



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, July 14, 2026

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-26:062](#) MAPC Minutes June 23

Attachments: [MAPC Minutes 06.23.26](#)

4. Preliminary Subdivisions

[PP-26-10](#) Southern Oaks Phase 2

Attachments: [PRELIM PLAT Southern Oaks Ph2](#)
[Southern Oaks Staff report](#)

5. Rezoning

[RZ-26-11](#) Fisher Arnold is requesting to change the zoning of the property from R-1 to C-3 LUO at 1400 Southern Ridge Blvd

Attachments: [Rezone Application signed](#)
[24202-02 REZONING](#)
[certified mail receipt](#)
[Staff Summary RZ 26](#)

6. Miscellaneous Items

[SP-26-01](#) Site Plan Citadel Minor Phase 1

Attachments: [Citadel Manor-070326-C1.1-future](#)

7. Staff Comments

8. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:062

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC Minutes June 23

MAPC Meeting June 23rd, 2026

1. Call to order

2. Roll Call

Present (8): Mitch Johnson, Stephanie Nelson, Kevin Bailey, Jeff Steiling, Jimmy Cooper, Jim Little, Dennis Zolper, Lonnie Roberts

Absent (1): Monroe Pointer

3. Approval of minutes

MIN-26:055 MINUTES June 9th, 2026 MAPC

A motion was made by Dennis Zolper, seconded by Stephanie Nelson, that the approval of the minutes be tabled until the July 14th, 2026 meeting.

Aye (8): Mitch Johnson, Stephanie Nelson, Kevin Bailey, Jeff Steiling, Jimmy Cooper, Jim Little, Dennis Zolper, Lonnie Roberts

Nay (0):

Absent (1): Monroe Pointer

4. Preliminary Subdivisions

5. Final Subdivisions

PP-26-09 **Final Subdivision: Savann Hills Subdivision Phase VI**

Lonnie Roberts (Chair): What was supposed to be the first item on the agenda, PP-26-09 has been pulled till a further date.

The Item has been Postponed until further notice.

6. Conditional Use

7. Rezoning

RZ-26-09

Rezoning: 2038 N Church St

The applicant NK & Sons Investments is requesting a rezoning of the property from C-3 General Commercial District to RM-12 Residential Multi-Family at 2038 N Church St

Lonnie Roberts (Chair): Do we have the proponent for this item tonight?

Jim Gramling (Proponent): Jim Gramling, Gramling Law Firm. So, this was originally RM-16. That says RM-12. So, let me back up just a second. We had a neighborhood meeting. Only one person showed up and he was in favor of the project, but then in the pre-meeting, there was some current concern expressed about density. So, we sort of went back to the drawing board and what we've come up with, is a proposal for RM-12, but with a limited use overlay that limits the property to 12 units. I think in RM-12 there could be 15 units if my math is right. So, the limited use overlay would limit it to 12 units.

Lonnie Roberts: For the entire 1.4 acres?

Jim Gramling: Yes, so the entire property, RM-12 but limited use overlay to limit it to 12 units. This property is currently zoned C-3. And there is some old property nearby with 18 units. So, I think the 12 units is a good compromise that would fit the property, still out to be a viable project, but I'm happy to answer any questions if anybody has any.

Lonnie Roberts: Alright, anybody have a question at this point?

Kevin Bailey (Commission): Question, I'll let Derrel talk, but I have a question for Derrel.

Lonnie Roberts: Okay, I'll open up for city's comments on this.

Derrel Smith (City Planner): Yes, we have reviewed it and we would recommend approval, it also meets 5 of the 6 planning criteria. It did not meet it for, it's a moderate intensity zone, which the most it allows is RM-8 which would allow 11 units per acre. So, we would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future, and the limited use overlay will limit this to 12 units total.

Lonnie Roberts: Okay, before we give commissioner comments, is there anybody here to make public comments on this? Okay, none seen, so I'll open up for commissioners. Questions of staff or the applicant?

Kevin Bailey: Derrel, if it was rezoned single-family, whatever residential zone that may be, for this acreage, how many single family home roundabout do you think would fit?

Lonnie Roberts: He's doing some calculations.

Derrel Smith: If you went to RS-4 it would be five, if you go to RS-6 it would be eight.

Kevin Bailey: Eight houses? Okay. That was my question.

Lonnie Roberts: Okay, any other questions, commissioners?

Kevin Bailey: I have one for Jim, so Jim if it was an RM-8 and be 11 units, would you all be willing to consider that? That way, it would, the rezoning would check all the boxes. That's you losing one complex.

Jim Gramling: Well that's, two things, number one, we had this issue when we were at RM-16, RM-12, it was 23 units and then 15 units and I'm not a builder but, according to my client, it is much better to have an even number of units than to have an odd number of units. So, if it's 11 it might end up being ten and you know, the second thing would be, there are items approved all the time that don't have every single box checked, and in this case, we're one unit away. RM-8 would be 11 units. We're just asking for 12 and you know, we've come down. Nobody in the neighborhood is objecting. I saw a news story where they interviewed two folks and one said, I don't want it because of traffic. Of course the C-3 is going to be, and the other said, yeah I think it would help the neighborhood. So, I would like to keep it at 12 for those reasons.

Lonnie Roberts: You don't have anymore? Any other commissioners have a question or comment? Are you ready to make a motion?

Jimmy Cooper (Commission): Cooper, and I make motion. I've lived in that area most of my life. That lot has basically sat there as a wooded lot. And I don't see any commercial thing moving too much in that direction north. So, I move we approve it.

Dennia Zolper (Commission): Zolper, second.

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that the matter be approved, and the motion was PASSED with the following vote:

Aye (7): Mitch Johnson, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Jimmy Cooper, Jim Little, Dennis Zolper

Nay (0)

Absent (1): Monroe Pointer

RZ-26-10

Rezoning: 2911 Brown's Lane

The applicant John Easley is requesting a rezoning of the property at 2911 Brown's Lane from R-3 Multi-Family Residential to C-3 General Commercial District

Lonnie Roberts (Chair): Do I have the proponent for this item?

John Easley (Proponent): John Easley, with Associated Engineering, on behalf of Halsey Real Estate. Asking for a rezoning on the old Lexington Place nursing home on Browns Lane. It's currently R-3 and it's the only residential in the area. We're asking for C-3.

Lonnie Roberts: Okay, city planner do you have the staff comments for this one?

Derrel Smith (City Planner): Yes, I do. It does meet all six of the criteria for rezonings. We would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and is there anyone here to give public comments regarding this applications? If not, I'll open up for commissioners, questions or comments? Or I'll take a motion.

Dennis Zolper (Commission): Zolper, make a motion to approve.

Lonnie Roberts: I have a motion to approve do I hear a second?

Jim Little (Commission): Little, second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved and the motion was PASSED with the following vote:

Aye (7): Mitch Johnson, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Jimmy Cooper, Jim Little, Dennis Zolper

Nay (0)

Absent (1): Monroe Pointer

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-26-10

Agenda Date:

