



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, August 27, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-24:082](#) Minutes: August 13, 2024 MAPC

Attachments: [8.13.24 MAPC Minutes](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-24-05](#) Conditional Use: 2111 Prescott Lane

Travis and Kelly Wood are requesting conditional use approval for a manufactured home (residential design) within an R-1, single family medium density district.

Attachments: [Application](#)
[Certified Mail Receipts and Signed Notifications](#)
[Conditional Use Sign](#)
[Home Design](#)
[Parcel 01-144053-01100](#)
[Staff Summary](#)

8. Rezoning

RZ-24-13

Rezoning: 2117 School Street

Flex Properties LLC, is requesting a rezoning from R-2, multi-family low density district, to RD-RM, multifamily residential planned development. This request is for 3.39 acres.

Attachments: [Application and Questions](#)
[Proposed Design](#)
[Rezoning Plat and Site Layout](#)
[SchoolStreet-CommonAreaMap](#)
[Neighborhood Meeting Flyer](#)
[Deeds](#)
[Rezoning Signs](#)
[Staff Summary](#)

RZ-24-14

Rezoning: 901 N. Church Street

Michael Shannon Kee is requesting a rezoning from R-3, multi-family high density district, to C-3, general commercial. This request is for 0.41 acres.

Attachments: [Rezoning Application](#)
[Mail Receipts](#)
[Rezoning Sign Posted](#)
[Staff Summary](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:082

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes: August 13, 2024 MAPC



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, August 13, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 9 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

3. Approval of minutes

[MIN-24:076](#) Minutes: July 23, 2024 MAPC

Attachments: [7.23.24 MAPC Minutes](#)

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

Aye: 8 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

PP-24-12 Preliminary Subdivision: Ponderosa Pointe

Crafton Tull is requesting preliminary subdivision approval for 67 lots on 70 acres. Located at Riviera Drive, this property is zoned R-1, single family medium density.

Attachments: Application
Preliminary Plat
Ponderosa Civil Set
Staff Report

Tabled by the applicant.

[PP-24-13](#) Preliminary Subdivision: Wright's 2024 Replat

Chrissie Wright is requesting preliminary subdivision approval for 3 lots on 2.9 acres. Located at 5195 S. Stadium Blvd., this property is zoned C-3, general commercial.

Attachments: [Application](#)
 [Wright's 2024 Replat DRAFT](#)
 [Staff Report](#)

Lonnie Roberts (Chair): Do we have the applicant here for this item? If you would state your name for the record please.

Chrissie Wright (Proponent): I'm Chrissie Wright.

Lonnie Roberts: You're seeking preliminary approval on 3 lots?

Chrissie Wright: Yes, I have the 3 acres it's just past the soft ball park, if you were heading toward Harrisburg out of town. And basically have had this land for sale for a while and it's looking like they either want large tracks or they want smaller tracks, and there's just not a lot of affordable 1 acre tracks on the market. I feel like it will be more marketable property for most consumers cause they're just looking for something to build a nice office building or a commercial type property.

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

Derrel Smith (City Planner): Yes we do, we reviewed it and it does meet all requirements of the subdivision code and we would recommend approval.

Lonnie Roberts: Okay, I'll open up for any commissioner questions or comments, commissioners? Questions for the proponent or city staff?

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

Aye: 8 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-24-12](#)

Rezoning: 5425 Southwest Drive

Bruno Azemi is requesting a rezoning from R-1, single family medium density district, to C-3, general commercial. This request is for 2.12 acres located at 5425 Southwest Drive.

Attachments: [Application and Questions](#)
 [Plat](#)
 [Property Owner Notification](#)
 [Certified Mail Receipts](#)
 [Sign on Site](#)
 [Staff Summary](#)

Lonnie Roberts (Chair): Next item on the agenda, this is a rezoning request. This is at 5425 Southwest Drive, Bruno Azemi is requesting a rezoning from R-1 medium density district to C-3, general commercial. This item is from 2.12 acres and is located at 5425 Southwest Drive. Do we have the proponent or

applicant for this item? If you would like, come up and tell us your thoughts. State your name for the record sir.

Jim Lyons (Proponent): Jim Lyons on behalf of Mr. Azemi, the intent is to have this rezoned as a restaurant this area has approximately 55,000 cars a day going by and everything out there is becoming commercial so we ask that it be approved. I'm sure of you are old enough and some aren't old enough to remember, years ago when Valley View was separate. This was a commercial area. There was a downtown in Valley View and it was commercial then. And it has become commercial again because of the amount of traffic that has gone out there and so we think it's appropriate for it to be rezoned for purposes of a restaurant.

Lonnie Roberts: Alright, thank you for your comments. City planner do you have staff comments on this one?

Derrel Smith (City Planner): Yes sir, we have reviewed it and it does meet the rezoning criteria and so therefore, we would recommend approval with the following stipulations:

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.
4. The site shall comply with all overlay district standards.

Lonnie Roberts: Okay, with this rezoning request is there anyone here to give public input? If you would please come up and state your name for the record. Give us your thoughts.

Steve Floyd (Opposed Public): My name is Steve Floyd, I live at 5421 Southwest Drive. My residence is adjacent to this property on the east side. My sister is also here Lisa Bowers, her residence is adjacent on the west side and then we own 13 acres to the north. That is all residential. I feel that this is going to greatly affect my residential property if you do this. First of all, I had a question, isn't there supposed to be a sign that's displayed for so long? When a property is being rezoned?

Derrel Smith: Yes.

Steve Floyd: I've never seen it. I live right beside it and I pass that property probably 10 times a day. I've never seen the sign, I actually walked out there today and looked and it's laying in some tall grass. Nobody in that area except for me and my sister and the people who live around it know that this property is being rezoned. If you look, that sign cannot be seen from Southwest Drive it's behind a bunch of bushes. The only way you can see that sign is from my sister's driveway. So, nobody in the area knows that this is even going on. Also, the traffic I served that community as their constable for 8 years. I've worked countless accidents at that intersection some of them people ejected. Bad accidents, if you put a restaurant at that location and add to that traffic, and I talked to Mr. Bruno and he said that there was a possibility he was going to obtain a liquor license. And if you put that in that area along with that traffic, along with the Valley View school district and all the inexperienced drivers that go there, 2 daycare facilities and two churches close to this facility, it's not a good idea. I think you're gonna hurt more than you're gonna help. Across the street is zoned commercial, it is right now it's a soybean field and it's owned by Ken Yarbrough and Doyle Yarbrough which are close friends of mine.

Talked to both gentleman the other day and they said they had no plans to do anything with it besides farm it right now. So, there's nothing in the works really going on there. I just don't think this is a good idea right now. I know the mini storages come in right next to my property don't have a problem with it. Nice guy, he maintain them, they look good. But now he's advertising that he has spots for food trucks available. Well, that wasn't in the deal. Who wants food trucks next to their property? That's for sure going to hurt my value. I just ask that you consider, put yourself in my spot. Would you want this restaurant right in the middle of your residential property. I don't think you would. But I just ask you to deny this. Thank you.

Lonnie Roberts: Thanks for your comments.

Paul Ford (Commission): Can I ask you a question?

Lonnie Roberts: Yes, Mr. Floyd? Mr. Ford want to ask your question?

Paul Ford: I do. My question to you is with all this traffic that you mentioned and the accidents that you referenced there. Do you think this property would ever be developed as a single-family residence?

Steve Floyd: I live right beside it so does my sister.

Paul Ford: My question is do you think that this property would develop as a single-family residence today?

Steve Floyd: It could, beautiful spot. Has 13 acres of grass behind it with trees. There's a couple, three very nice houses. Richard and Mary Tucker actually live adjacent to this property also. They couldn't be here tonight, had a family health crisis, had to leave the state. They also asked me to ask you to please deny this.

Lonnie Roberts: I did receive an email from them.

Steve Floyd: I had a question too, Mr. Lion said something about Valley View used to be commercial, I'm 53 years old and I've lived there my entire life. If you consider tractor dealership and an old convenience store commercial than, that's what it had, when we were annexed into the city.

Lonnie Roberts: Okay, thank you for your comments. Mr. Lyons? Yes, sir.

Jim Lyons: He's a lot younger than me, I'm 71. So, I can tell you exactly what was out there when I was 10, 11, 12. And it was commercial. That was the downtown for Valley View. You will also learn if you go back and look at the history of this property, that this property was actually sold by this gentleman's father to the current owner. It was where the mini storages are, was sold by this gentleman's father. He knew it was going to be commercial, the property right next door which is commercial, that was sold by this gentleman's father. So, his father knew that this was the purpose or the intent was for this to become commercial. It was highly unlikely for it to be developed at residential property. Nobody wants to be on a location for home that has 50 thousand plus cars going by it a day. He says there's no commercial in the area well, caddy corner there from where the mini storages are, there's a strip center that Mr. Bob built years ago there was never a problem with that, nobody objected to that. No one said wait, this is a residential area. And the reason why is that the highway was being developed and more and more cars were going by all the time. Mr. Smith said that it fits within the zoning criteria, so it's simply a situation where, I'm sorry that he is unhappy but his father sold it with the intent that it be commercial. I understand, I wouldn't want commercial next door to me, but on the other hand you got to change with the times. Times have changed, yes the city of Valley View kind of went away for awhile but this is clearly going to be commercial property, whether y'all do it today or in the future. Because no one is going to develop this as residential property. Mr. Ford asked the question do you think this is going to be developed as single

family residential? It isn't, nobody is going to put money into this property. It is clearly something where it was sold with the intent of it becoming commercial by this gentleman's father. I'm sorry that he and his father didn't agree on what should be done out there. But that is not the issue, the issue is what is appropriate and the city has made the decision that it is appropriate, it's consistent with the Land Use Plan, and therefore I recommend that it be approved. Thank you.

