



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 8/8/24  
Case Number: RZ-24-14

**LOCATION:**

Site Address: 901 N Church St

Side of Street: W between Center St and Spruce St

Quarter: SW Section: 07 Township: 14N Range: 04E

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-3 Proposed Zoning: C-3

Size of site (square feet and acres): 17,835 SQ.FT., 0.41 ACRES Street frontage (feet): 182'

Existing Use of the Site: COMMERCIAL - OFFICE

Character and adequacy of adjoining streets: 4 LANE HIGHWAY - ASPHALT

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 RESIDENTIAL

South COMMERCIAL

East COMMERCIAL (Vacant)

West RESIDENTIAL

Physical characteristics of the site: Flat terrian, concrete parking and sidewalk.

Characteristics of the neighborhood: Residential houses to the north & west, commercial building to the south.

*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 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

**REZONING INFORMATION:**

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

- (1). How was the property zoned when the current owner purchased it? R-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? Bring property into conformance to zoning. Rezoning is required due to addition to existing building.
- (3). If rezoned, how would the property be developed and used? Continue operating commercial business (office).
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Existing building of 3,110 square feet. Addition of 616 square feet.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?  
Yes, the Land Use Plan has this property in the Moderate Intensity. Commercial uses are appropriate for this area.
- (6). How would the proposed rezoning be the public interest and benefit the community?  
Existing use would be in compliance to zoning.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
There is commercial businesses along the highway.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
The addition to the building can not be approved unless rezoned to C-3.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. There would be no change to the way the property has been used for over 20 years.
- (10). How long has the property remained vacant? Not 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? There would be no additional impact.
- (12). If the rezoning is approved, when would development or redevelopment begin? As soon as building permit can be obtained.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

**OWNERSHIP INFORMATION:**

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

**Owner of Record:**

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

Name: Michael Shannon Kee  
 Address: 901 N. Church St  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: 870-932-8470  
 Facsimile: \_\_\_\_\_  
 Signature: [Signature]

**Applicant:**

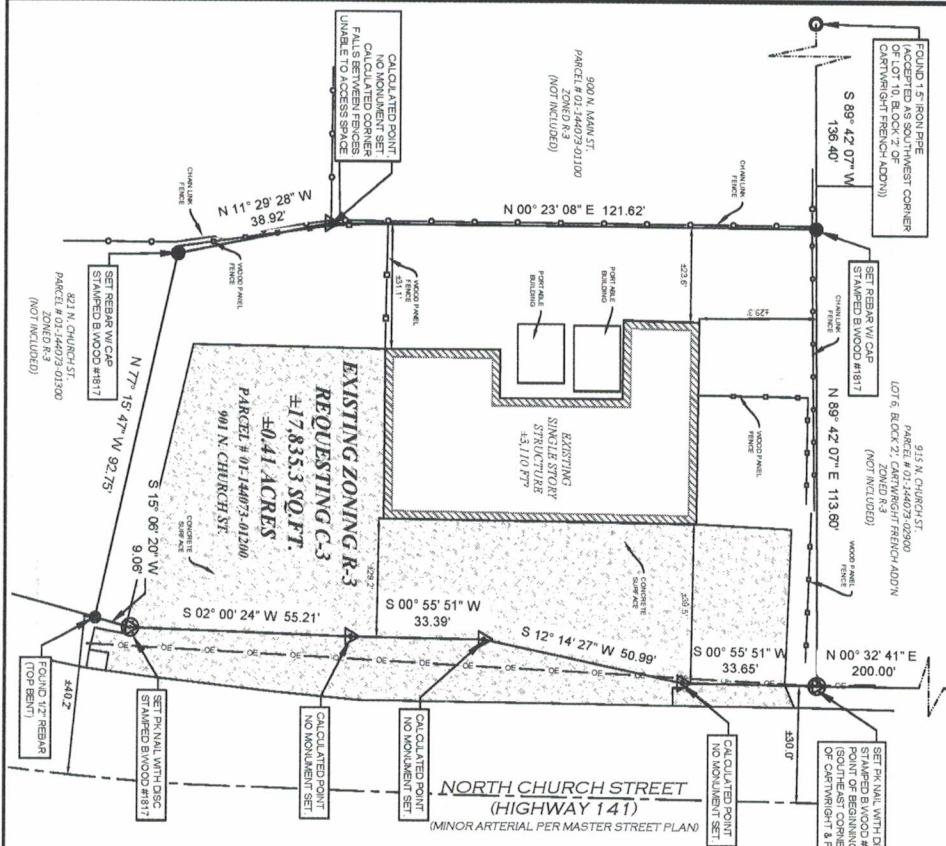
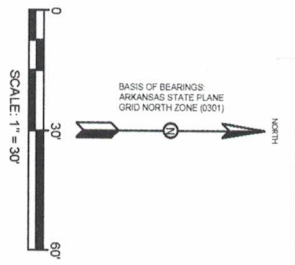
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

