



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Council Agenda City Council

Monday, February 24, 2025

5:30 PM

Municipal Center, 300 S. Church

SPECIAL CALLED NOMINATING & RULES COUNCIL COMMITTEE MEETING AT 4:45 P.M.

Council Chambers, Municipal Center

PUBLIC SAFETY COUNCIL COMMITTEE MEETING AT 5:00 P.M.

Council Chambers, Municipal Center

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

The Consent Agenda is a meeting method to make City Council meetings more efficient and meaningful to the members of the audience. All matters listed within the Consent Agenda have been distributed to each member of the Jonesboro City Council for reading and study, are considered to be routine, and will be enacted by one motion of the City Council with no separate discussion. If a separate discussion is desired, that item may be removed from the Consent Agenda and placed on the Regular Agenda by request of a member of the City Council.

MIN-25:010 MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 4, 2025

Attachments: [CC Minutes 02042025.pdf](#)

RES-25:011 A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF RAB ALED5T52/PCT-LED POST TOP LIGHT-OR EQUIVALENT LIGHT FIXTURES AND RAB PR4-11-15D2-OR EQUIVALENT LIGHT POLES.

Sponsors: Grants, Engineering and Finance

Attachments: [Lighting Specs - Tec Electric.pdf](#)

[Quote 1355173-00 \(002\).pdf](#)

Legislative History

2/11/25	Finance & Administration Council Committee	Recommended to Council
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RESOLUTIONS REMOVED FROM THE CONSENT AGENDA

RES-24:186 RESOLUTION BY THE JONESBORO CITY COUNCIL TO HIRE DTA TO STUDY IMPACT FEES IN THE CITY OF JONESBORO

Sponsors: Planning

Attachments: [Proposal - City of Jonesboro Impact Fee Study 11-19-24.pdf](#)

Legislative History

1/7/25	Public Works Council Committee	Recommended to Council
2/4/25	Public Works Council Committee	Recommended to Council

6. NEW BUSINESS*ORDINANCES ON FIRST READING*

ORD-25:005 AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, SECTION 117.330(c), KNOWN AS THE SIDEWALK ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CONTRIBUTION IN LIEU CONSTRUCTION EXEMPTION FOR PROPERTY IN PLANNED INDUSTRIAL PARKS

Sponsors: Planning and Engineering

Legislative History

2/4/25	Public Works Council Committee	Recommended to Council
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7. UNFINISHED BUSINESS*ORDINANCES ON SECOND READING*

ORD-24:037 AN ORDINANCE ESTABLISHING AND CONSOLIDATING SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOLS (JPS) CAMPUSES AND FOR OTHER PURPOSES

Sponsors: Engineering

Legislative History

1/21/25	Public Safety Council Committee	Recommended to Council
2/4/25	City Council	Held at one reading

ORDINANCES ON THIRD READING

ORD-25:001 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 5622 SOUTH CARAWAY ROAD AS REQUESTED BY WESCOTT ENTERPRISES, LLC

- Attachments:** [Rezoning Application](#)
[Parcel for 5622 S Caraway Rd](#)
[Plot](#)
[Certified Letters](#)
[Sign Posted](#)
[Staff Summary](#)
[Publication Receipt](#)
[MAPC meeting minutes](#)

Legislative History

1/21/25	City Council	Held at one reading
2/4/25	City Council	Held at second reading

ORD-25:002 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 2926 WOOD STREET AS REQUESTED BY HORIZON LAND SURVEYING, LLC

- Attachments:** [REZONING APPLICATION](#)
[Rezoning Questionnaire](#)
[Plat](#)
[Certified Mail Receipts](#)
[Rezoning Signs](#)
[Staff Summary](#)
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[MAPC meeting minutes](#)

Legislative History

1/21/25	City Council	Held at one reading
2/4/25	City Council	Held at second reading

ORD-25:003 AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE REZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-2 FOR PROPERTY LOCATED AT 5500 S. STADIUM BLVD AS REQUESTED BY JIM HEATHERLY

- Attachments:** [Rezoning Application](#)
[Rezoning Plat](#)
[Certified Mail Notifications](#)
[Rezoning Sign](#)
[Staff Summary](#)
[Publication Receipt](#)
[MAPC meeting minutes](#)

Legislative History

1/21/25	City Council	Held at one reading
2/4/25	City Council	Held at second reading