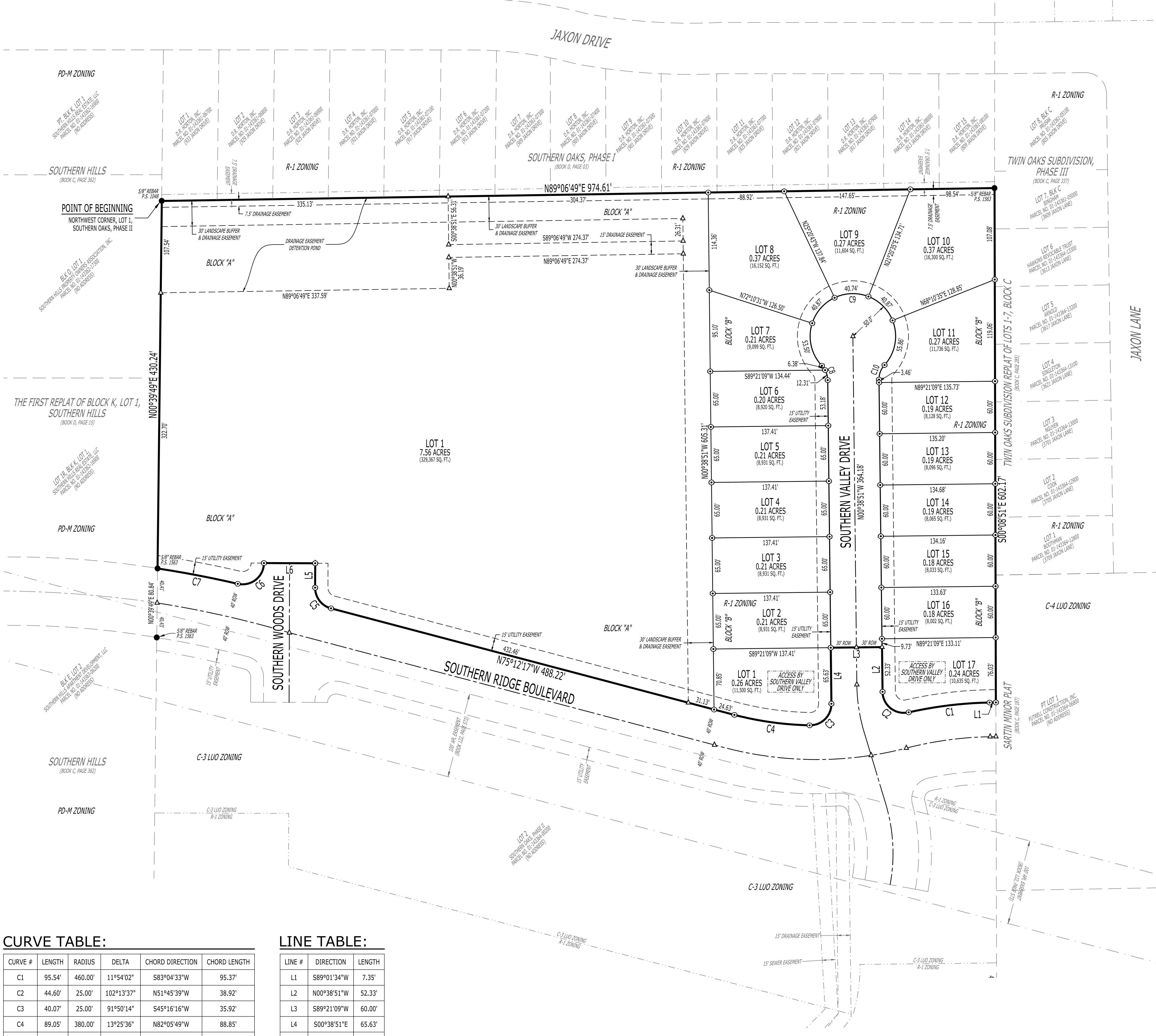
Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Southern Oaks Phase 2



CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	95.54'	460.00'	11°54'02"	S83°01'33"W	95.37'
C2	44.60'	25.00'	102°13'37"	N51°45'39"W	38.92'
C3	40.07'	25.00'	91°50'14"	S45°16'16"W	35.92'
C4	89.05'	380.00'	13°25'36"	N82°05'49"W	88.85'
C5	32.90'	25.00'	75°24'22"	N37°30'05"W	30.58'
C6	44.88'	25.00'	102°51'33"	S51°37'53"W	39.09'
C7	95.61'	1240.00'	04°25'04"	N79°08'53"W	95.58'
C8	18.69'	25.00'	42°50'11"	N22°03'57"W	18.26'
C9	231.84'	50.00'	265°39'59"	N89°20'57"E	73.33'
C10	18.69'	25.00'	42°49'48"	S20°46'03"W	18.26'

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S89°01'34"W	7.35'
L2	N00°38'51"W	52.33'
L3	S89°21'09"W	60.00'
L4	S00°38'51"E	65.63'
L5	N00°12'06"E	28.58'
L6	N89°47'54"W	60.00'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "J. NEELY P.S. 1841" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

ZONING NOTES:

- CURRENT ZONING CLASSIFICATION PER CITY OF JONESBORO ZONING MAP:
 - R-1, SINGLE-FAMILY, MEDIUM DENSITY DISTRICT.
 - C-3 LUO, GENERAL COMMERCIAL DISTRICT.
- R-1 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
- C-3 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 10'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 45'
 - MAXIMUM LOT COVERAGE - 60%
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, FARM CREEK HOME SITES, SECOND ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 56, DATED NOVEMBER 08, 1988.
 - RECORD PLAT, SARTIN MINOR PLAT, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK B, PAGE 149, DATED JANUARY 15, 1996.
 - RECORD PLAT, SARTIN MINOR PLAT (SECOND MINOR PLAT), BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 187, DATED AUGUST 02, 2007.
 - CORRECTION PLAT OF SURVEY, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 273, DATED JANUARY 25, 2017.
 - RECORD REPLAT, TWIN OAKS SUBDIVISION, REPLAT OF LOTS 1 THRU 7, BLOCK C, BY HERBERT C. HIME, P.S. 1142, RECORDED IN BOOK C, PAGE 285, DATED OCTOBER 25, 2017.
 - REZONING PLAT, BY MICHAEL A. DANIELS, P.S. 1563, DATED JANUARY 12, 2021.
 - RECORD PLAT, SOUTHERN HILLS, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK C, PAGE 362, DATED MAY 05, 2021.
 - RECORD PLAT, SOUTHERN OAKS, PHASE I, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK D, PAGE 03, DATED SEPTEMBER 21, 2023.
 - RECORD PLAT, SOUTHERN OAKS, PHASE II, BY JOSHUA J. NEELY, P.S. 1841, RECORDED IN BOOK XX, PAGE XX, DATED XXXXXXXXXXXXXXXX.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0261D, EFFECTIVE DATE SEPTEMBER 26, 2024.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON JUNE 16, 2026.

CERTIFICATE OF REPLAT:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE REPLATTED THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 1 OF SOUTHERN OAKS, PHASE II TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 12.13 ACRES (528,288 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO AS:
FIRST REPLAT OF LOT 1 OF SOUTHERN OAKS, PHASE II
TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

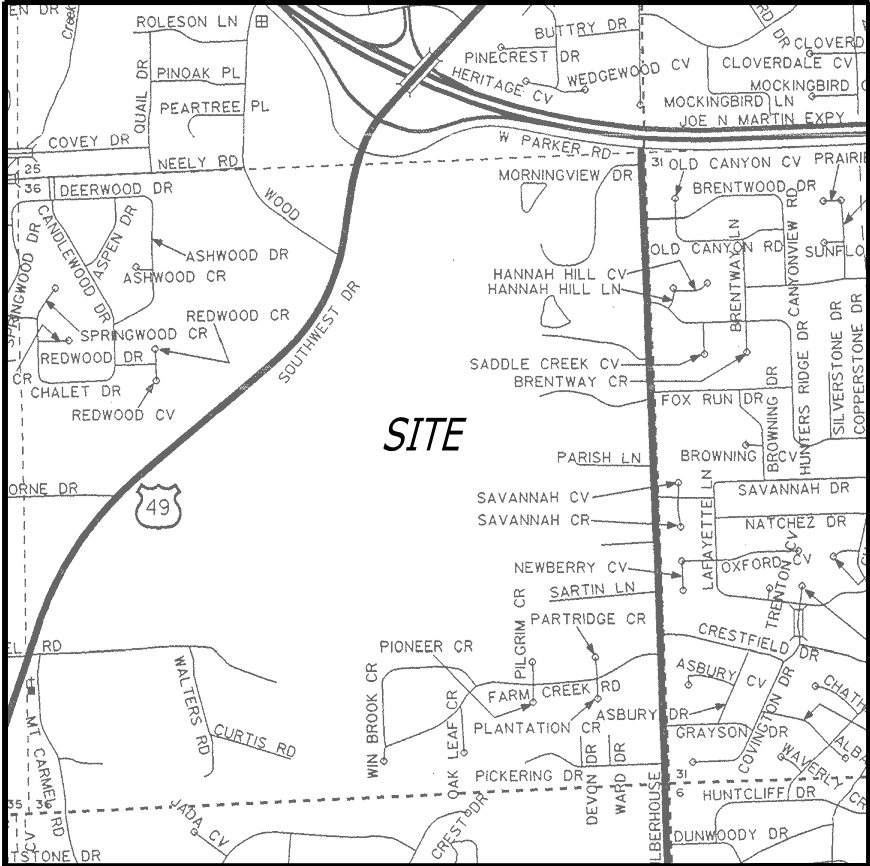
WE BEING THE OWNERS / AGENTS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

NAME: _____, SIGNATURE: _____, DATE: _____

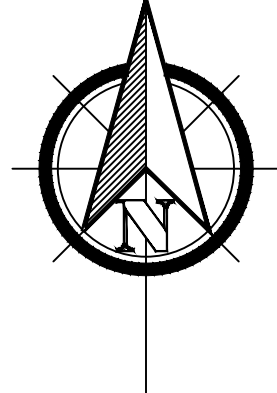
NAME: _____, SIGNATURE: _____, DATE: _____

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS," AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



VICINITY MAP
(N.T.S.)