\_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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

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**OWNER'S CERTIFICATION**

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

PRINTED NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ TITLE: \_\_\_\_\_



**LEGEND**

- EXISTING PROPERTY (AS SHOWN)
- TOWN BOUNDARY
- SECTION CORNER
- 1/4 SECTION CORNER
- 1/2 SECTION CORNER
- 3/4 SECTION CORNER
- 1/4 SECTION CORNER
- 1/2 SECTION CORNER
- 3/4 SECTION CORNER
- CALCULATED POINT
- MONUMENT SET
- EXISTING STRUCTURE
- EXISTING UTILITY
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- EXISTING POWER POLE

**DESCRIPTION:**

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF CHURCH STREET AND THE NORTH LINE OF OF THE NORTH HALF OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, BEING THE SAME AS THE SOUTHWEST CORNER OF BLOCK 2 OF CARTWRIGHT AND FRENCH ADDITION. THENCE ALONG THE WEST RIGHT-OF-WAY OF CHURCH STREET SOUTH 07°55'51" WEST 33.66 FEET; THENCE SOUTH 12°14'27" WEST 50.99 FEET; THENCE SOUTH 07°55'51" WEST 33.39 FEET; THENCE SOUTH 07°02'24" WEST 55.21 FEET; THENCE SOUTH 15°06'07" WEST 9.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 77°15'47" WEST 92.75 FEET; THENCE NORTH 11°29'28" WEST 38.92 FEET; THENCE NORTH 00°23'08" EAST 121.62 FEET; THENCE NORTH 00°32'41" EAST 200.00 FEET; THENCE SOUTH 00°55'51" WEST 33.65 FEET; THENCE SOUTH 12°14'27" WEST 50.99 FEET; THENCE SOUTH 07°55'51" WEST 33.39 FEET; THENCE SOUTH 07°02'24" WEST 55.21 FEET; THENCE SOUTH 15°06'07" WEST 9.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 77°15'47" WEST 92.75 FEET; THENCE NORTH 11°29'28" WEST 38.92 FEET; THENCE NORTH 00°23'08" EAST 121.62 FEET; THENCE NORTH 00°32'41" EAST 200.00 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 17,835.3 SQUARE FEET, 0.41 ACRES, MORE OR LESS, BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

**SURVEYOR'S NOTES:**

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF MARKINGS AND FROM UTILITY COMPANY MAPS. THIS SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT. IT SHALL BE CLIENT / CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
3. SUBJECT PROPERTY IS ZONED R-3, BUILDING SETBACKS: STREET (FRONT) - 20', SIDE - 7.5', REAR - 20'.
4. THE PROPERTY DOES NOT LIE IN THE 1% ANNUAL CHANCE FLOOD ZONE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 0631C025D, EFFECTIVE DATE 09/26/2024.
5. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
  - a. DEED: KEE TO KEE, CRAIGHEAD CIRCUIT CLERK, DEED BOOK 742 PAGES 398-400, DATED 02/15/2007.
  - b. SURVEY: JOHN KEE, BY T. SHEETS #6598, CRAIGHEAD CIRCUIT CLERK, PLAT BOOK #7 PAGE 76, DATED 02/05/1990.
  - c. PLAT: CARTWRIGHT AND FRENCH ADDITION, CRAIGHEAD CIRCUIT CLERK, PLAT BOOK #48 PAGE 212, DATED 07/15/1946.
  - d. RIGHT-OF-WAY DEDICATION: KEE TO CITY OF JONESBORO, CRAIGHEAD CIRCUIT CLERK, DEED BOOK 552 PAGES 165-166, DATED 12-16-1897.

**SURVEYOR'S CERTIFICATION:**

I, BRANDON G. WOOD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS.