ORD-25:004 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING

ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO RM-12 RESIDENTIAL MULTIFAMILY FOR PROPERTY LOCATED AT 1006 N. WARREN STREET, JONESBORO, AR AS REQUESTED BY CARRINGTON MOREHOUSE

Attachments: [Rezoning Application](#)
[Rezoning Application questions](#)
[Rezoning Plat](#)
[Bacilio Hernandex Approval Letter](#)
[Certified Mail Receipts 12.18.24](#)
[Minutes of Community Meeting](#)
[Nix Tile Company 20231025 103516](#)
[Nix Tile Company 20231025 103826](#)
[Rendering](#)
[Rezoning Sign Posted](#)
[Warren Street Apartment Concept](#)
[Staff Summary](#)
[Publication Receipt](#)
[MAPC meeting minutes](#)

Legislative History

1/21/25	City Council	Held at one reading
2/4/25	City Council	Held at second reading

ORD-25:006 AN ORDINANCE TO VACATE AND ABANDON A PORTION OF AN ALLEY LOCATED IN PARDEW'S ADDITION AS REQUESTED BY FLEX PROPERTIES, LLC

Attachments: [Opinion Letter](#)
[Petition-signed and notarized](#)
[Survey Plat](#)
[Publication Receipt](#)
[AT&T](#)
[CWL](#)
[Optimum-Altice Email Response - Flex Properties LLC - Easement](#)
[Ritter](#)
[Summitt](#)

Legislative History

2/4/25	City Council	Waived Second Reading
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ORD-25:007 AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A STREET RIGHT-OF-WAY AND ALLEYS LOCATED ON SCHLEY STREET AS REQUESTED BY FLEX PROPERTIES, LLC

- Attachments:** [Opinion Letter](#)
[Petition-signed and notarized](#)
[Schley St Abandonment Plat](#)
[Watts Addition Record Plat](#)
[Publication Receipt](#)
[Optimum-Altice Email Response - Flex Properties LLC - Easement](#)
[Ritter](#)
[AT&T](#)
[Summit](#)
[CWL](#)

Legislative History

2/4/25 City Council Waived Second Reading

8. MAYOR'S REPORTS

COM-25:004 ENGINEERING DEPARTMENT CAPITAL PROJECTS UPDATE

Sponsors: Engineering and Mayor's Office

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes. This time is allotted for items that are not on the agenda.

11. ADJOURNMENT



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-25:010

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Minutes

MINUTES FOR THE CITY COUNCIL MEETING ON FEBRUARY 4, 2025



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, February 4, 2025

5:30 PM

Municipal Center, 300 S. Church

PUBLIC WORKS COUNCIL COMMITTEE MEETING AT 5:00 P.M.

PUBLIC HEARING AT 5:15 P.M.

Carlos Woods, 148 CR 375, Bono, said he is the engineer who represents the property owner who is requesting the abandonment. We are just asking for the abandonment of this alley. The property owner owns all of the property around it.

PUBLIC HEARING AT 5:20 P.M.

Carlos Wood, 148 CR 375, Bono, said, he is the engineer who represents the property owner who is requesting the abandonment. This is the same request. The property owner owns all of the property surrounding it.

1. CALL TO ORDER BY MAYOR HAROLD COPENHAVER AT 5:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL (ELECTRONIC ATTENDANCE) INITIATED AND CONFIRMED BY CITY CLERK APRIL LEGGETT

Present 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

4. SPECIAL PRESENTATIONS

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilperson Chris Moore, seconded by Councilperson Charles Coleman, to Approve the Consent Agenda. The motioned PASSED

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

[MIN-25:005](#)

MINUTES FOR THE CITY COUNCIL MEETING ON JANUARY 21, 2025

Attachments: [CC Minutes 01212025.pdf](#)

This item was passed on the Consent Agenda.

[RES-25:003](#) A RESOLUTION AUTHORIZING THE CITY OF JONESBORO, ARKANSAS, TO ENTER INTO AGREEMENT WITH THE BUREAU OF JUSTICE ASSISTANCE TO ACCEPT GRANT FUNDS

This item was passed on the Consent Agenda.

Enactment No: R-EN-020-2025

[RES-25:004](#) RESOLUTION AUTHORIZING CITY OF JONESBORO, ARKANSAS GRANTS AND COMMUNITY DEVELOPMENT DEPARTMENT TO APPLY FOR THE FY2025 SOCIAL DETERMINANTS OF HEALTH GRANT FROM THE BLUE AND YOU FOUNDATION

This item was passed on the Consent Agenda.