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

RECORD REPLAT
CLIENT: SOUTHERN HILLS REAL ESTATE, LLC
FIRST REPLAT OF LOT 1 OF SOUTHERN OAKS, PHASE II
TO THE CITY OF JONESBORO,
CRAIGHEAD COUNTY, ARKANSAS

DRAWING INFO		REVISIONS	
DRAWN BY:	JUN	DATE:	BY:
DATE:	06/17/2026	DATE:	BY:
SCALE:	1" = 60'	DATE:	BY:
CORNO:	240203	DATE:	BY:

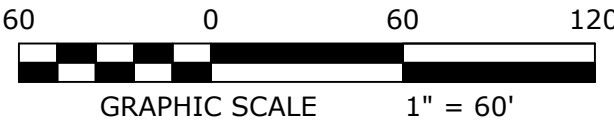
PRELIMINARY

RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946

PRELIMINARY

JOSHUA J. NEELY - SURVEYOR
ARKANSAS - P.S. 1841

500-14N-03E-0-36-240-16-1841



Preliminary Subdivision: Southern Oaks Phase 2

For consideration by Metropolitan Planning Commission on July 14, 2026

Applicant: Garrett Dunnam

Engineer: Fisher Arnold

Surveyor: Ridge Surveying and Consultancy

Property Location: Lot 1 of Southern Oaks

Proposed Lots: 18

Zoning:

District: R-1, Single Family Residential District

Required Min. R-1- 43,560 Sq ft Lot Size: 6.33 acres

Proposed Min. Lot Size: 0.19 acres

Proposed Max. Lot Size: 7.56 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Southern Ridge Blvd

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary 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 R-1 Single Family Residential District



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-26-11

Agenda Date:

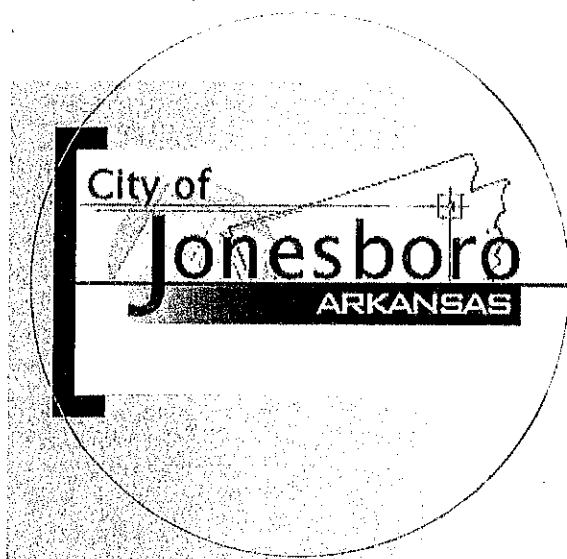
Version: 1

Status: To Be Introduced

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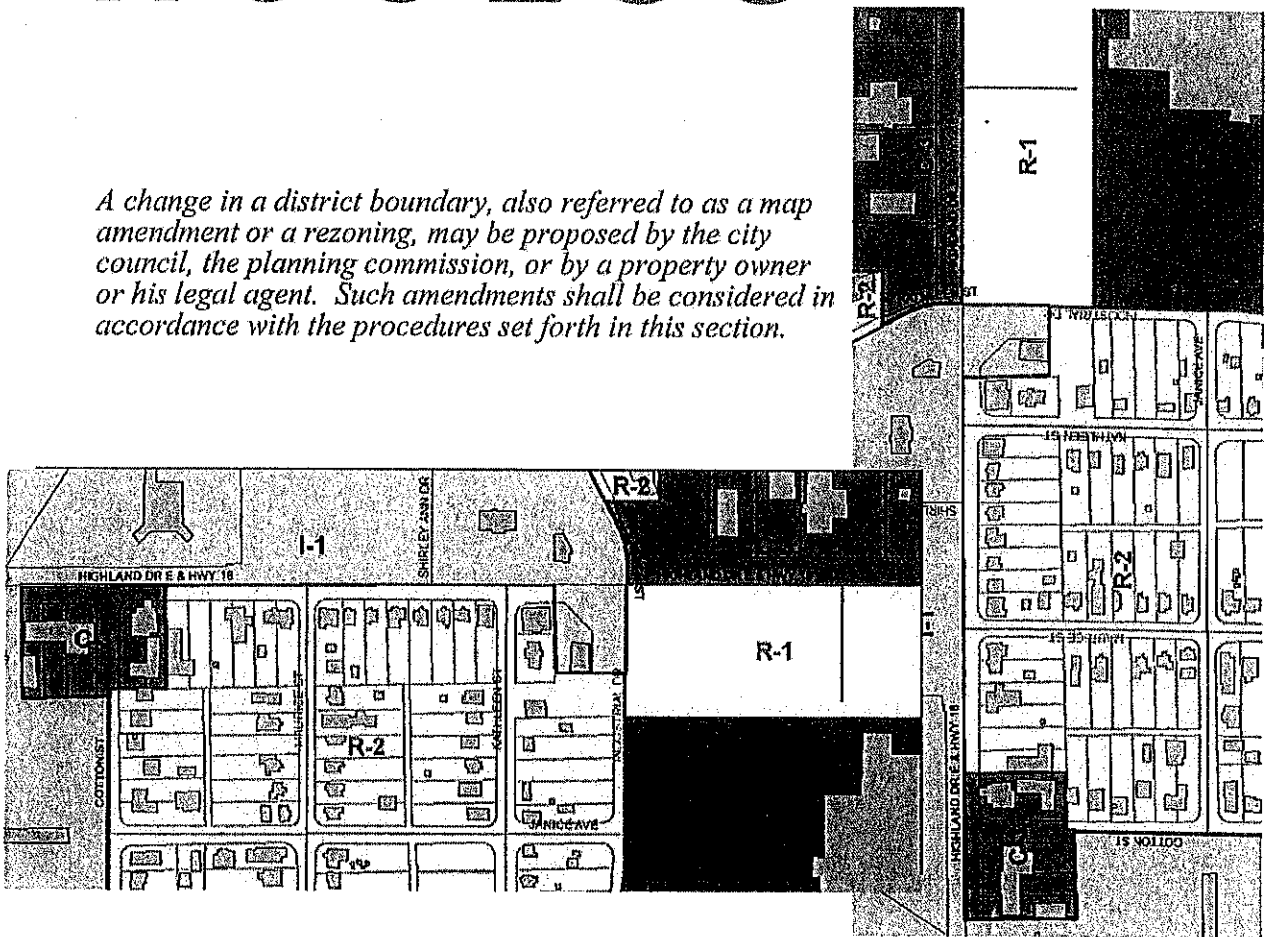
File Type: Rezoning

Fisher Arnold is requesting to change the zoning of the property from R-1 to C-3 LUO at 1400 Southern Ridge Blvd



REZONING PROCESS

A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.



Amendments & Rezonings

14.44.05 Amendments. Two (2) types of amendments to this zoning ordinance are recognized; one being a revision in the textual provisions of the ordinance, and the other being a change of boundary in a zoning district.

(a) **Amendment to Text.** Amendments to the text may be initiated by the planning commission, the city council, or by the mayor. Proposed amendments shall be processed in accordance with the procedures set forth in this section.

(1) **Notice.** The City Planner shall be responsible for scheduling a public hearing before the planning commission. He shall prepare the content of a public notice, and ensure that the notice is published in a newspaper of general circulation with the city at least fifteen (15) days before the public hearing.

(2) **Hearing and Recommendation by the Planning Commission.** The planning commission shall conduct a public hearing on the proposed amendment, hearing both the proponents and opponents, if any. Following the public hearing, the commission shall determine its recommendation(s) regarding the proposed amendment, and make such known to the city council.

(3) **Action by the City Council.** After receiving the recommendation of the planning commission, the city council may approve the amendment as submitted; may approved a revised version they deem appropriate; refer it back to the planning commission for further study and consideration; table it; or deny it. If the city council action does not take place with six (6) months after the planning commissions public hearing, the amendment process must begin anew.

(b) **Change in District Boundary.** A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.

(1) **Application Submittal.** A complete application for change in district boundary or map amendment, hereafter referred to as a rezoning, shall be submitted to the city planner in a form established by him, along with the non-refundable processing fee (see attached fee schedule). Applications shall be filed by the 17th of the month in order to be placed on the planning commission agenda for the subsequent months meeting, which is held on the second Tuesday thereof. No application shall be processed until the city planner determines that the application is complete and the required fee has been paid.