Lonnie Roberts: Thanks for your comments.

Monroe Pointer (Commission): Another question he may know it, on this 5427 there's a loan drive that is coming off of Southwest Drive is that a resident that is going to let use a drive or is there going to be a driveway, a drive that is turning off of Southwest Drive into this new facility?

Steve Floyd: I believe that, this gentleman's sister lives back there and so I assume that she is going to maintain that drive, and be able to come off there and onto the highway if she chooses to do so.

Lonnie Roberts: That's her driveway there on the western edge of that property.

Monroe Pointer: That's what I'm saying, let me restate my question, how are you going to get to your property with parking for a restaurant if she's not going to let you borrow that drive? I don't think she will, but.

Steve Floyd: No, I understand but the property that we're asking to be rezoned is on the highway so you can turn off the highway.

Unable to Transcribe

Dennis Zolper (Commission): I would like to make a motion that we approve-

Lonnie Roberts: I have some more public comments, that wanted to speak, sorry about it. Thank you sir, next if you would.

Steve Floyd: Steve Floyd, Mr. Lion is correct on part of that, part of it he's not. Where the mini storage was my father sold that it was sold as residential, it wasn't zoned as commercial. It was rezoned here about less than a year ago. That was residential with the Clearview housing subdivision that's there now. So, my father did not do that. This that we're talking about today, my father sold that to Bill Finch who was Brian Finch's father, both these gentlemen have passed away and I'd say Valley View lost two really good guys. They lost my dad and they lost Bill Finch. But, they sold this for one reason it was a handshake deal more or less between the two of them, we had lost our co-op in that area with farming community, my dad was in and so was Mr. Finch, they thought the community really needed somewhere to buy their tractor parts, to buy their oil, and stuff like that. That's why they did this. He did not sell it wanting a restaurant there on his property, or a liquor license on his property, or mini storages. That was not the deal, why Mr. Finch didn't follow through and build this store like he wanted to? I have no idea, but that was the original plan and I just wanted to set that straight, thank you.

Lonnie Roberts: Ms. Wright did you have some questions?

Chrissie Wright (Public): Christie Wright, I don't have a dog in this fight, but I do have a question because there is a property on 5415 Jeremy Moore, So I was told recently, I'm not talking about the subject property, I'm talking about the one on the corner there, Darhill and Southwest Drive.

Lonnie Roberts: The property to the east.

Chrissie Wright: Yes, that he tried to get rezoned but couldn't get rezoned here recently for a coffee shop, and I actually had to call someone this week about this property, because they said, no it didn't pass through, it didn't go commercial so we're allowing him to use it as commercial but only as a workshop, not as a business.

Carol Duncan (City Attorney): It was rezoned but only under conditional use where it said he could use it as a personal shop. Cause that is what he requested.

Chrissie Wright: Okay, that's what I was wondering, cause I was told he tried to rezone it for commercial use.

Carol Duncan: He did initially with MAPC.

Chrissie Wright: Okay, I wanted to know the difference between the two, because I have a property that's on Johnwood, it's the one house that faces Southwest Drive, up from this and I'm trying to sell it and there's some talk going back and forth, on whether it should be commercial or residential, so that's the reason I brought this up, just trying to figure out.

Carol Duncan: It had more to do with the size of the property and the ability to put driveways if I'm not remembering correctly.

Lonnie Roberts: He was going to have to get a variance for a driveway, if my memory serves.

Carol Duncan: When it went to council after meeting with some community members, as is my understanding he decided to change it to limited use for a personal shop.

Chrissie Wright: Alright, well I just trying to figure it out cause y'all said it met, and I was like wait, I just live literally a hop, step, and jump away. Thank you for your time.

Lonnie Roberts: Thank you, is there anybody else here to give public comments? Questions? Okay I'm going to open up for commissioner questions. City Staff?

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

Aye: 8 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: CU-24-05

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Conditional Use

Conditional Use: 2111 Prescott Lane

Travis and Kelly Wood are requesting conditional use approval for a manufactured home (residential design) within an R-1, single family medium density district.



**CITY OF JONESBORO
CONDITIONAL USE APPLICATION**

Case Number CU-24-05 MAPC Deadline 8/1/24
Date Submitted 7/30/24 MAPC Meeting Date 8/27/24

OWNER/APPLICANT INFORMATION

Property Owner Travis & Kelly Wood Applicant Same
Address P.O. Box 1071 Paragould Address " AR, 72451
Phone 870-403-6692 Phone "
Signature Kelley Wood Signature "

PARCEL INFORMATION

Address/Location 2111 Prescott Ln, Jonesboro, AR 72405
Current Zoning R-1 Existing Land Use Vacant lot
Adjacent Zoning North R-1 East R-1 South R-1 West R-1

REQUESTED CONDITIONAL USE

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

Requesting a manufactured home with in a R-1
district.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay fee according to fee schedule.

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Postage \$0.73

Total Postage and Fees \$9.68

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 Jerry & Patricia Dodson
 3206 E. Thomas Green Rd.
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PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



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Total Postage and Fees \$9.68

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 Ms. Glenda Barber
 1103 Magnolia Rd.
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08/02/2024

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Postage \$0.73

Total Postage and Fees \$9.68

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 Mr. Herbert Rogers
 438 Hwy 63 S. STE 4
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PS Form 3800, April 2015 PSN 7530-02-000-9047



07/31/2024

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Postage \$0.73

Total Postage and Fees \$9.68

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 1521 E. Thomas Green Rd.
 City, State, ZIP+4®
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PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



07/31/2024

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sent To
 Street and Apt. No., or PO Box No.
 Mr. John French
 2206 Amy Ann St
 City, State, ZIP+4®
 Jonesboro, AR 72405

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



07/31/2024

7022 0410 0002 3177 2176



**CITY OF JONESBORO
MAPC ADJOINING PROPERTY OWNER NOTIFICATION**

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

TUESDAY, August 27th, 2024 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a **Conditional Use 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: Travis & Kelly Wood DATE: 7/30/24

DESCRIPTION OF REQUESTED USE: Manufactured home with in a R-1 district.

LOCATION OF REQUESTED USE: 2111 Prescott Ln. Jonesboro, AR 72405

In affixing my signature below, I am acknowledging my understanding of this request for a Conditional Use. 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.

Andy Balber
Printed Name of Property Owner within 200'

[Signature] 8-2-24
(Signature) Date

2014 Prescott Ln.
Address Jonesboro, AR 72405

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.



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REQUEST BY: Travis & Kelly Wood DATE: 7/30/24

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LOCATION OF REQUESTED USE: 2111 Prescott Ln. Jonesboro, AR 72405

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DONNA KAY FRENCH
Printed Name of Property Owner within 200'

Donna Kay French 8-24
(Signature) Date

2302 Amy Ann
Address Jbr

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.





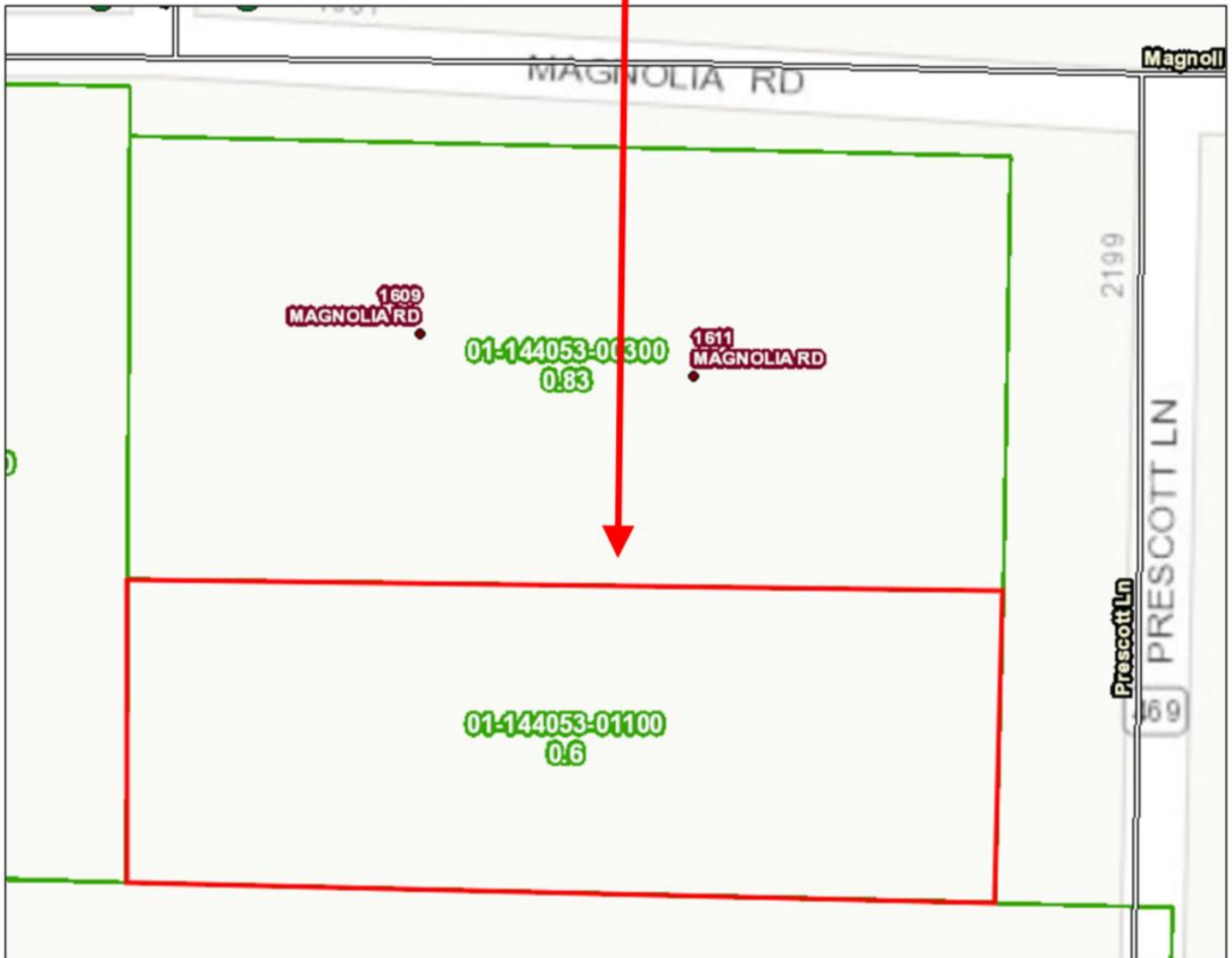
EXHIBIT A

DESCRIPTION OF PROPERTY

The following described real property in Jonesboro, Craighead County, Arkansas:

Parcel 01-144053-01100 per Craighead County, Arkansas records including all improvements thereon. (See aerial photo below)

PROPERTY OUTLINED IN RED IS LOCATED AT 2111 PRESCOTT LANE



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 24-05, 2111 Prescott Lane
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on August 27, 2024

REQUEST: Applicant is requesting conditional use approval for a manufactured house (residential design) within an R-1, single family medium density district.

APPLICANT OWNER: Travis & Kelly Wood, P.O. Box 1611 Paragould, AR 72451
 Same

LOCATION: 2111 Prescott Lane (Parcel # 01-144053-01100)

SITE DESCRIPTION: Tract Size: 0.60 +/- Acres
 Frontage: Approx. 77' along Prescott Lane
 Topography: Flat Lot.
 Existing Development: Vacant

| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|-------------|-----------------|
| | North: R-1 | House |
| | South: R-1 | Vacant |
| | East: R-1 | Vacant |
| | West: R-1 | House |

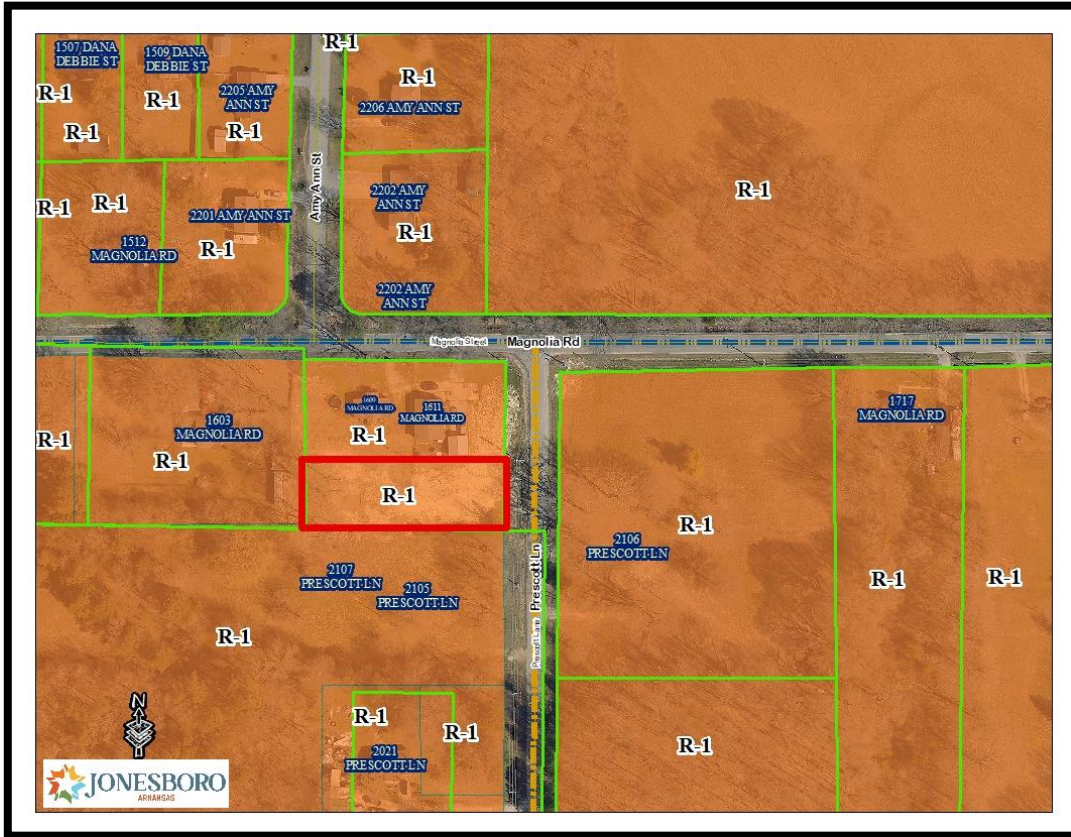
HISTORY: Vacant

Zoning Code Analysis:

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific **conditional use** location.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.

(8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor, are addressed. (Zoning Ord., § 14.24.02)



Zoning Map

Applicant’s Proposal:

The applicant is seeking approval to place a residential designed manufactured house on the property. The proposed use must be approved through the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

Manufactured housing unit, residential-design, means a manufactured housing unit which has a minimum width of 22 feet, with width measured perpendicular to the longest axis at the narrowest part, a pitched roof, and siding and roofing materials which are customarily used on site-built homes, and which complies with all of the standards specified herein. (Sec. 117-257. - Manufactured housing units, residential design.)

Conclusion:

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. Upon issuance of the Conditional Use Approval, all other required local and statewide permits and inspections must be applied for and obtained.
2. The structure shall meet the requirements of Section 117-257 (Manufactured housing units, residential design).

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-24-05 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-24-13

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Rezoning: 2117 School Street

Flex Properties LLC, is requesting a rezoning from R-2, multi-family low density district, to RD-RM, multifamily residential planned development. This request is for 3.39 acres.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 8/1/24
Case Number: RZ-24-13

LOCATION:

Site Address: School Street (2117, 3805, 3807, 3811 School)

Side of Street: S between Dewey Street and Thorn Street

Quarter: NW Section: 27 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: R-2 Proposed Zoning: PD-RM

Size of site (square feet and acres): 147,714 SQFT, 3.39 AC. Street frontage (feet): 492

Existing Use of the Site: Vacant, previously had residential.

Character and adequacy of adjoining streets: Asphalt 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 Residential

South Nettleton School - STEAM Campus

East Parking lot for church

West Multi-family residential

Physical characteristics of the site: Flat terrain with paved streets; sewer and water are available.

Characteristics of the neighborhood: Mixed use - single family homes, multi-family homes, church building and parking lot to the East and Nettleton School STEAM campus 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.

Page 1 of 2

29-Aug-03, Revised 14-3-2014

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: Flex Properties, LLC

Address: 2318 Moore Road

City, State: Jonesboro, AR ZIP 72401

Telephone: (870) 932-4400

Facsimile: _____

Signature: Brandon Winters

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 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:

1. How was the property zoned when the current owner purchased it?

R-2 (Multi-Family)

2. What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The purpose of the rezoning is to handle the development and drainage and parking as a single project to make it more efficient and uniform as a planned unit development (PUD). Multi-family homes are currently allowed with the R-2 zoning but each building has to be on its own lot.

3. If rezoned, how would the property be developed and used?

Fourplexes and duplexes would be built on the property.

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

Forty (40) units on five acres.

5. Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

Yes. The property is located in a High Intensity Growth Sector per the Land Use Plan. The High Intensity Sector supports the proposed use of high density multi-family.

6. How would the proposed rezoning be the public interest and benefit the community?

It would offer additional affordable housing. The developer has similar properties it has developed in the area on Thorn Street and these would be consistent with those prior developments.

7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

It would be compatible since there is already multi-family housing around it.

8. Are there substantial reasons why the property cannot be used in accordance with existing zoning?

The highest and best use is PUD. It is the most cohesive and offers a single designed development on the property. PUD would also be more purposeful in design.

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.

No impact. Although it is a rezoning, there is no changing use. The current zoning is Multi-Family and the new zoning would be Multi-Family.

10. How long has the property remained vacant?

Part of the property has been vacant for over 20 years. The other part of the property consisted of small, older homes and mobile homes, which were torn down by the prior owner within the past year.

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

Minimal. That infrastructure is already in place and the development will be following the city requirements for drainage.

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

As soon as the plans are approved by the city.

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.*

(1) A neighborhood meeting was held on site at the property on July 17 at 5:00 p.m. The attached flyer was distributed to all neighbors and neighborhoods in the area north of School Street and south of Highland. The flyers were also posted along Thorn Street and School Street. None of the neighbors attended the meeting. (2) Brandon Winters, the individual affiliated with the developer also met with the Nettleton Schools Superintendent Dr. Karen Curtner on July 23, 2024, along with additional school board members and other representatives with the Nettleton Public School District to discuss the rezoning. He provided them with the engineer's draft rezoning plat for the proposed development, as well as pictures of his Thorn West Development that is near the school in that area, which will be similar in design to the new development. Pictures of that development are also attached, which will be similar to this development. School representatives were complimentary of the prior developments by the developer in their district and have no objections to the proposed PUD with 40 units as presented to them. (3) Brandon Winters, the individual affiliated with the developer also met with Pastor Adrian Rodgers with Fullness of Joy Church on July 23, 2024. Dr. Rodgers was also presented with the engineer's draft rezoning plat for the proposed development, as well as pictures of his Thorn West Development that is near the school in that area, which will be similar in design to the new development. Similar to the feedback from the Nettleton

Public Schools, Dr. Rogers was complimentary of the private developments by the developer in the district and has no objections to the proposed PUD with 40 units as presented to him.