Enactment No: R-EN-021-2025

[RES-25:008](#) A RESOLUTION AUTHORIZING THE CITY OF JONESBORO TO ENTER INTO A TWO-YEAR LEASE CONTRACT FOR THE PURCHASE OF THREE SANITATION AUTOMATED TRUCKS, ONE FRONT LOAD SANITATION TRUCK AND ONE REAR LOAD SANITATION TRUCK

Attachments: [final Proposal 5 sanitation updated 1-15-2025.pdf](#)
[AEF Document Package - CITY OF JONESBORO, ARKANSAS.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-022-2025

[RES-25:009](#) A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF POLICE PACKAGE CHEVROLET TAHOES AND UPFITTING EQUIPMENT

Attachments: [Tahoe Invoices.pdf](#)

This item was passed on the Consent Agenda.

Enactment No: R-EN-023-2025

6. NEW BUSINESS

ORDINANCES ON FIRST READING

[ORD-24:037](#) AN ORDINANCE ESTABLISHING AND CONSOLIDATING SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOLS (JPS) CAMPUSES AND FOR OTHER PURPOSES

Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-24:037 by title only. All voted aye.

Held at one reading

[ORD-25:006](#)

AN ORDINANCE TO VACATE AND ABANDON A PORTION OF AN ALLEY LOCATED IN PARDEW'S ADDITION AS REQUESTED BY FLEX PROPERTIES, LLC

Attachments: [Opinion Letter](#)
[Petition-signed and notarized](#)
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Councilmember John Street motioned, seconded by Councilmember Brian Emison, to suspend the rules and offer ORD-25:006 by title only. All voted aye.

Councilmember John Street motioned, seconded by Councilmember L.J. Bryant, to waive the second reading due to the fact that the proponent has waited over six months to get Optimum to reply and the proponent also owns all of the surrounding property. All voted aye.

A motion was made by Councilperson John Street, seconded by Councilperson LJ Bryant, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 11 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Nay: 1 - Chris Moore

[ORD-25:007](#)

AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A STREET RIGHT-OF-WAY AND ALLEYS LOCATED ON SCHLEY STREET AS REQUESTED BY FLEX PROPERTIES, LLC

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A motion was made by Councilperson John Street, seconded by Councilperson LJ Bryant, that this matter be Waived Second Reading . The motion PASSED with the following vote.

Aye: 11 - Brian Emison;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

Nay: 1 - Chris Moore

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

[ORD-25:001](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 5622 SOUTH CARAWAY ROAD AS REQUESTED BY WESCOTT ENTERPRISES, LLC

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Held at second reading

[ORD-25:002](#) AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 2926 WOOD STREET AS REQUESTED BY HORIZON LAND SURVEYING, LLC

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Held at second reading

[ORD-25:004](#)

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO RM-12 RESIDENTIAL MULTIFAMILY FOR PROPERTY LOCATED AT 1006 N. WARREN STREET, JONESBORO, AR AS REQUESTED BY CARRINGTON MOREHOUSE

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Held at second reading

8. MAYOR'S REPORTS

Mayor Harold Copenhaver reported on the following:

I'm pleased to begin my comments this evening by congratulating the Jonesboro A&P Commission for winning the Arkansas Delta Byway's Tourism Support and Promotion award. It was announced at a ceremony in Stuttgart. The award is presented annually to the business, organization, or group that has contributed significantly to the promotion of tourism in the 15 county Arkansas Delta Byways. They were hosted and they were provided this award because of the 50th annual Governor's Conference on Tourism that was held here in Jonesboro. Over 400 people attended that conference over a three day period. So again, congratulations to the Jonesboro A&P.

Join us in congratulating the city, we have the employee of the month and as Christy Hundley of the E-911 Department. In 2013, Christy was promoted to Shift Leader and in 2023 she was moved to E-911 administration as Training Coordinator. We appreciate her work so much and we appreciate First Security Bank in sponsoring

the Salute to the City award making it possible to show appreciation for city employees who go above and beyond their work description.