(2) **Notice.** Promptly upon determining that the application if complete, the city planner shall schedule a public hearing date before the planning commission, notify the applicant of the hearing date, and provide at least



fifteen (15) days notice of the hearing in a newspaper of general circulation in the city. The notice shall indicate the time and place of the public hearing; give the general location and description of the property, such as the street address and acreage involved; describe the nature, scope and purpose of the application; and indicate where additional information about the application can be obtained.

The applicant shall (1) post notice on weatherproof signs provided by the City; (2) place the signs on the property that is the subject of the application at least ten (10) days before the public hearing; and (3) ensure that the signs remain continuously posted until a final decision is made by the city council. At least one (1) sign shall be posted by the applicant for each one hundred and fifty feet (150') of street frontage, up to a maximum of five (5) signs. Signs shall be placed along each abutting street in a manner that makes them clearly visible to neighboring residents, and passers-by. There shall be a minimum of one (1) sign along each abutting street.

(3) Hearing and Recommendation by the Planning Commission. The planning commission shall hold a public hearing on the proposed rezoning. At the conclusion of the hearing, and after deliberation, the commission shall recommend approval as submitted; may recommend approval of less area and/or of a lesser intense, but like classification than what was applied for; table with cause, not to exceed one time for consideration at the next meeting; or deny the application, and submit an accurate written summary of the proceedings to the city council.

(4) Hearing and Action by the City Council. After the planning commission recommends approval of an application, the applicant shall be responsible for preparing the appropriate ordinance and requesting that the City Clerk place it on the city council's agenda. Agenda item requests and all documentation shall be submitted in a form established by the City Clerk, and be accompanied by a publication fee prescribed by law.

If the planning commission does not recommend approval of an application, the city council may consider the matter after an appeal is filed by the property owner with the City Clerk, and a special public hearing is set and subsequently held. Applicant responsibility with regard filing documents with the City Clerk and paying said fee as described above is also applicable.

In considering an application for approval, whether on appeal or not, the city council may reduce the amount of land area included in the application, but not increase it; and may change the requested classification in whole or in part, to a less intense zoning district classification than was indicated in the planning commissions required public notice.

(5) Approval Criteria. The criteria for approval of a rezoning are set out in this section. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:



- (a) Consistency of the proposal with the Comprehensive Plan.
- (b) Consistency of the proposal with the purpose of this ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (f) Length of time the subject property has remained vacant as zone, as well as its zoning at the time of purchase by the applicant; and
- (g) 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.

(6) Successive Applications. In the event that the city council denies an application for a rezoning, a similar application shall not be considered by the planning commission for six (6) months from the date of the denial by the city council, unless the planning commission, upon recommendation by the city planner, determines that there is a significant change in the size or scope of the project, or that conditions have changed in the area affected by the proposed rezoning.

14.44.06 Fees. Before any action shall be taken as provided in this ordinance, the applicant shall submit a fee with the application in accordance with the schedule below. Under no condition shall said sum or any part thereof be refunded for failure of said action to be approved by the city. See the attached and most current fee schedule in the appendix section.





METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

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

LOCATION:

Site Address: Southern Ridge Blvd, Jonesboro, Arkansas 72404

Side of Street: North between Southwest Drive and S. Culberhouse Road

Quarter: _____ Section: 36 Township: 14 Range: 03

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 LUO

Size of site (square feet and acres): (329,367 sq.ft) 7.56 acres Street frontage (feet): ≈675 feet

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Southern Ridge Blvd is a recently constructed, 3-lane collector that connects Culberhouse Rd. to Southwest Dr.

Does public water serve the site? Yes.

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Public Sanitary Sewer is available to serve this site.

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Single Family Residential

South Vacant Commerical C-3 LUO

East Vacant Single Family Residential R-1 Zoned Property

West Southern Hills Planned Development- PD-M Zoning

Physical characteristics of the site: Gentle uniform sloping topography, cleared property with established grass vegetation

Characteristics of the neighborhood: The area is experiencing strong commercial and residential growth due to the Southern Hills Development.

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? (see cover letter)
- (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.

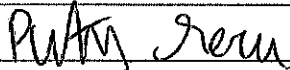
(see EXHIBIT A)

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: Southern Hills Real Estate, LLC
Address: 2505 Southwest Square
City, State: Jonesboro, AR ZIP 72401
Telephone: _____
Facsimile: _____
Signature: 

Applicant:

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

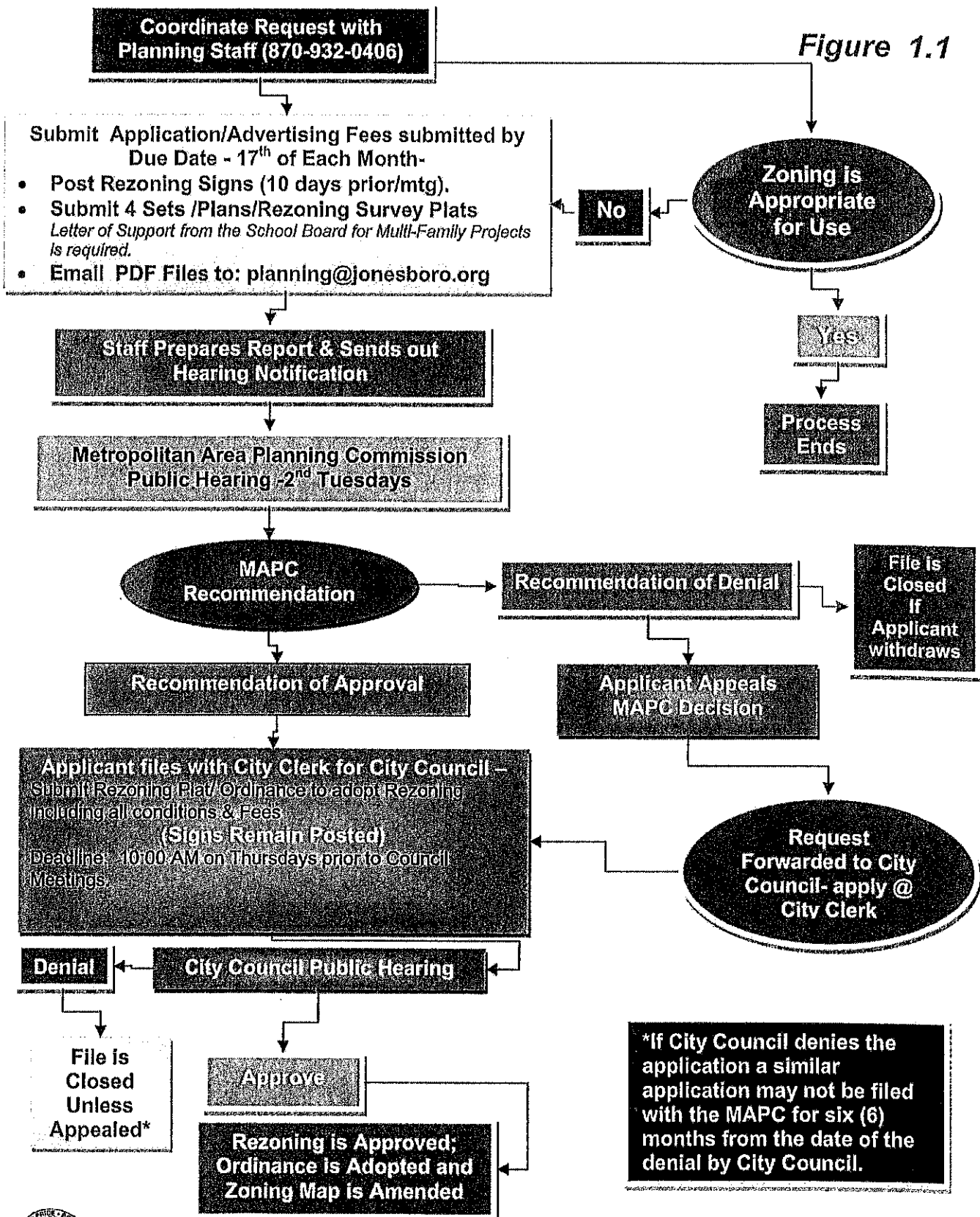
Name: FISHER ARNOLD, INC.
Address: 404 CREATH AVE.
City, State: JONESBORO, AR. ZIP _____
Telephone: _____
Facsimile: _____
Signature: 

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.