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

Not applicable.









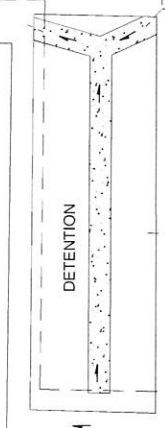
School St?

SCHOOL ST

DEWEY ST

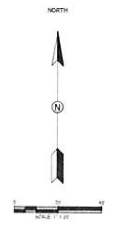
BFE = 252.3
 FINISH FLOOR = 253.5
 NAT'L GROUND=251.5

 147714 SF LOT AREA
 58750 SF PERVIOUS
 88964 SF IMPERVIOUS




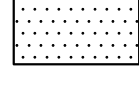
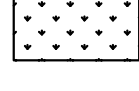
LEGEND

| | |
|--|-----------------------|
| | HEAVY DUTY PAVEMENT |
| | CONCRETE |
| | OPEN AREA FLOOR |
| | 800V HIGH |
| | ELECTRIC FOOTCANDLE |
| | FIRE-RATED FOOTCANDLE |
| | FIRE-RATED SPRINKLER |
| | FIRE-RATED PIPE |
| | FIRE-RATED WALL |
| | ELECTRIC FOOTCANDLE |
| | 250V ELECTRIC |
| | POWER POLE |



| |
|---|
| SP-1 |
| SITE DIMENSION PLAN |
| 2AC SCHOOL ST JONESBORO, AR |
| DATE: 12-5-23 REV: 14-24 |
| DRAWN BY: BOW |
| BRANDON WOOD, P.E., P.C. ENGINEERING & SURVEYING SHILOH AND AR 2817 JONESBORO, AR 72403 PHONE: (870) 937-2007 FAX: (870) 937-2007 WWW.BRANDONWOOD.COM |
| |

LEGEND

-  CONCRETE
-  PAVEMENT
-  COMMON AREA / LANDSCAPE AREA


COMMON AREA MAP

5307 SCHOOL ST
JONESBORO, AR




ARKANSAS ONE-CALL SYSTEM, INC.
1-800-482-8998 OR 811

NORTH



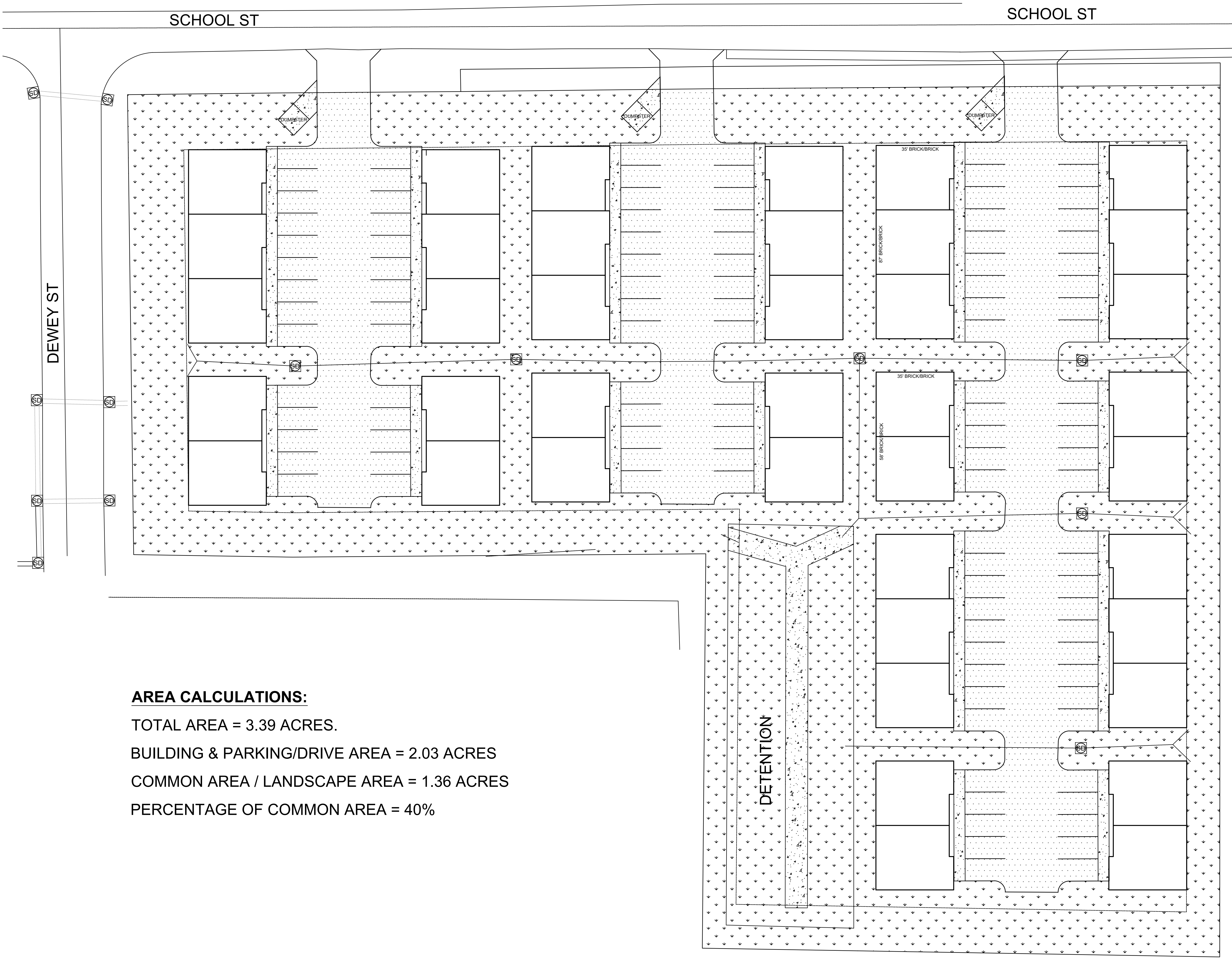
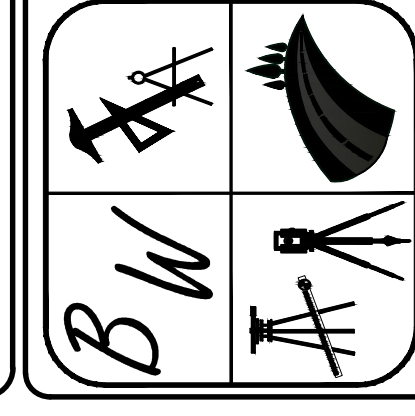
N



SCALE: 1" = 20'

DATE: 8/5/24
REV:
DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
ENGINEERING & SURVEYING
112 CR 7625
BROOKLAND, AR 72417
PH: (870) 930-7504
FAX: (870) 972-0027
BWOOD@WOODENGR.COM
WWW.BWOODENGINEERING.COM

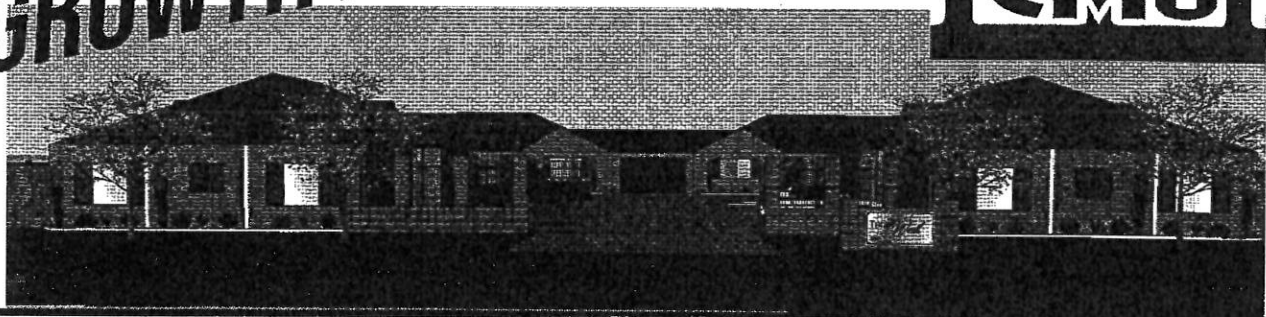


AREA CALCULATIONS:
TOTAL AREA = 3.39 ACRES.
BUILDING & PARKING/DRIVE AREA = 2.03 ACRES
COMMON AREA / LANDSCAPE AREA = 1.36 ACRES
PERCENTAGE OF COMMON AREA = 40%

Join us for
**COMMUNITY
MEETING**

**FREE
ENTRY**

GROWTH AND VISION FOR FUTURE



**JULY 17TH @ 5PM
AT 2117 SCHOOL ST**

NEXT TO THE FULLNESS OF JOY MAIN PARKING LOT

FOR MORE INFORMATION PLEASE ATTEND THE MEETING

VISIT OUR WEBSITE WWW.CMUIINVESTMENTS.COM

This Instrument Prepared By:
Gardner Milner, PLLC
Attorneys at Law
P.O. Box 17037
Jonesboro, AR 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
2713 E. Nettleton Avenue
Jonesboro, AR 72401
Re: File No. 2023-2180

ELECTRONIC RECORDING
2024R-001569
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
01/29/2024 11:10:40 AM
RECORDING FEE: 25.00
PAGES: 3

