Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA PLANNING COMMISSION Jonesboro, Arkansas Date Received:

11/05/25

oro, Arkansas Case Number:

LOCATION:

Site Address:

2000 block (approx., no address assigned) of W.

Matthews/Washington

Side of Street:

South of W. Washington, North of W. Matthews

Ouarter:

S ½ SE ¼ Section 14, Township 14 North, Range 3 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

Proposed Zoning:

C-3

Size of site (square feet and acres):

358,690 ft/sq; 8.23 Acres

Street Frontage (feet):

384 ft. on Matthews; 369 feet on Washington

Existing Use of the Site:

vacant land

Character and adequacy of adjoining streets: West Washinton at this location is predominantly commercial; West Matthews is churches and predominantly rental property.

Does public water serve the site? Yes.

If not, how would water service be provided?

N/A

Does public sanitary sewer serve the site?

Yes.

If not, how would sewer service be provided?

Use of adjoining properties: North: C-3 Commercial

South: R-2, R-1, however it appears that 1921 and 1817 W. Matthews are currently used for non-residential purposes. **East:** R-2, with a Church and apartments to the immediate

east

West: R-1, vacant; however, the parcel to the immediate West is the subject of a current application to rezone to C-3

Physical Characteristics of the site: wooded vacant land.

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.

Applicant:

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

knowledge.			
Name:	Koun Mott	Name:	Lames F. GRamling J.
Address:	C/O ORAMING LAW FIRM	Address:	2500 Alexander Ste B
City, State:	ZIP	City, State:	Nonesboo AR ZIP 72401
Telephone:		Telephone:	870 9380agg
Facsimile:		Facsimile:	8709380289
Signature:		Signature:	
Deed: Please	e attach a copy of the deed for the subject property.		Luthonized Agent

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

Page 2 of 2

Revised 08-Nov-17

Characteristics of the neighborhood:

The site is surrounded by commercial development to the North, and the property to the immediate West is seeking rezoning to C-3. Immediately West of that is C-3 LUO and vacant R-1 property. To the East is a Church and apartments, and the South is R-2 and R-1, although there are two structures that appear to be commercial in nature.

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

REZONING INFORMATION:

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

- (1) How was the property zoned when the current owner purchased it? The property was zoned R-1 at the time of acquisition.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

 The rezoning is necessary to achieve the highest and best use of the land
- (3) If rezoned, how would the property be developed and used? For purposes consistent with C-3, such as office space.

consistent with the City's future land-use plan.

- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

 Any development would be limited in size by the relevant codes and regulations for the lot size. No particular development is planned at this time.
- (5) Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*? The *Jonesboro Land Use Plan* indicates this area as a moderate intensity growth sector.
- (6) How would the proposed rezoning be the public interest and benefit the community?
 It would fulfill the highest and best use of the land. In addition, any future development would provide jobs to the area for both construction and any final development.
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

 This request is completely compatible with the development in, and the character of the surrounding area. The predominant character of the neighborhood is commercial, with several businesses nearby, and a church and rental properties surrounding the property.
- (8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

 The uses allowed by R-1 are limited and not consistent with the highest and best use of this property.
- (9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

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

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

(10) How long has the property remained vacant?

There are no indications this property has ever been developed.

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

A change in the zoning should have no detrimental impact on any of the following aspects.

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

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

There are no current plans for development.

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

A neighborhood meeting was scheduled for October 2, 2025 and no one attended. Minutes of the meeting are attached to this application.

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

This request is not for a Limited Use Overlay.

ANDY CRAFT – REZONING APPLICATION 11/03/2025

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: James F. Gramling Jr.
Attorney for Applicant
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Applicant:

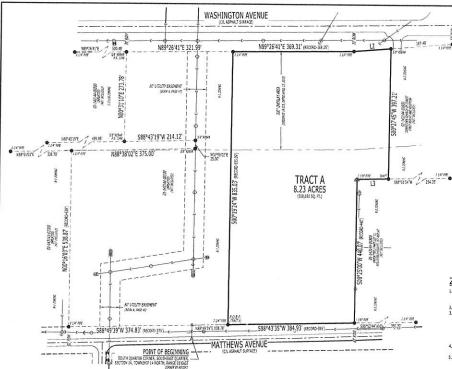
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

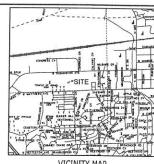
Deed: Please attach a copy of the deed for the subject property.

Applications will not be considered complete until all items have been supplied.

Incomplete applications will not be placed on the Metropolitan Areas Planning

Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.