Rezoning Process

Figure 1.1



Planning

Single Family Residential Approvals - Planning Review

New Single Family Dwelling (per structure)	\$50
New Multiple Family Dwellings (per plan submittal)	\$100
Additions to Residential Dwellings (increase in footprint)	\$25
Detached Buildings & Other Accessory or Temporary Structure	\$25
Alterations or Repairs of Residential Dwelling	\$25
Swimming pools (above or below ground)	\$25
Walls, fences, decks, antenna towers & satellite dishes	\$50
Multi-family Additions	\$50
Multi-family Accessory Structures	\$50
Multi-family Dwellings 5 units and above	\$500

Commercial Building Permits - Planning Review

0 sq ft to 10,000 sq ft Commercial Building Area	\$500
10,001 sq ft or more Commercial Building Area	\$1,000
Interior alterations/repairs of commercial or industrial structures	\$250
Awnings and Canopies	\$250
Accessory buildings, walls, fences, decks	\$250
Cellular towers/antenna & satellite (new)	\$100
Cellular towers/antenna & satellite (existing)	\$100
Parking Lots	\$100
Landfill and Extractions (land use only)	\$1,000
Gravel Mining	\$1,000
Change of Use Certificate	\$100
Commercial Storage Tanks	\$250
Temporary Tents, Trailers & Structures	\$250

Rezoning Fees

Base Fee +	\$500
------------	-------

Special District Applications

Village Residential Overlay	\$500
JMMA-O Jonesboro Municipal Airport Overlay District	\$500
Planned Development District	
Fee per stage (Preliminary, Final, Modifications)	\$500

Board of Zoning Appeals Fees

Residential Appeal - Compatible Non-Conforming Use (BZA)	\$200
Commercial Appeal - Compatible Non-Conforming Use (BZA)	\$400
Conditional Use (MAPC)	\$400

Subdivision Fees

Minor Plats & Replats (Administrative Approvals)

Base Fee	\$400
----------	-------

Reviews requiring MAPC Approval

Subdivisions: 0 to 20 acres

Base Fee	\$500
----------	-------

Per Lot Fee	\$4
-------------	-----

Subdivisions: Over 20 to 40 acres	\$1,000
-----------------------------------	---------

Subdivisions: Over 40 acres	\$1,500
-----------------------------	---------

On/Off Premise Sign Permits

Bill Board Base Fee	\$1,000
Construction Base Fee	\$100
Ground Sign New Base Fee	\$100
Wall & Awning Signs Base Fee	\$100
Pole Sign Base Fee	\$100
Marquee Sign Base Fee	\$100
Monument Sign Base Fee	\$100
Promotional Event Signs Base Fee	\$100
Banners	\$50

Mapping Services

Zoning Research Letter	\$500
Zoning Letter (simple)	\$50

Additional Fees Not being Charged

Multi-Family Dwelling Review (3rd submittal)	\$1,000
Commercial/Industrial Review (3rd submittal)	\$1,000

INSPECTIONS & PLANNING

FEES

THE CITY OF JONESBORO



INSPECTIONS

300 S. Church St.
Jonesboro, AR 72401
870-933-4602

PLANNING

300 S. Church St.
Jonesboro, AR 72401
870-932-0406

www.jonesboro.org

Planning: RES-17 091
Inspections: RES-17 092

Inspections

Swimming Pool Elec Bond	\$50	RElectrical Reconnect	\$50	Commercial Sewer Connection & Street Cut	\$100
Street Cut Permit	\$40	Plumbing Changeout	\$40	Commercial Plumbing	07 sq ft
Storm Shelter	\$50	Multi-family Building Permit	Project Cost	Commercial HVACR	07 sq ft
Residential Water Meter Permit	\$40	Multi Family Plumbing	06 sq ft	Commercial Gas Test	\$50
Residential Swimming Pool	Project Cost	Multi Family HVAC	06 sq ft	Commercial Electric - Site Trailer	\$100
Residential Storage	Project Cost	Multi Family Electric	06 sq ft	Commercial Electric Reconnect	\$55
Residential Sprinkler Permit	\$60	Mobile Vending Permit	\$40	Commercial Electric Alteration	\$55
Residential Single Family	Project Cost	HVAC C/O Vent/Hood	\$40 C/a \$55 C/O & Duct	Commercial Electric	07 sq ft
Residential Sewer Stubout Permit	\$40	Grading Permit	Engineering Fee	Commercial Building Permit	Project Cost
Residential Sewer Permit	\$40	Fire Sprinkler Permit	\$50 - Fire Dept.	Commercial Alterations	Project Cost
Residential Sewer Connection & Street Cut	\$80	Fire Alarm	\$50 - Fire Dept.	Commercial Additions	Project Cost
Reinspection Fee	R - \$40 C - \$100	Fence Permit	Planning Fee	Canopy Permit	\$50
Residential Plumbing	05 sq ft	Existing Structure CO	\$50	Backflow Permit	C - \$50 R - \$40
Residential HVAC	05 sq ft	Driveway Permit	Engineering Fee	Temp Pole	\$55
Residential Gas Test	\$40	Demolition Permit	R - \$100 C - \$250	Low Voltage	R - \$50 C - \$100
Residential Electrical	05 sq ft	Communication Tower	Project Cost	Temp Co	R - \$50 C - \$500
Residential Electric Alteration	\$50	Commercial Water Meter Permit	\$50	Foundation & Footing	040,000 sq ft \$50 10,001--sq ft \$1,000
Residential Building - Duplex	Project Cost	Commercial Temp Power	\$55	Tent Permit	\$50
Residential Alterations	\$100 min.	Commercial Storage	Project Cost	Moving Permit	\$50
Residential Additions	Project Cost	Commercial Sprinkler Permit	\$85	HVAC Duct Only	\$40
Re-Roofing Permit	R - \$100 C - Project Cost	Commercial Signs	Project Cost		
		Commercial Sewer/Stubout	\$50		