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT FULLNESS OF JOY MINISTRIES, INC., an Arkansas nonprofit corporation, Grantor, by its authorized representatives, duly authorized to so act by proper resolution of its Board of Directors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by FLEX PROPERTIES, LLC, an Arkansas limited liability company, Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee, and unto its successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

Part of Lots 48, 49, 50 and 51 of Pardew's Addition to the Town of Nettleton, now a part of the City of Jonesboro, Arkansas, and Lot 17 of Cobb and Lee's Survey of the Northeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas and part of Lot 40 of Cobb and Lee's Survey of the Southeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows:

Beginning at the Northwest corner of Lot 17 of Cobb and Lee's Survey of the Northeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead County, Arkansas: Thence North 89°37'01" East along the North line of said Lot 17, the North line of Lot 51 of Pardew's Addition to the Town of Nettleton, now a part of the City of Jonesboro, Arkansas and the South right of way line of School Street a distance of 229.52 feet; thence South 00°02'18" West departing said lines a distance of 202.76 feet to the North line of an alley; thence South 89°35'25" West along the North line of said alley a distance of 53.38 feet; thence South 00°22'59" East along the West end of said alley a distance of 9.91 feet; thence North 89°37'01" East along the South line of said alley a distance of 53.30 feet; thence South 00°02'18" West departing South line of said alley a distance of 189.61 feet to a point on the South line of Lot 40 of Cobb and Lee's Survey of the Southeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East, Craighead county, Arkansas; thence North 89°01'04" West along said South line a distance of 232.83 feet to the Southwest corner of said Lot 40; thence North 00°30'49" East along the West line of aforesaid Lots 40 and 17, a distance of 396.79 feet to the point of beginning.


Containing in all 91,882 sq. ft. or 2.11 acres, more or less. Subject to easements, restrictions, reservations and rights-of-way of record.


To have and to hold the same unto the said Grantee, and unto its 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 whatever.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed representatives of Grantor this 26 day of January, 2024.

FULLNESS OF JOY MINISTRIES, INC.

By: 
Name: Adrian Rodgers
Title: Pastor

By: 
Name: Derrick Island
Title: Board Member

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

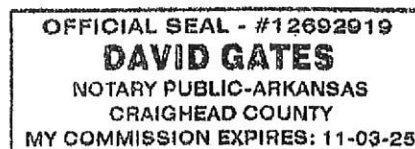
On this 26 day of January, 2024, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Adrian Rodgers and Derrick Island, representatives of Fullness of Joy Ministries, Inc., to execute such instrument, to me personally well known (or satisfactorily proven to be such persons), who stated that they were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they 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 26 day of January, 2024.



Notary Public

- 2 -





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2023-2180

Grantee: FLEX PROPERTIES, LLC
Mailing Address: 312 HUNTCLIFF DR
JONESBORO AR 724048841

Grantor: FULLNESS OF JOY MINISTRIES, INC.
Mailing Address: 4261 ANNADALE CIR
JONESBORO AR 724047665

Property Purchase Price: \$100,000.00
Tax Amount: \$330.00
County: CRAIGHEAD
Date Issued: 01/29/2024
Stamp ID: 585660416

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gossett Date: 1-29-2024

Address: 312 Huntcliff Dr.

City/State/Zip: Jonesboro, AR 72404

ELECTRONIC RECORDING
2024R-006143
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
04/09/2024 11:41:45 AM
RECORDING FEE: 30.00
PAGES: 4

This Instrument Prepared By:
Gardner Milner, PLLC
Attorneys at Law
P.O. Box 17037
Jonesboro, AR 72403

After Recording Return To:
Professional Title Services of Arkansas, LLC
2713 E. Nettleton Avenue
Jonesboro, AR 72401

Re: File No. 2024-1074

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT BLH INVESTMENTS, LLC, an Arkansas limited liability company, Grantor, by its Managers, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by FLEX PROPERTIES, LLC, an Arkansas limited liability company, Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee, and unto its successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

See Legal Description Attached as Exhibit "A"

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successors and assigns forever, with all appurtenances 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 whatever.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed Managers of Grantor this 5 day of April, 2024.

(Signature page to follow. This space intentionally blank.)

BLH INVESTMENTS, LLC

By: Bob W. Harrison
Name: Bob Harrison
Title: Manager

By: Elizabeth Harrison
Name: Elizabeth Harrison
Title: Manager

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this 5 day of April, 2024, before me, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named Bob Harrison and Elizabeth Harrison, Managers of BLH INVESTMENTS, LLC, an Arkansas limited liability company, to execute such instrument, to me personally well known (or satisfactorily proven to be such persons), who stated that they were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said limited liability company, and further stated and acknowledged that they 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 5 day of April, 2024.

AS

Notary Public

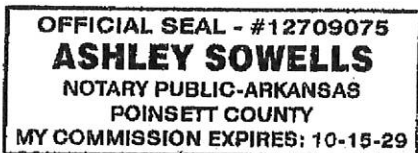


Exhibit "A"
Property Description

Property 1:

Lot 1 of Nettleton Baptist Church Replat of Lots 5, 6, 7 and 8 of Block #5 and the West 80.0 feet of Lot 1 of Block #8 all being in Watts Addition to the Town on Jonesboro, Craighead County, Arkansas, as shown by Plat recorded in Plat Cabinet "B" Page 66 at Jonesboro, Arkansas, and being subject to easements as shown on recorded Plat.

Subject to assessments, building lines, easements, encroachments, mineral reservations and/or conveyances, and restrictions, if any.

Property 2:

Lot 1 of Nettleton Baptist Church Replat of Lots 3, 4, 9 and 10 in Block 5, Watts Addition as shown by Plat in Plat Cabinet "B" Page 96 in the office of the Circuit Court Clerk and Ex-Officio Recorder, Craighead County, Arkansas.

Subject to assessments, building lines, easements, encroachments, mineral reservations and/or conveyances, and restrictions, if any.

Property 3:

Lots 1, 2, 11 and 12 in Block 5 of Watts Addition to the City of Jonesboro, formerly Town of Nettleton, Craighead County, Arkansas, together with an abandoned alley running adjacent to said lots.

Subject to assessments, building lines, easements, encroachments, mineral reservations and/or conveyances, and restrictions, if any.

Property 4:

The East 35 feet of Lot 1, Block 8 of Watts Addition as shown by Plat recorded in Deed Record 18, Page 621, in the records of Craighead County, Arkansas, and being subject to easements as shown on recorded Plat.

Subject to assessments, building lines, easements, encroachments, mineral reservations and/or conveyances, and restrictions, if any.

Property 5:

Lot 2, Block 8, of Watts Addition as shown by Plat recorded in Deed Record 18, Page 621, in the records of Craighead County, Arkansas, and being subject to easements as shown on recorded Plat.

Subject to assessments, building lines, easements, encroachments, mineral reservations and/or conveyances, and restrictions, if any.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2024-1074

Grantee: FLEX PROPERTIES, LLC
Mailing Address: 2318 MOORE RD
JONESBORO AR 724010724

Grantor: BLH INVESTMENTS, LLC
Mailing Address: 2415 PINNACLE POINTE DR
JONESBORO AR 724048078

Property Purchase Price: \$142,500.00
Tax Amount: \$471.90
County: CRAIGHEAD
Date Issued: 04/09/2024
Stamp ID: 1126266880

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gossett Date: 4-9-2024

Address: 2318 Moore Rd.

City/State/Zip: Jonesboro, AR 72401

DESCRIPTION: *- of area to be rezoned*

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 04 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 17 OF COBB AND LEE'S SURVEY OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 04 EAST; THENCE NORTH 89°35'18" EAST 229.61 FEET; THENCE SOUTH 00°02'04" WEST 402.28 FEET TO A POINT ON THE SOUTH LINE OF LOT 40 OF COBB & LEE'S SURVEY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 04 EAST; THENCE NORTH 89°02'17" WEST ALONG SAID SOUTH LINE A DISTANCE OF 232.90 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40; THENCE NORTH 00°30'19" EAST ALONG THE WEST LINE OF SAID LOT 40 A DISTANCE OF 177.49 FEET TO A POINT BEING THE SOUTHEAST CORNER OF WATT'S ADDITION; THENCE SOUTH 89°31'53" WEST ALONG THE SOUTH LINE OF WATT'S ADDITION A DISTANCE OF 185.99 FEET; THENCE NORTH 89°04'54" WEST ALONG SAID SOUTH LINE A DISTANCE OF 71.50 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF DEWEY STREET; THENCE NORTH 00°46'12" WEST ALONG THE EAST RIGHT-OF-WAY OF DEWEY STREET A DISTANCE OF 206.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SCHOOL STREET; THENCE NORTH 89°21'27" EAST ALONG THE SOUTH RIGHT-OF-WAY OF SCHOOL STREET A DISTANCE OF 70.01 FEET; THENCE NORTH 89°33'18" EAST 80.00 FEET; THENCE NORTH 01°13'29" WEST 10.00 FEET; THENCE NORTH 89°27'47" EAST 80.00 FEET; THENCE NORTH 89°07'16" EAST 32.41 FEET TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 147,714 SQUARE FEET, OR 3.39 ACRES, MORE OR LESS.

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
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
2nd & 4th Tuesday of Each Month
Municipal Center
300 S. Church St
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
CITY OF JONESBORO

5



REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
5th & 4th Tuesdays of Each Month
Municipal Center
1st Floor
181 Church St
CALL 870-932-0406
FOR THE TOWN OF JEFFERSON
CITY OF MISSISSIPPI

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-13, 2117 School Street
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on August 27, 2024*

REQUEST: To consider a rezoning of one tract of land containing 3.39 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-2”, multi-family low density district, to “PD-RM” multifamily residential planned development.