VICINITY MAP

LINE TABLE:

UNE #	DIRECTION	LENGTH
L1	N00*18'31"E	41.00
L2	N85°22'55°E	113.19
L3	588°51'49'W	95.61

LEGEND:

- FOURD NOUMENT (AS NOTED)
 COMPUTED POINT (NOT MONUMENTED)
 UTILITY NOTE
 UTILITY NOTE
 PORT POINT
 OUT WITH
 PORT POINT
 PORT POINT
 PORT POINT
 PORT POINT
 TELECOMENTATIONS PROESTAL
 OUTDOING THE POINT
 PORT POINT POINT
 PORT POINT POINT
 PORT POINT POINT

ZONING / OVERLAY DISTRICT NOTES:

- ZONING / OVERLAY DISTRICT NOTES:

 1. NO ZONAL ELETE OR SERVINE ME SPRUNDED TO THE SURVEY. THE
 2. ON AND INFORMATION LISTO BELOW WAS DREAMED FROM THE CITY OF JONESBORD PLANNING AND
 2. SUBSECT PROPERTY IS ZONE B-1, SUNGLE-FAMILY MEDIUM CRASTITY DISTRICT.

 2. SUBSECT PROPERTY IS ZONE B-1, SUNGLE-FAMILY MEDIUM CRASTITY DISTRICT.

 3. FULLIONS DESTRICTIONS FER THE CITY OF ZONESBORD:
 STREET SETEMACK 29:

 MANAMEM LOT COVERACE 35%

 MANAMEM LOT COVERAC

LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE SOUTH HAIF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE Q3 EAST, XOMESBORD, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REGISHIOUS AT THE SOUTH QUALITIES COUNCE OF THE COPPRIEST QUALITIES OF SECTION 14, TOWNSHIP 14 NORTH, ARAGE OF EAST, JONESBOD, CARLIGHAD COUNTY, ARRANSAS: THERE MORTH OF 1921 1257, 41,00 EFFE TO THE POWNER VOILING PROPERTY SECTION OF THE POWNER OF THE PO

SURVEYOR'S CERTIFICATION:

1, XSMIA 1, MELV, CERTIFF THAT THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF FRACTICE FOR PROPERTY EQUIDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT HAS SURVEYED UNDER MY DIRECT SURFEXIOUS.







ARKANSAS - P.S. 1841

500-14N-03E-0-14-200-16-1841



SURVEYOR'S NOTES:

UNIVEYOR'S NOTES:

SURPTOR HAS WELD INVESTIGATION OR INDEPLIGENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WOUND HAVE ACCOUNTED THE SHARCH WAY DISCOVER.

SURPTOR HAS WELD INVESTIGATION OR INDEPLICATION OF THE PROPERTY OF THE SHARCH WAY DISCOVER.

HE FOLLOWING DOLUMENTS WERE USED TO COMPLETE HIS SURVEY:

SECOND FLAT, SISTAFFOR PEIGRIST BY 11. SCRAPE, P.S. 515, RECORDED IN BOOK 175, FACE 87, DATED JANUARY 18, 1973.

RECORD REPLAT, STARTOND HEIGHTS IST REPLAT, BY 11. SCRAPE, P.S. 515, RECORDED IN BOOK 178, FACE 87, DATED JANUARY 18, 1974.

SECOND REPLAT, STARTOND HEIGHTS IST REPLAT, BY 11. SCRAPE, P.S. 515, RECORDED IN BOOK 178, FACE 187, DATED JANUARY 19, 1974.

SECOND REPLAT, STARTOND HEIGHTS IST REPLAT, BY 11. SCRAPE, P.S. 515, RECORDED IN BOOK 178, FACE 187, DATED JANUARY 17, 1972.

SECOND REPLAT, DOWNTOND CHARCH OF CHAST PEST REPLAT AND ADDITTION, BY CLAY NEWWARD, P.S. 256, RECORDED IN BOOK A, PAGE 186, DATED JANUARY 18, 1974.

BOUNDARY SURPEY, BY CHANK HAME PARE PARE 172, 138, ALES DOLUMENT NO. 2015/15469, JACTED JANUARY 19, 2171.

BOUNDARY SURPEY, BY SHAWN, HAME PAGE 17, 138, ALES DOLUMENT NO. 2015/15469, JACTED JANUARY 19, 1771.

BOUNDARY SURPEY, BY SHAWN, HAME PAGE 17, 138, ALES DATED JANUARY 18, DATED JANUARY 18, 1971.



BEARINGS BASED ON ARKANSAS STAT PLANE GRID NORTH ZONE (0301)

SURVEY

CLIENT: CRAFT
PART OF THE SOUTH HALF OF THE
SOUTHSEST QUARTER OF SECTION 14,
TOWNSHIP 14 NORTH, RANGE 03 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BOUNDARY

TING RIDGE SURVEY & CONSULTING 404 Create Ave., Suite 8 Jonestore, AR 72401 DRAWING INFO BRAWN BY AN AND SATE ಹ



MINUTES OF THE NEIGHBORHOOD MEETING REGARDING THE REZONING APPLICATION FOR 2000 BLOCK OF W. MATTHEWS/WASHINGTON

Location of the Meeting: G

Gramling Law Firm, PLC

2500 Alexander Drive, Suite B

Jonesboro, AR 72401

Time of the Meeting:

6:00 p.m. until 6:20, October 2, 2025

Present at the Meeting:

James F. Gramling, Jr and representative of applicant

Letters regarding a neighborhood meeting were mailed to all residents within 200 feet of the property. The meeting was scheduled for 6:00 p.m. and there were no attendees. At 6:20 p.m. the meeting was adjourned.