ENGINEERING & STREET DEPARTMENTS

Engineering Fees

Street Fees

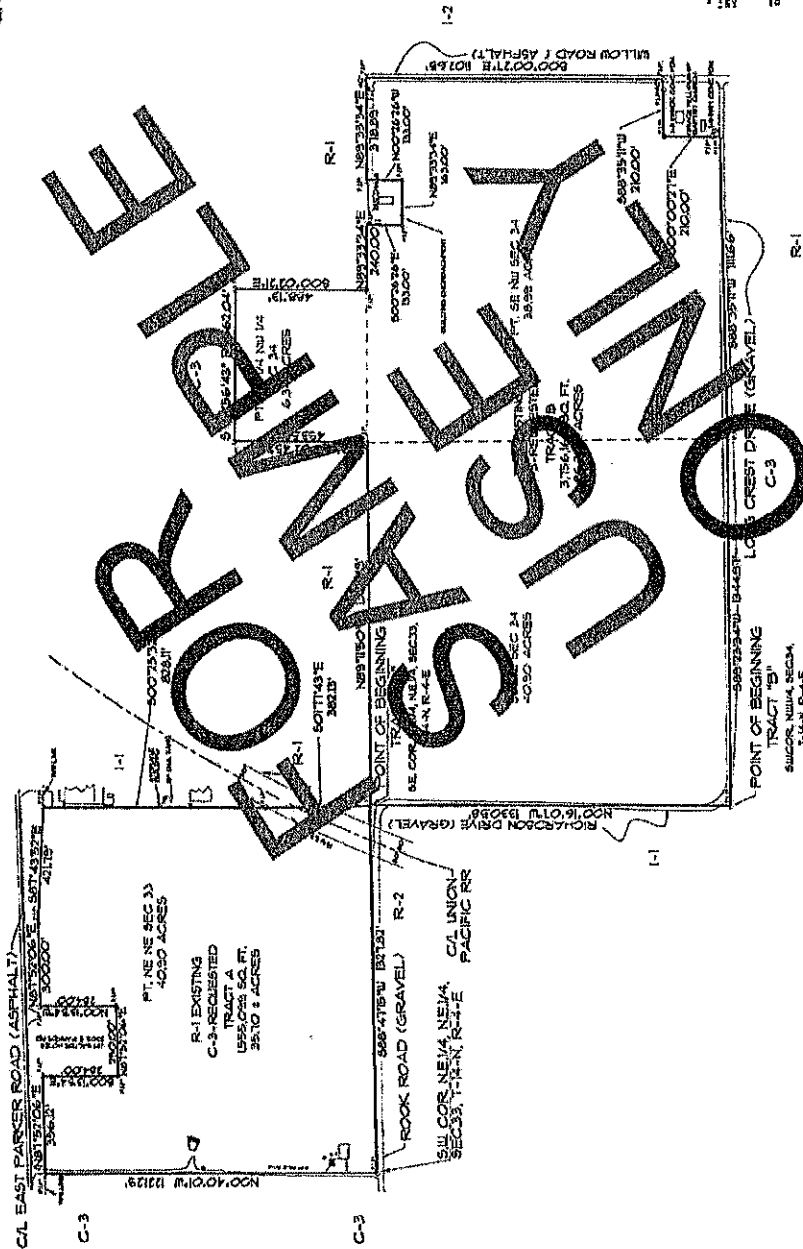
FEES

Driveway Permit (per driveway).....	\$50	Street Plate - 1st plate delivered (up to 60 days)	\$45
<i>(includes one form inspection & one final inspection)</i>		<i>(includes one form inspection & one final inspection)</i>	
Driveway Re-Inspection Fee	\$30	Each additional street plate delivered (up to 60 days)	\$15
Lane/Traffic Closure Permit:		Street Repair	\$200
One Traffic Lane Closure Permit	\$25	Base Asphalt	\$30
Street Closure (Collector)	\$100	Barricades (contractors - street cuts and repairs)	\$75/ea
Street Closure (Arterial)	\$200	Barricades (block parties, etc)	\$10/ea
Floodplain Development Permit	\$100 per acre (\$25 min.)	Cones	\$5/ea
Drainage Alteration/Modification Permit	\$25	Replacement of Regulatory Sign & Post - accidents, etc	\$150
<i>(plus \$0.10 per linear ft. of drainage system modification/alteration)</i>		Replacement of Street Identifier Sign & Post - accidents, etc	\$150
Grading Permit	\$100 per acre (\$50 minimum)	New Regulatory Sign & Post for Subdivisions	\$150
Stormwater Management Plan Permit:		New Street Identifier Sign & Post for Subdivisions	\$250
for subdivision	\$1,000 minimum	Replacement for Damaged Sign Post - accidents, etc	\$50
additional lots over 10	\$100 per lot		
for commercial site	\$350 minimum		
additional acres over 3.5 acres	\$100 per acre		
Stormwater Appeal Fee	\$200		
Encroachment Permit	\$50		
Residential Site Permit	\$25		



www.jonesboro.org

Engineering Dept. RES-17 089
Street Dept. RES-17 088



HOLES & VICINITY

DESCRIPTION TRACT A

[illegible]

DESCRIPTION TRACT B

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATIONS
300 FIFTH AVENUE
NEW YORK 10017

Y. N. B. 1930 3:100/13/14/15

SURVEYOR'S CERTIFICATION

CHINESE CERTIFICATION

WOMEN'S CENTER FOR ACTION

On 12/09/2014 04:34

SUPERVISOR'S NOTES

STANDARD & CUSHING OFFERS PUBLISHING OFFERING 3, 1984
AS DIRECTOR'S ADVISORY BOARD OFFERS TO RETURN AND
EDITION 2001 1984

44-38861-1000
ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-14-2001 BY 60322 UCBAW

REZONING PLAT FOR
ELIZABETH MOORE
JONESBORO, ARKANSAS

Year	Length	Weight	Age	Sex	Notes
1967	1.0	1.0	1.0	1.0	1.0
1968	1.0	1.0	1.0	1.0	1.0
1969	1.0	1.0	1.0	1.0	1.0
1970	1.0	1.0	1.0	1.0	1.0
1971	1.0	1.0	1.0	1.0	1.0
1972	1.0	1.0	1.0	1.0	1.0
1973	1.0	1.0	1.0	1.0	1.0
1974	1.0	1.0	1.0	1.0	1.0
1975	1.0	1.0	1.0	1.0	1.0
1976	1.0	1.0	1.0	1.0	1.0
1977	1.0	1.0	1.0	1.0	1.0
1978	1.0	1.0	1.0	1.0	1.0
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1982	1.0	1.0	1.0	1.0	1.0
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2004	1.0	1.0	1.0	1.0	1.0
2005	1.0	1.0	1.0	1.0	1.0
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2008	1.0	1.0	1.0	1.0	1.0
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2010	1.0	1.0	1.0	1.0	1.0
2011	1.0	1.0	1.0	1.0	1.0
2012	1.0	1.0	1.0	1.0	1.0
2013	1.0	1.0	1.0	1.0	1.0
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2024	1.0	1.0	1.0	1.0	1.0
2025	1.0	1.0	1.0	1.0	1.0
2026	1.0	1.0	1.0	1.0	1.0
2027	1.0	1.0	1.0	1.0	1.0
2028	1.0	1.0	1.0	1.0	1.0
2029	1.0	1.0	1.0	1.0	1.0
2030	1.0	1.0	1.0	1.0	1.0
2031	1.0	1.0	1.0	1.0	1.0

Copyright 2004 AS & T, LLC



Planning Charge Sheet

Residential Approvals – Planning Review (select all that apply) 01-0731:

- | | | |
|---|--|--|
| ☐ Single Family Dwelling | ☐ Multiple Family Dwelling | ☐ Detached/Accessory Bldg |
| ☐ Single Family Additions | ☐ Single Family Alterations | ☐ Swimming Pools |
| ☐ Walls, Fences, Decks Etc | ☐ Multi Family Additions | ☐ Multi Family Accessory Bldg |

Commercial Approvals – Planning Review (select all that apply) 01-0732:

- | | | |
|--|---|--|
| ☐ Building _____ Sqft. | ☐ Interior Alterations/Repairs | ☐ Awnings/Canopies |
| ☐ Accessory Bldgs, etc. | ☐ Parking Lots | ☐ Landfill and Extraction |
| ☐ Gravel Mining | ☐ Change of Use | ☐ Storage Tanks |
| ☐ Temp Tents, Trailers & Structures | | |

Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- ☐ Single Family Districts _____ Acres
- ☐ Multi Family Districts _____ Acres

Non-Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- ☐ Zoning Map Amendments _____ Acres

Special District Applications 01-0516:

- ☐ Village Residential Overlay ☐ JMA-O, Jonesboro Municipal Overlay District
- ☐ Planned Development District _____ phase (preliminary, final, modification)

Board of Zoning Appeals Fee 01-0516:

- ☐ Residential ☐ Commercial ☐ Conditional Use ☐ Compatible Non-Conforming Use

Subdivision Planning Fees 01-0733:

- ☐ Minor Plats & Replats ☐ Reviews MAPC Approval: _____ Lots _____ Acres

On/Off-Premise Signage Permits – Planning Review 01-0734:

- | | | |
|--|---|--|
| ☐ Billboards | ☐ High Rise Interstate _____ faces | ☐ Bulletin Board _____ Sqft |
| ☐ Construction Sign | ☐ Ground Sign _____ Sqft | ☐ Wall & Awning _____ Sqft |
| ☐ Directional Sign _____ Sqft | ☐ Pole Sign _____ Sqft | ☐ Marquee Sign _____ Sqft |
| ☐ Promo Event | ☐ Special Event Sign | ☐ Grand Opening Sign |
| ☐ Corner or Interior Parcel Sign _____ Sqft Faces _____ | | |

Zoning Sign Deposit 01-0155: ☐ _____ Number of Signs

Mapping and Duplicating Services Per Page 01-0735:

- | | | | |
|---|---|--|--|
| ☐ 8 ½" x 11" BW Copies | ☐ 8 ½" x 11" Color Map | ☐ Over Size Page | ☐ Zoning Resolution |
| ☐ Zoning Map 36"x50" | ☐ Land Use (36"x44") | ☐ 11"x17" Map | |
| ☐ Property Owner Search/Plat Map | | ☐ Zoning Certification Letter | |