APPLICANT: Flex Properties, LLC, 2318 Moore Rd, Jonesboro, AR 72401

OWNER: Same

LOCATION: 2117, 3805, 3807 & 3811 School Street

SITE

DESCRIPTION: **Tract Size:** Approx. 3.39 Acres
Street Frontage: Approx. 492 ft. across all streets

Existing Development: Vacant lot

SURROUNDING CONDITIONS:

| ZONE | LAND USE |
|-------|-----------------------------------|
| North | R-2 – Residential and Vacant Lots |
| South | R-2 – Nettleton Middle School |
| East | R-2 – Church |
| West | R-2 Residential |

HISTORY: Site has been vacant for over 20 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 a **High Intensity** Growth Sector.

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

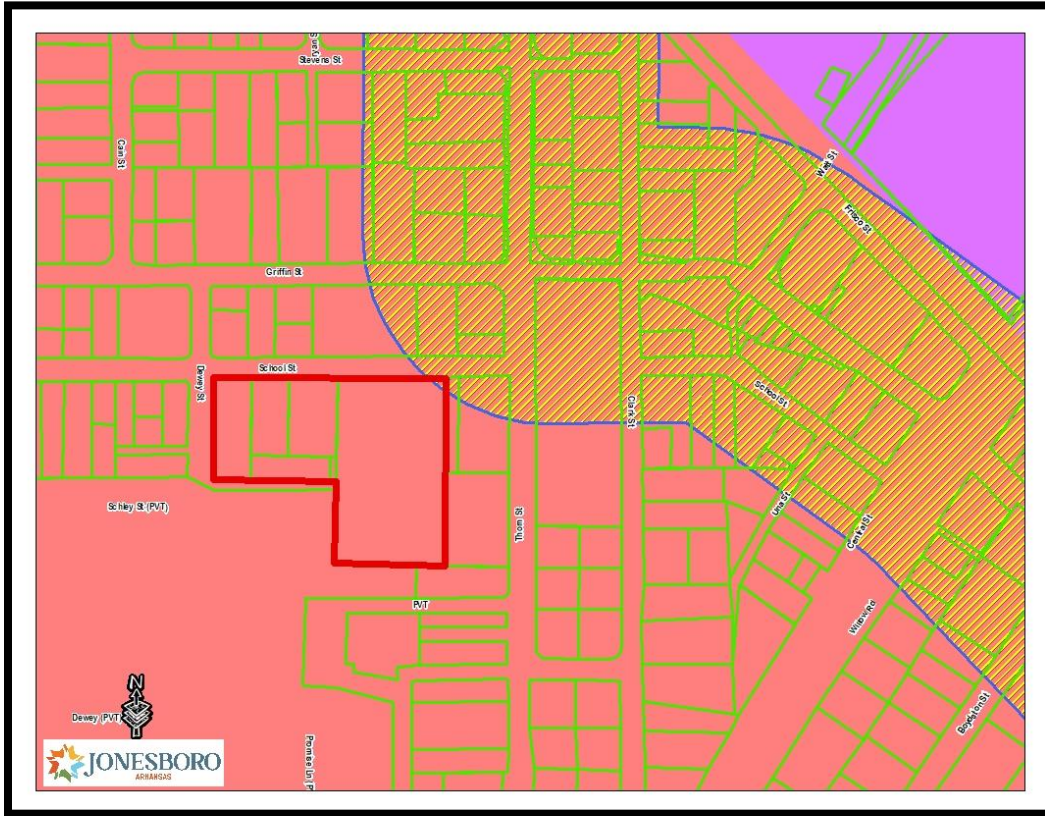
Typical Land Uses:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

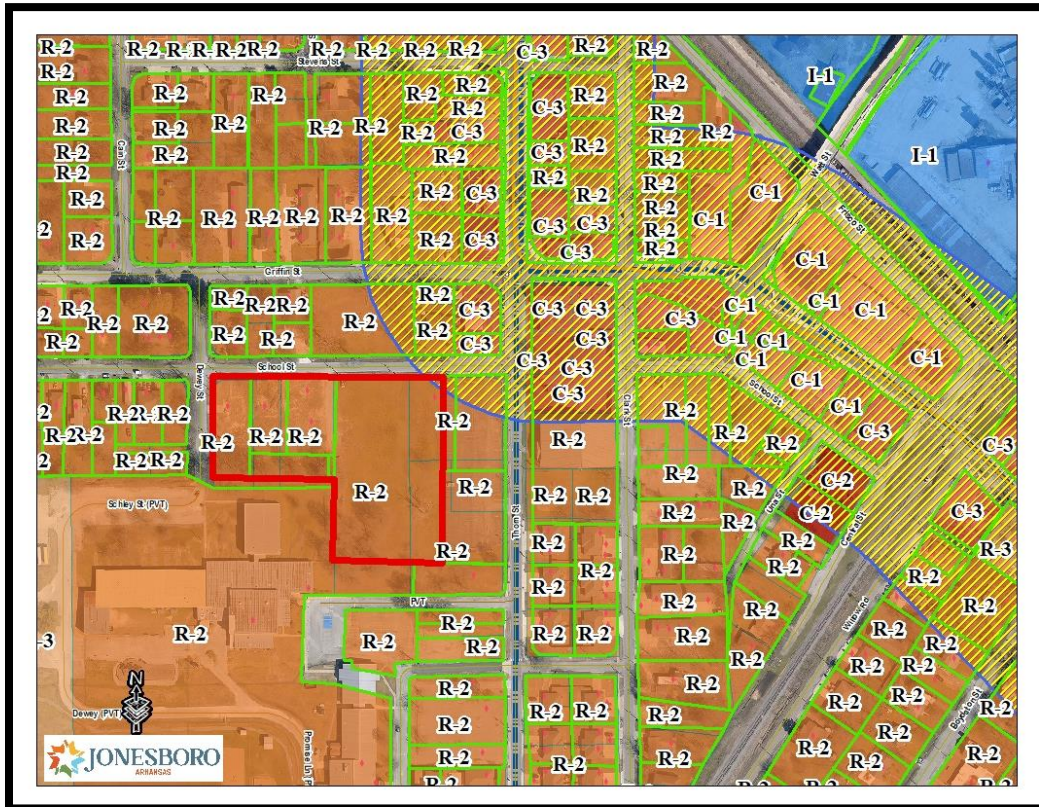
Density: Multi-family 8-14 Units

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Land Use Map



Zoning Map

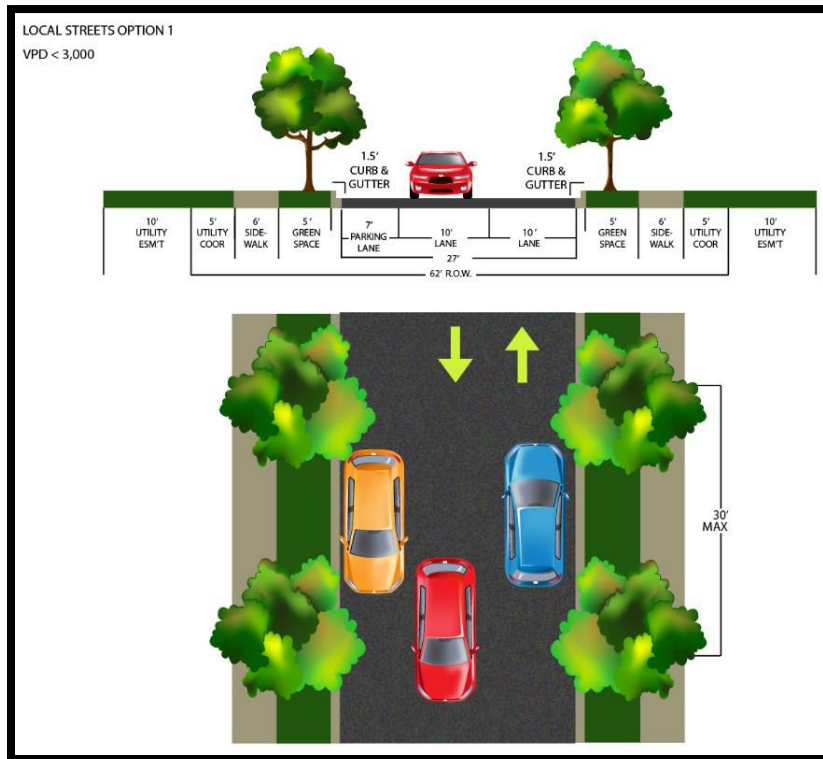
Master Street Plan/Transportation

The subject property will be served by School Street and Dewey Street. The Master Street Plan classifies both as local streets.

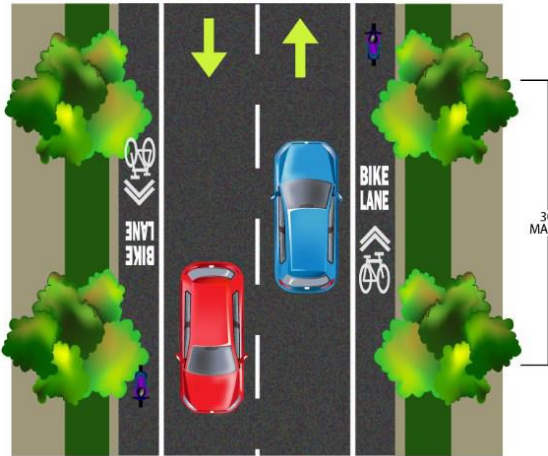
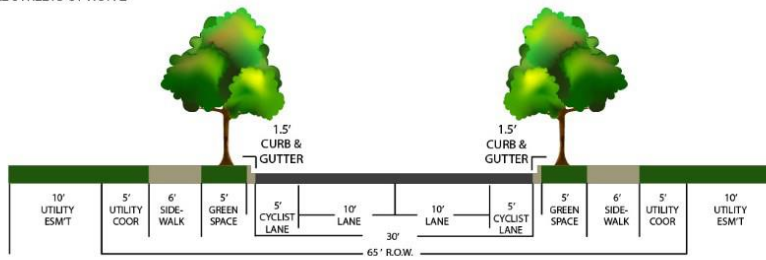
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

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.