BRANDON G. WOOD, P.S. # 1817



**BRANDON WOOD, P.E., P.S.**  
ENGINEERING & SURVEYING

112 CR 7826  
BROOKLAND, AR 72417  
PH: (870) 630-7804  
FAX: (870) 672-0027  
BWOOD@WOODENGR.COM  
WWW.BWOODENGINEERING.COM

DATE: 06/27/2024  
DRAWN BY: BOW

**REZONING PLAT : EXISTING R-3, REQUESTING C-3**  
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 07, TOWNSHIP 14 NORTH, RANGE 04 EAST  
901 N. CHURCH ST., JONESBORO, CRAIGHEAD COUNTY, ARKANSAS  
CLIENT: SHANNON & ELAINE KEE

STATE CODE: 500-14N-04E-0-07-320-16-1817

BRANDON G. WOOD  
REGISTERED SURVEYOR  
#1817

Approved as to form by:  
John Barttel, Attorney-at-Law  
Transactional data completed by The Title Company

**WARRANTY DEED  
MARRIED PERSON**

*KNOW ALL MEN BY THESE PRESENTS:*

THAT WE, **MIKE KEE and DIANNE KEE , husband and wife**, Grantor(S) for and in consideration of the sum of One and no/100 Dollars (\$1.00), and other good and valuable consideration in hand paid by **SHANNON KEE and ELAINE KEE, husband and wife, as tenants by the entirety**, Grantee(S), the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto said **SHANNON KEE and ELAINE KEE, husband and wife, as tenants by the entirety**, Grantee(S), and unto their heirs and assigns forever, the following lands lying in Craighead County, Arkansas.

**SEE EXHIBIT "A" ATTACHED HERETO**

To have and to hold the same unto the said GRANTEE(S), and unto their heirs and assign forever, with all appurtenances thereunto belonging.

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

And we, the GRANTOR(S) **MIKE KEE and DIANNE KEE, husband and wife** , for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEE(S) all our rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 12 day of February, 2007.

Mike Kee  
MIKE KEE

Dianne Kee  
DIANNE KEE

Dianne Kee

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

By Sharon

Grantee/Grantee's Agent

Address: 3621 Alexander RD  
Jonestown Ark.

WARRANTY DEED  
PAGE 2

ACKNOWLEDGMENT

STATE OF ARKANSAS  
COUNTY OF     CRAIGHEAD    

On this day, personally appeared before me **MIKE KEE and DIANNE KEE**, husband and wife, known to me to be persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and official seal this 12 day of February, 2007.

*Kathy R Woods*

Notary Public

My Commission Expires:

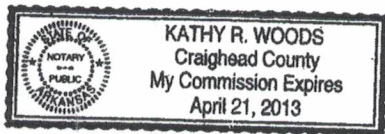




EXHIBIT "A"

Tract I-

Begin at the intersection of the West line of Church Street and the North line of the North Half of the Southeast Quarter of the Southwest Quarter of Section 7, Township 14 North, Range 4 East; thence South along said West line of Church Street 185.0 feet; thence North 77 degrees 46 minutes West 111.4 feet; thence North 8 degrees 09 minutes West 38.8 feet; thence North 0 degree 23 minutes East 121.5 feet to the North line of the North Half of the Southeast Quarter of the Southwest Quarter of Section 7 aforesaid; thence North 89 degrees 15 minutes East along said North line 113.6 feet to the point of beginning, containing 0.45 acres, as shown on plat and survey prepared by Troy L. Sheets, Surveyor, dated 6-29-89.

Permanent Right-of-Way:

Beginning at a point in the proposed west line of State Highway 141, said point being 30.00 feet left of station 31+83.66 on the proposed centerline of State Highway 141; thence North 88 degrees 53 minutes 20 seconds East, 5.00 feet to a point in the existing west line of Highway 141; thence with said line South 00 degrees 40 minutes 17 seconds West, 185.00 feet to a point; thence North 77 degrees 31 minutes 21 seconds West, 18.65 feet to a point; thence North 14 degrees 50 minutes 46 seconds East, 9.06 feet to a point; thence North 01 degrees 44 minutes 50 seconds East, 55.21 feet to a point; thence North 00 degrees 40 minutes 17 seconds East, 33.39 feet to a point; thence North 11 degrees 58 minutes 53 seconds East, 50.99 feet to a point; thence North 00 degrees 40 minutes 17 seconds East, 33.66 feet to the point of beginning and containing 0.051 acres. (2,211 sq. ft.)

DEED BK 742 PG 398 - 400  
DATE 02/15/2007  
TIME 10:16:57 AM  
RECORDED IN  
OFFICIAL RECORDS OF  
CRAIGHEAD COUNTY  
ANN HUDSON  
CIRCUIT CLERK  
*Maura Ham*  
RECEIPT# 158781, D.C.