Total Pages _____

Description: _____ Total Amount Due: _____

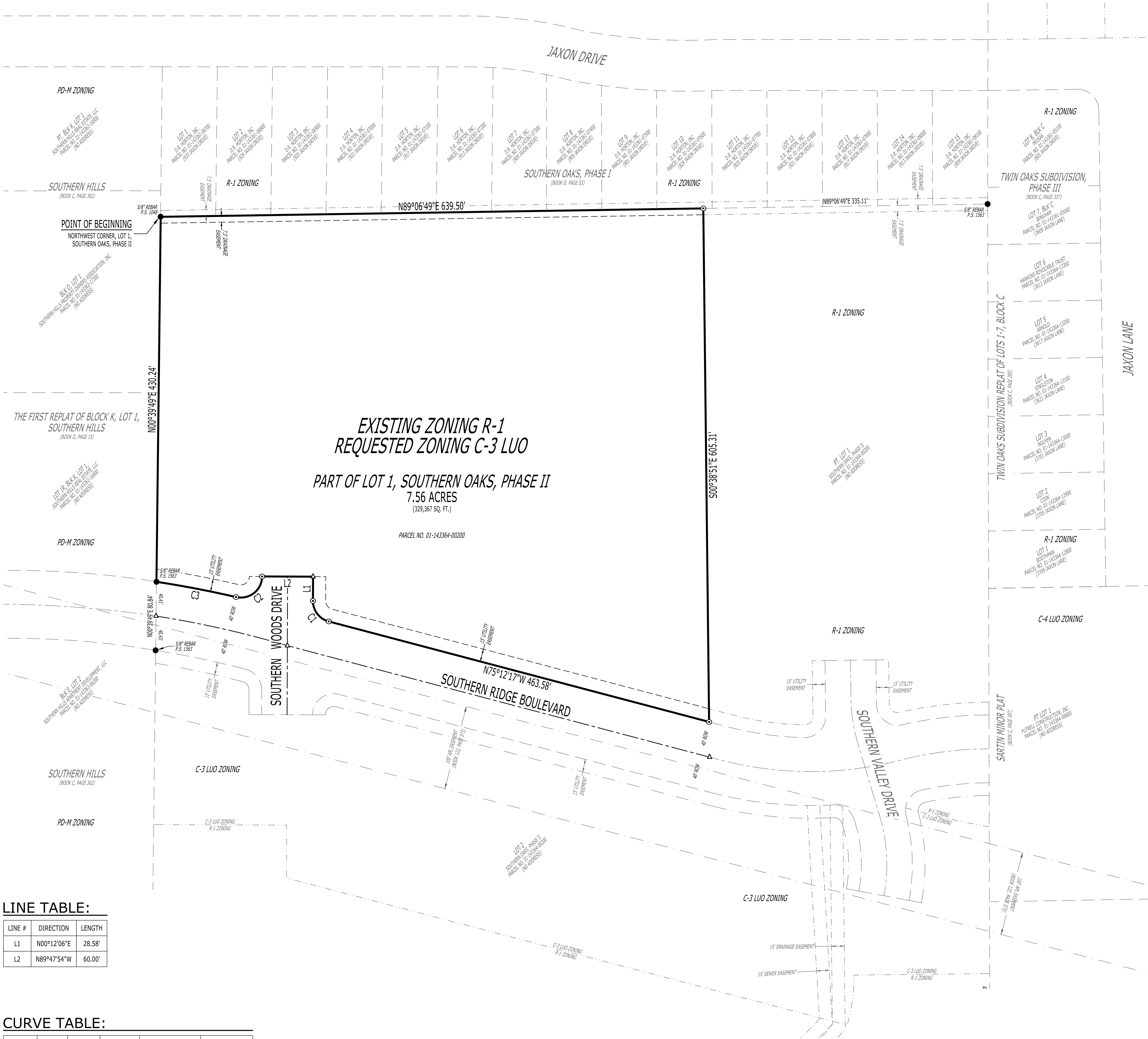
Site: Address: _____ Tracking No.: _____

Customer

Customer #

City Official

Date



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N00°12'06"E	28.58'
L2	N89°47'54"W	60.00'

CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	32.90'	25.00'	75°24'22"	N37°30'05"W	30.58'
C2	44.88'	25.00'	102°51'33"	S51°37'53"W	39.09'
C3	95.61'	1240.00'	04°25'04"	N79°08'53"W	95.58'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "J. NEELY P.S. 1841" (OR AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

ZONING NOTES:

- CURRENT ZONING CLASSIFICATION PER CITY OF JONESBORO ZONING MAP: R-1, SINGLE-FAMILY, MEDIUM DENSITY DISTRICT.
- R-1 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 25'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 35%
- PROPOSED ZONING CLASSIFICATION: C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE OVERLAY.
- C-3 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 10'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 45'
 - MAXIMUM LOT COVERAGE - 60%
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, FARM CREEK HOME SITES, SECOND ADDITION, BY TERRY G. BARE, P.S. 1048, RECORDED IN BOOK B, PAGE 56, DATED NOVEMBER 08, 1988.
 - RECORD PLAT, SARTIN MINOR PLAT, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK B, PAGE 149, DATED JANUARY 15, 1996.
 - RECORD PLAT, SARTIN MINOR PLAT (SECOND MINOR PLAT), BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 187, DATED AUGUST 02, 2007.
 - CORRECTION PLAT OF SURVEY, BY CLARENCE W. MCALISTER, P.S. 1303, RECORDED IN BOOK C, PAGE 273, DATED JANUARY 25, 2017.
 - RECORD REPLAT, TWIN OAKS SUBDIVISION, REPLAT OF LOTS 1 THRU 7, BLOCK C, BY HERBERT C. HIME, P.S. 1142, RECORDED IN BOOK C, PAGE 285, DATED OCTOBER 25, 2017.
 - REZONING PLAT, BY MICHAEL A. DANIELS, P.S. 1563, DATED JANUARY 12, 2021.
 - RECORD PLAT, SOUTHERN HILLS, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK C, PAGE 362, DATED MAY 05, 2021.
 - RECORD PLAT, SOUTHERN OAKS, PHASE I, BY MICHAEL A. DANIELS, P.S. 1563, RECORDED IN BOOK D, PAGE 03, DATED SEPTEMBER 21, 2023.
 - RECORD PLAT, SOUTHERN OAKS, PHASE II, BY JOSHUA J. NEELY, P.S. 1841, IN THE PROCESS OF BEING RECORDED.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0261D, EFFECTIVE DATE SEPTEMBER 16, 2024.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON JUNE 05, 2026.

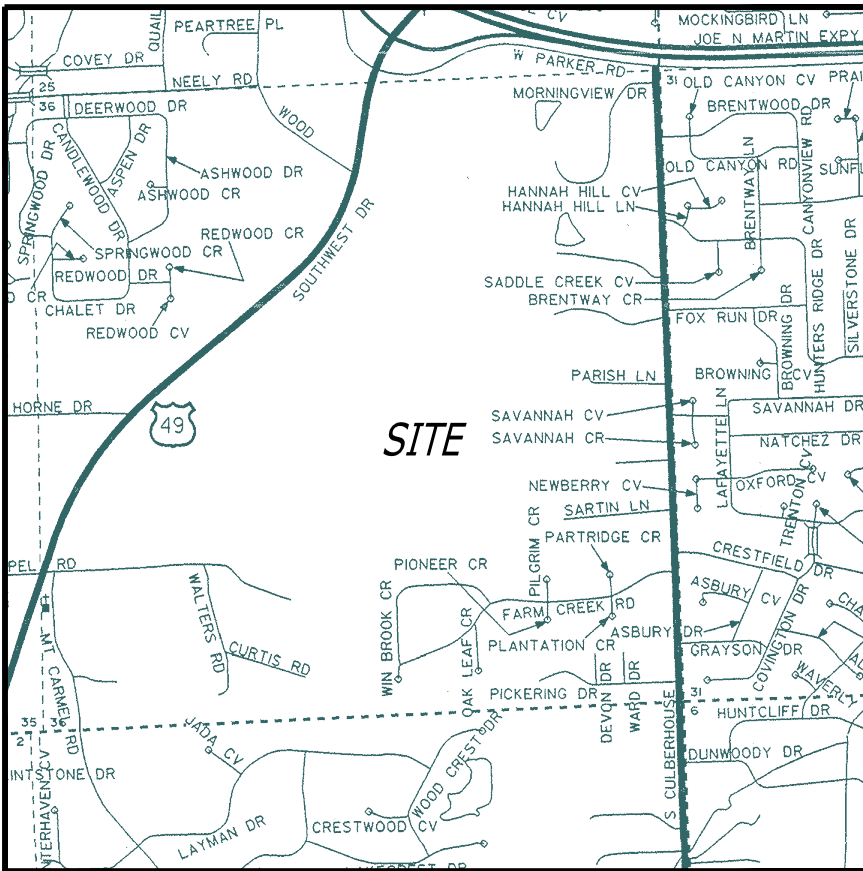
LEGAL DESCRIPTION (AS-SURVEYED):

A PART OF LOT 1 OF SOUTHERN OAKS, PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

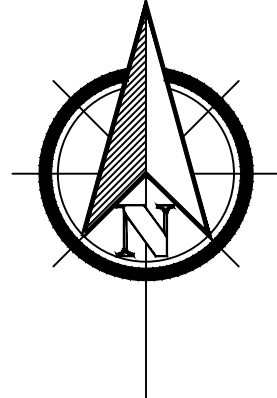
BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF SOUTHERN OAKS, PHASE II TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°06'49" EAST, ALONG THE NORTH LINE OF SAID LOT 1, 639.50 FEET; THENCE SOUTH 00°38'51" EAST, LEAVING SAID NORTH LINE, 605.31 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN RIDGE BOULEVARD; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 75°12'17" WEST, 463.58 FEET TO A POINT ON A CURVE TO THE RIGHT; NORTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 75°24'22", A RADIUS OF 25.00 FEET, 32.90 FEET TO A POINT THAT BEARS NORTH 37°30'05" WEST, 30.58 FEET FROM THE LAST SAID POINT; NORTH 00°12'06" EAST, 28.58 FEET; NORTH 89°47'54" WEST, 60.00 FEET TO A POINT ON A CURVE TO THE RIGHT; SOUTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 102°51'33", A RADIUS OF 25.00 FEET, 44.88 FEET TO A POINT THAT BEARS SOUTH 51°37'53" WEST, 39.09 FEET FROM THE LAST SAID POINT TO A POINT ON A CURVE TO THE LEFT; NORTHWESTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 04°25'04", A RADIUS OF 1240.00 FEET, 95.61 FEET TO A POINT THAT BEARS NORTH 79°08'53" WEST, 95.58 FEET FROM THE LAST SAID POINT TO THE WEST LINE OF LOT 1 OF SAID SOUTHERN OAKS, PHASE II; THENCE NORTH 00°39'49" EAST, ALONG SAID WEST LINE, 430.24 FEET TO THE POINT OF BEGINNING, CONTAINING 7.56 ACRES (329,367 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.