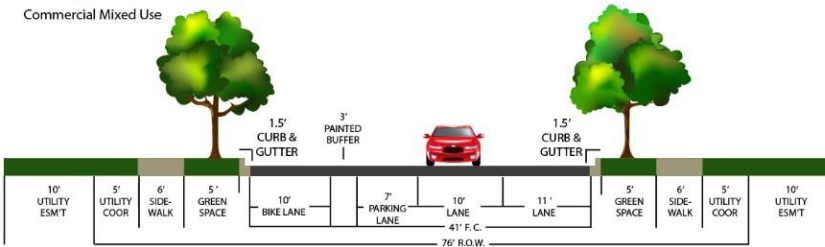
DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



LOCAL STREETS OPTION 2









LOCAL STREETS OPTION 3
Commercial Mixed Use



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 high 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 not achieved with this rezoning considering the surrounding area includes low density development. |  |
| (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 a multifamily development. |  |
| (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 residential use. |  |

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as “R-2” multifamily low density district. The applicant is applying for a rezoning to allow a multifamily planned development 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 PD-RM as follows:

PD-RM—Multifamily residential planned development.

The purpose of the PD planned development district is to:

- (1) Allow for flexibility in the zoning requirements where the result will be a higher quality development;
- (2) Provide for and locate suitable recreational facilities, open space, and other common facilities, while preserving the existing landscape to the greatest extent possible;
- (3) Encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features;
- (4) Obtain creative and coordinated designs and allow procedures supplemental to those applicable in other use districts to establish under which development plans particularly designed to meet the objectives of this section; and
- (5) Allow for creative development that conforms to the goals and objectives set for in the city comprehensive plan.

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 24-13 a request to rezone property “R-2”, multifamily low density district, to “PD-RM” multifamily residential planned development; 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.

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

Sample Motion:

I move that we place Case: RZ 24-13 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-2”, multifamily low density district, to “PD-RM” multifamily residential planned development, 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-24-14

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Rezoning: 901 N. Church Street

Michael Shannon Kee is requesting a rezoning from R-3, multi-family high density district, to C-3, general commercial. This request is for 0.41 acres.



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.

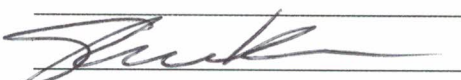
Name: Michael Shannon Kee

Address: 901 N. Church St

City, State: Jonesboro, AR ZIP 72401

Telephone: 870-932-8470

Facsimile: _____

Signature: 

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 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.

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:

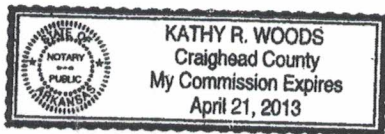


EXHIBIT "A"

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.

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920 North Church Street
City, State, ZIP+4®
Jonesboro, AR 72401-1713

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| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.73 | |
| Total Postage and Fees | \$9.68 | |

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08/09/2024

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SM Ventures LLC
Street and Apt. No., or PO Box No.
3521 Western Gales Drive
City, State, ZIP+4®
Jonesboro, AR 72405-9197

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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BROOKLAND, AR 72417

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| <input type="checkbox"/> Return Receipt (electronic) | \$0.00 | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.73 | |
| Total Postage and Fees | \$9.68 | |

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73
Total Postage and Fees \$9.68

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Ricardo Ramirez

Street and Apt. No., or PO Box No.
502 County Road 402
City, State, ZIP+4®
Jonesboro, AR 72404-5047

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 Return Receipt (hardcopy) \$10.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.73
Total Postage and Fees \$9.68

Sent To
Matt Floyd

Street and Apt. No., or PO Box No.
409 Lochmar Circle
City, State, ZIP+4®
Jonesboro, AR 72405-8152

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
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Postage \$0.73
Total Postage and Fees \$9.68

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922 N. MAIN
City, State, ZIP+4®
Jonesboro, AR 72401

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 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

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CMR Group LLC

Street and Apt. No., or PO Box No.
3205 Lafayette Lane
City, State, ZIP+4®
Jonesboro, AR 72404-9106

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SHANNON KEE CONSTRUCTION

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

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Street and Apt. No., or PO Box No. **912 Rosemond Avenue**
City, State, ZIP+4® **Jonesboro, AR 72401-4853**

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SHANNON KEE CONSTRUCTION

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Street and Apt. No., or PO Box No. **815 North Main Street**
City, State, ZIP+4® **Jonesboro, AR 72401-1724**

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Postage \$0.73

Total Postage and Fees \$9.68

Sent To **ZHENG MEIYI & ZHANG QIANG**
Street and Apt. No., or PO Box No. **4000 SANDRA LANE**
City, State, ZIP+4® **JONESBORO, AR 72405-2404**

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Total Postage and Fees \$9.68

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Street and Apt. No., or PO Box No. **5201 KOALA DRIVE**
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Postage \$0.73

Total Postage and Fees \$9.68

Sent To **Billy or Ruth Sartin**
Street and Apt. No., or PO Box No. **2601 Old Greensboro Road**
City, State, ZIP+4® **Jonesboro, AR 72405-9060**

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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

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-13, 901 N. Church Street
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on August 27, 2024

REQUEST: To consider a rezoning of one tract of land containing 0.48+/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-3”, multifamily high density district, to “C-3” general commercial district.

APPLICANT: Michael Shannon Kee, 901 N. Church St., Jonesboro, AR 72401

OWNER: Same

LOCATION: 901 N. Church Street

SITE DESCRIPTION: **Tract Size:** Approx. 0.41 Acres
Street Frontage: Approx. 182 ft. on N. Church Street

Existing Development: Commercial office

SURROUNDING CONDITIONS:

| ZONE | LAND USE |
|--------------|--------------------------------|
| North | R-3 – Residential |
| South | R-3 – Commercial office |
| East | C-3 – Commercial |
| West | R-3 –Residential |

HISTORY: Commercial office

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.

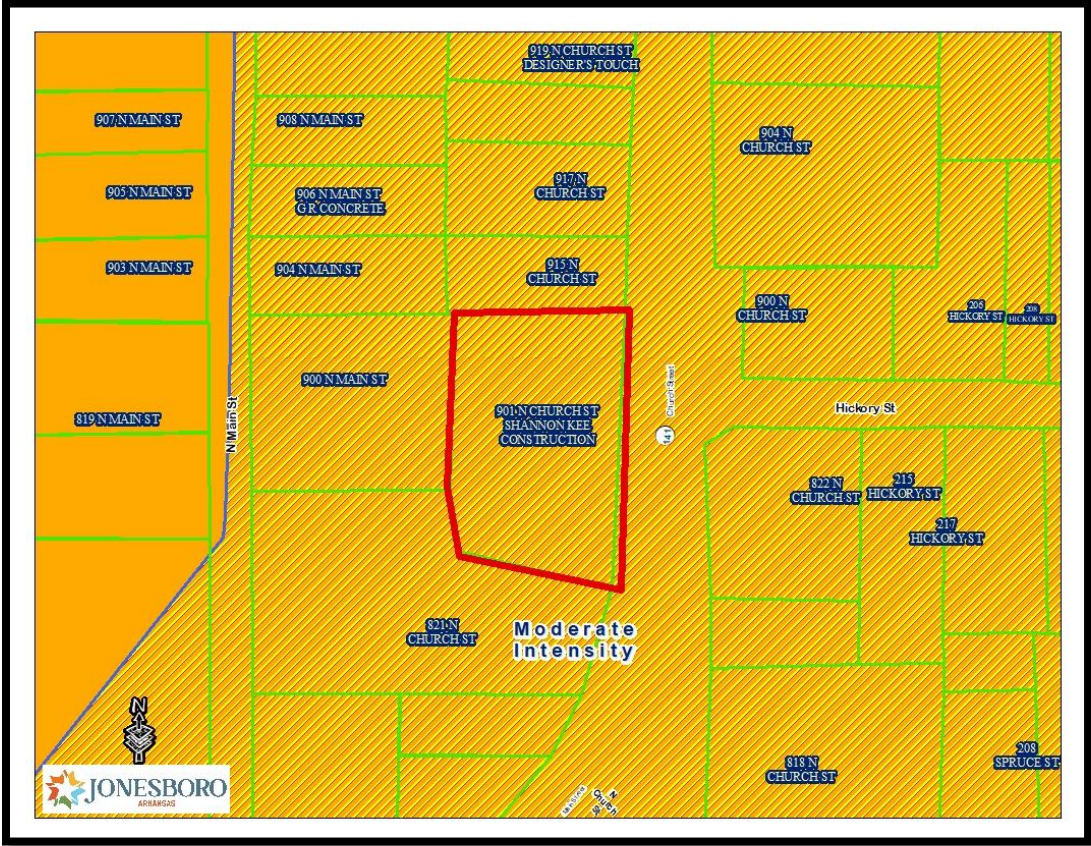
Typical Land Uses:

