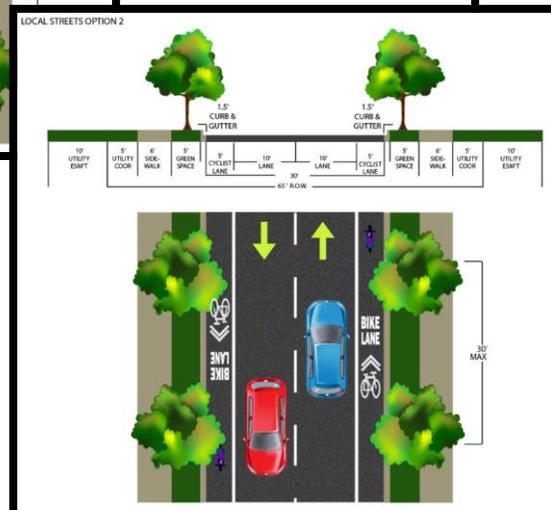
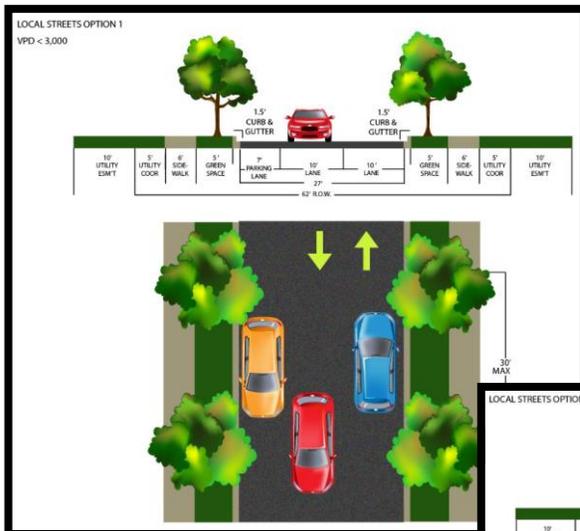
Master Street Plan/Transportation

The subject property will be served by Dalton Farmer Drive and Dr. Martin Luther King Jr. Drive. The Master Street Plan classifies Dalton Farmer Drive as a local street and Dr. Martin Luther King Jr. Drive as a principal arterial.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

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.

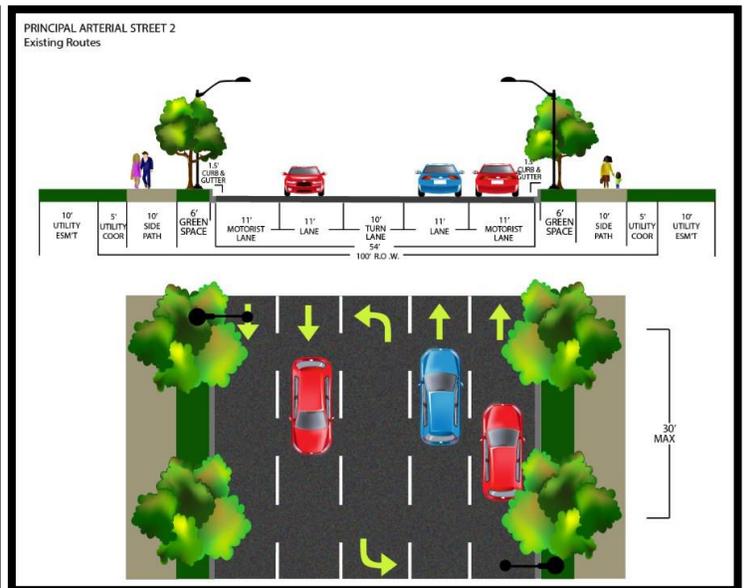
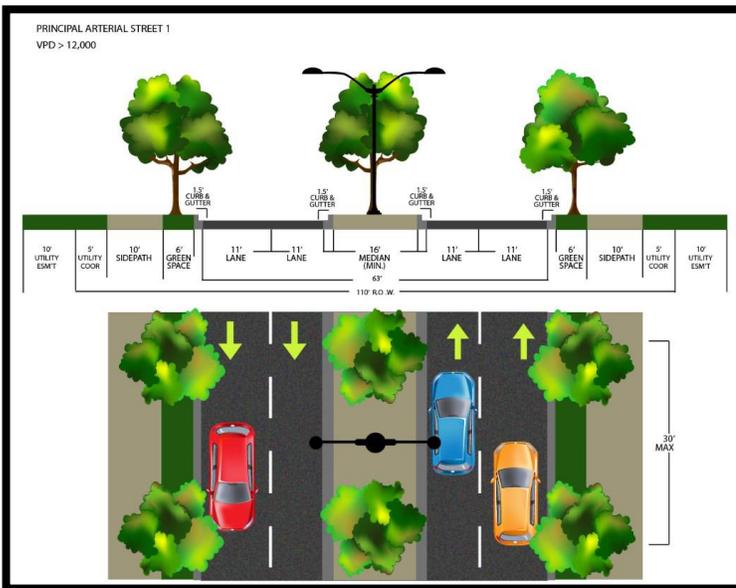
DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis.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



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.

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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. The property is located in the industrial 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 industrial zonings 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 an industrial 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.	
(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 the area is already equipped to handle industrial and other high intensity uses.	

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 industrial 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 I-1 as follows:

I-1, limited industrial district. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

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 24-09 a request to rezone property “R-1”, single family medium density district, to “I-1” limited industrial 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 24-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “I-1” limited industrial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.