VICINITY MAP
(N.T.S)



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

REZONING REQUEST
CLIENT: SOUTHERN HILLS REAL ESTATE, LLC
PART OF LOT 1 OF SOUTHERN OAKS, PHASE II,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING
& CONSULTING PLLC

404 Creath Ave., Suite B Jonesboro, AR 72401	870-203-9940 www.ridgesurveying.net
DRAWING INFO	REVISIONS
DRAWN BY: JIN	DATE: 06/12/2026
DATE: 06/12/2026	BY: [Signature]
SCALE: 1" = 60'	DESCRIPTION:
CORNO: 24022026	

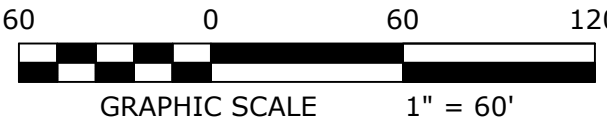


RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



JOSHUA J. NEELY - SURVEYOR
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City of Jonesboro Metropolitan Area Planning Commission

Staff Report – RZ 26-11

300 S. Church Street/Municipal Center

For Consideration by Planning Commission on July 14, 2026

REQUEST: To consider a rezoning of 1400 Southern Ridge Blvd (Parcel #01-143364-00200)

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family moderate intensity district, to “C-3 LUO”

APPLICANT: Fisher Arnold Inc

LOCATION: 1400 Southern Ridge Blvd

SITE

DESCRIPTION: **Total Size:** Approx. 7.56 Acre- 329,367 S.F.
Street Frontage: Approx. 675 ft along Southern Ridge Blvd

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	C-3 LUO
East	R-1 Vacant Land
West	PD-M

HISTORY:

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 Residential**.

Moderate Intensity:

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

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map

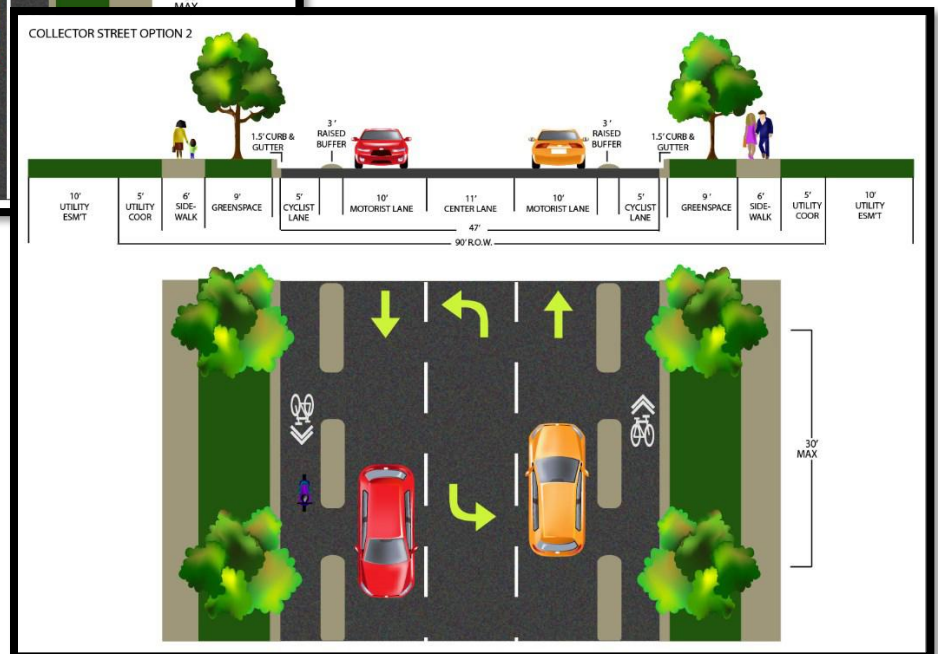
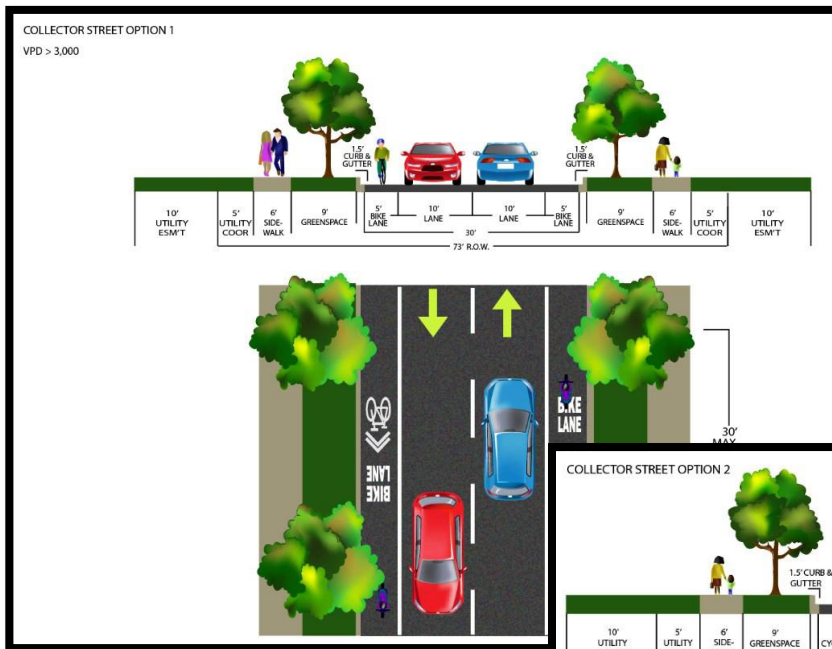
Master Street Plan/Transportation

The subject property will be served by Southern Ridge Blvd. The Master Street Plan classifies Southern Ridge Blvd as Collector St

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all 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. This property is 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 with 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 residential zoning 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 Limited Use overlay.	
(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 because the area is already equipped to handle residential 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 C-3 Limited Use Overlay

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 C-3 LUO as follows:

LU-O—Limited use overlay district.

(1)*Purpose.* By providing for flexible use of property development standards tailored to individual projects or specific properties, the LU-O district is intended to:

- a. Ensure compatibility among incompatible or potentially incompatible land uses;
- b. Ease the transition from one zoning district to another;
- c. Address sites or land uses with special requirements; and
- d. Guide development in unusual situations or unique circumstances.

(2)

Use and property development standards. When accompanied by a rezoning request from the property owner, the LU-O district can be used to restrict the use and property development standards of an underlying base zoning district, as applied to specific parcels of land. All LU-O requirements are in addition to, and supplement all other applicable standards and requirements of the underlying zoning district. Restrictions and conditions imposed by an LU-O district are limited to the following:

- a. Prohibiting otherwise permitted or conditional uses and accessory uses or making a permitted use a conditional use;
- b. Decreasing the number or density of dwelling units that may be constructed on the site;
- c. Limiting the size of nonresidential buildings that may be placed on a site;
- d. Increasing minimum lot size or lot width;
- e. Increasing minimum yard and setback requirements; and
- f. Restricting access to abutting properties and nearby roads.

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	
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-26- ; a request to rezone property “R-1”, single family Residential district, to “C-3 Limited Use Overlay”. The following conditions are recommended:

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 26- 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 residential, to “C-3 LUO” , 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: SP-26-01

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Site Plan

Site Plan Citadel Minor Phase 1

1. DIMENSIONS AND RADII ARE MEASURED TO THE BACK OF CURB

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

—○—○— FENCE LINE


 1955

STORM DRAIN PIPE