- 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

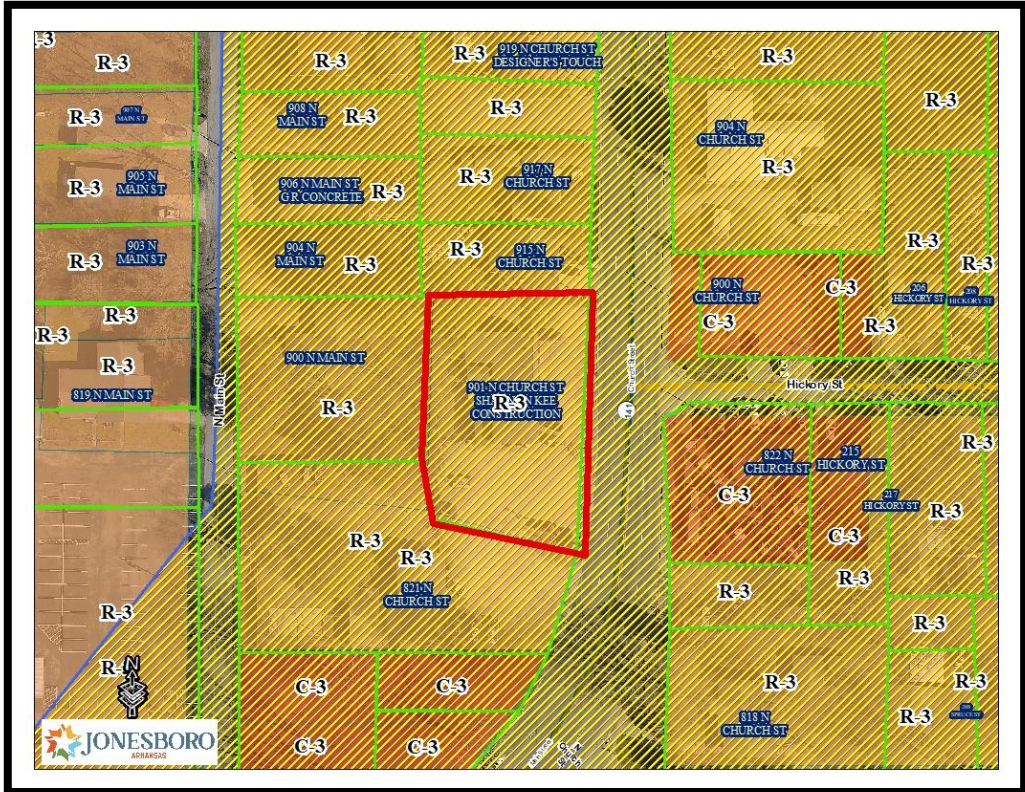
Density: 1/5 to 1/3 acre lots for Single Family
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development.

Height: 150 feet

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map



Zoning Map

Master Street Plan/Transportation

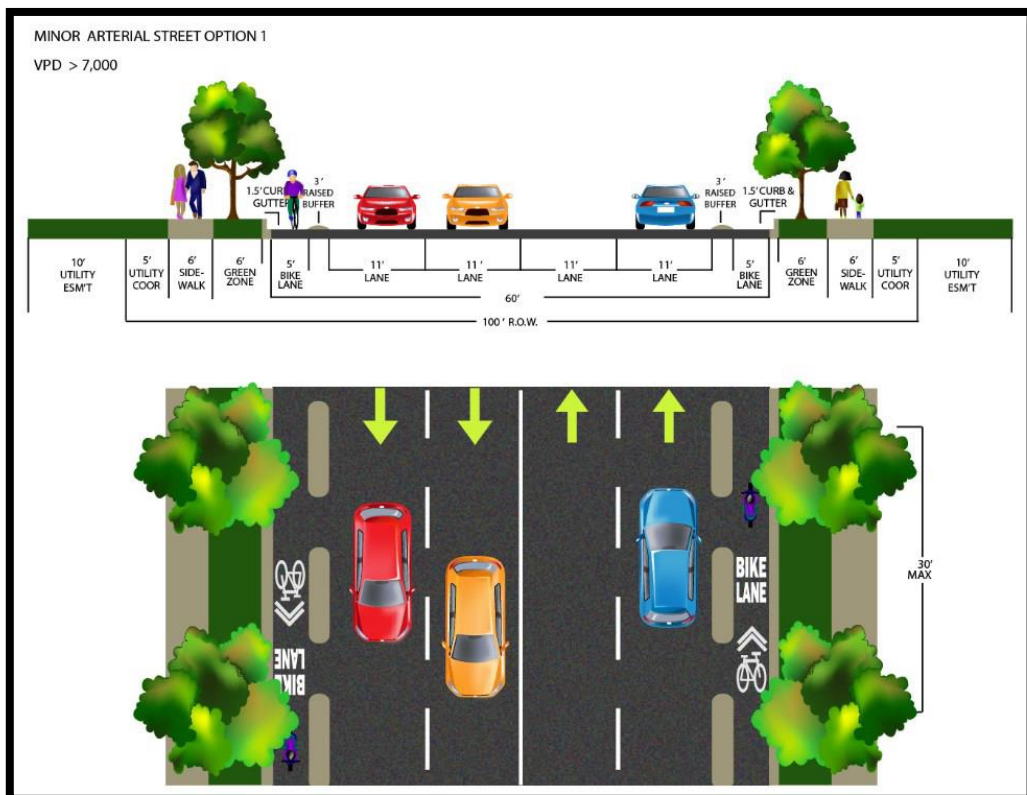
The subject property will be served by North Church Street. The Master Street Plan classifies this road as a Minor Arterial.

Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

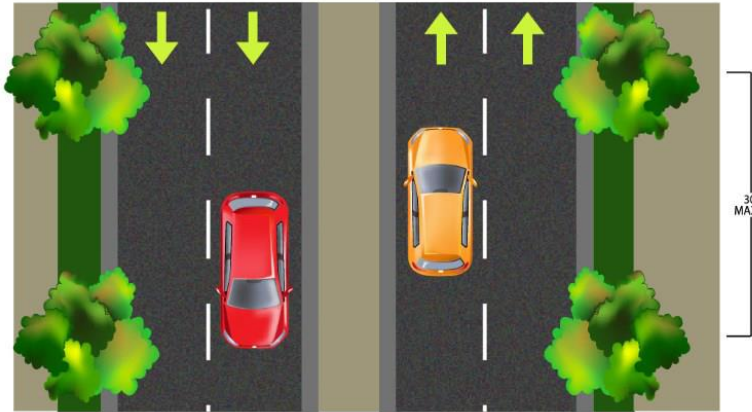
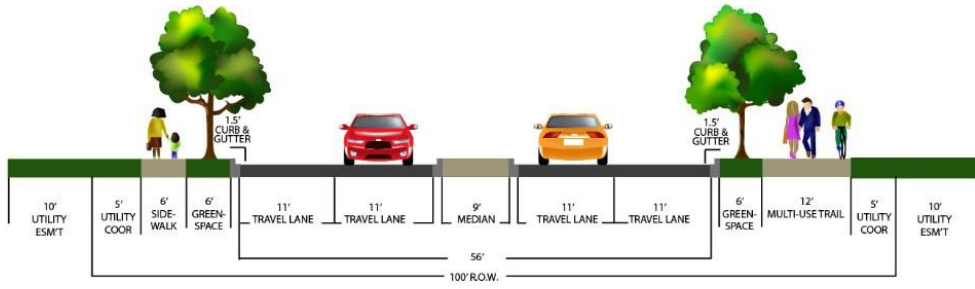
FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: 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).

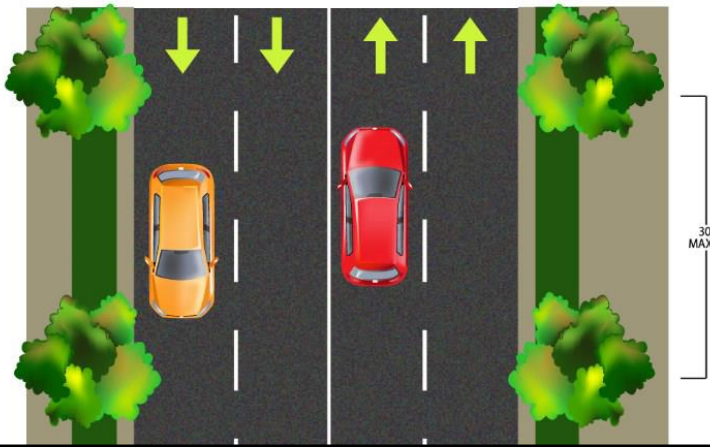
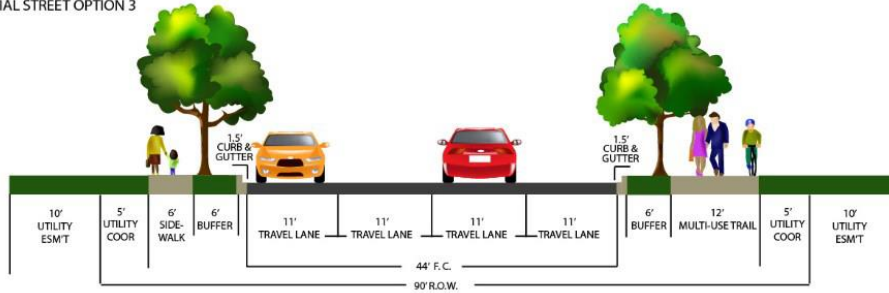
Note:



MINOR ARTERIAL STREET OPTION 2









MINOR ARTERIAL STREET OPTION 3



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 not consistent with the Adopted Land Use Plan. The 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 commercial 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 a commercial 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 commercial and other high intensity uses. |  |

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-3" multifamily high density district. The applicant is applying for a rezoning to allow commercial uses at this location.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

C-3, general commercial district. The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

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 24-14 a request to rezone property “R-3”, multifamily high density district, to “C-3” general commercial district; 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 24-14 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-3”, multifamily high density district, to “C-3” general commercial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.