On January 29th, we celebrated an exciting collaboration between Craighead County and the City of Jonesboro with the funding of a federal Department of Homeland Security through the Arkansas Division of Emergency Management. We announced the addition of a new weapons of mass destruction response vehicle. Craighead County Judge Marvin Day officially handed over the keys to Jonesboro Fire Chief Marty Hamrick, Captain Tommy Hall and the Director of Emergency Management for Craighead County, Anthony Coy. They were also on hand to mark this important milestone. Thanks to the Jonesboro Fire Department's dedication and expertise with this vehicle. It is equipped and it is an integral part of the region, covering 17 counties and northeast Arkansas. It is a major benefit of this partnership because the vehicle and equipment are available to be deployed for incidents in other counties. They will also be available right here to support the Jonesboro has with this material steam and our local responders. Together we are strengthening our preparedness and response efforts to ensure the safety of our community and surrounding areas.

While I'm on the Fire Department, I believe they had a pickleball tournament this weekend, and I think one, may be two, of our city councilmembers might have participated. I know one did. He took it pretty serious. I stopped out and it was well attended. Everybody had a great time and was getting along, believe it or not, so the heavy competition never lost a smile, so it was good to see.

I want to congratulate the Mayor's Youth Advancement Council here in Jonesboro. They won second place in the 2024 Congressional Act Challenge hosted by Congressman Rick Crawford. Their innovative Jonesboro 411 act earned this prestigious recognition, showcasing the ability to utilize modern technology and serving our community. We are incredibly proud of these young leaders for their creative teamwork and commitment to making Jonesboro a better place, proving you're never too young to engage.

We also want to celebrate an honor Chief Brett Weinstead and Chief Tim Rowell after 33 years of dedicated service, both retired from the Jonesboro Fire Department. their leadership, courage, and commitment to protecting our community leaves a lasting impact on our city and our Fire Department family.

Our neighborhood cleanups continue to be a big boost. We had it this past weekend at Magnolia Road Church. It was a huge success, surpassing the previous month, largest cleanup ever. This one resulted in more than 12 ½ tons of trash 74 tires. Thanks to the City Sanitation, Code Enforcement, and the Keep Jonesboro Beautiful Commission. By the way, 12 ½ tons is more than 25,000 pounds. The next neighborhood city cleanup is scheduled for Saturday, March 1st from eight to noon at the Y, which is the old YMCA on Nettleton.

So, here are a few events that are upcoming in the next several months. Jonesboro open disc tournament now brings top players from across the country to compete at Craighead Forest park and other areas in our community. So, come out and see the action. The Oasis Film and Digital Media Fest takes place, April 11 through 13th, and it's down at the Forum Theater celebrating creativity, storytelling, and technology. May 29th through June 1st is the skirmish. It would be the first of which. It's a delta gravel festival rolling into Jonesboro for a one-day multi-day event featuring fun for the whole family. I also want to mention that we're doing many other things. I'm going to have Danny come up in just a minute. More importantly, we finished up City Stars basketball, the first round. We've got a volleyball tournament coming in this weekend, what, 85, 87 teams and most of which, almost half are from out of state. So, it's

really important that we get our feet in the ground, shovels in the ground on sports complex as soon as possible. We've got a lot going on in Jonesboro, folks, a lot of good things.

I want to say also, congratulations to Alejandra Morales of our Grants Department. She's going to be a new member of the 2025 Leadership Jonesboro class. So, we look forward to what her project will be with the Regional Chamber of Commerce. Danny, if you would, please come forward and just kind of give us a few updates on several things that are ongoing in the city and parks.

Danny Kapales, Director of Parks & Recreation said, I guess we will talk about programs first a little bit. I know you mentioned the basketball tournament. Last weekend, we had our basically, our end of the season elementary basketball tournament that included a lot of our area schools. That happened basically within our community centers and the Jonesboro schools, that was I believe 56 teams basically held Friday night and Saturday. And, then this coming weekend we do have what's called the "we care" volleyball tournament. It is Junior Olympic volleyball tournament, ages 10 through 18. And, every one of those age groups is 10, 11, 12, 13, all the way up. Every one of those groups have made and so we have brackets in each one of them. And, that is a partnership of, we're hosting it, but, you know, basically Jonesboro School District, Valley View School District, Nettleton School District and honestly, any of the other school districts as needed are willing to help out. We are going to be located in 17 different courts just to make this tournament happen. The one that happened a few weeks ago, which was the icebreaker, we had used 22 different courts. And so as the mayor said, we are needing to get moving with the facility because we are kind of limited, but we really can't have any more than what we have right now and make a tournament really any bigger than what it is. Once we get the facility in place and we are able to actually host 6-7-8 of these tournaments, now you're looking at 200 teams being in town. As we move from this tournament this weekend, we got City Stars kicking off. We have almost a thousand kids playing in that program right now. That is our recreational basketball program that ages four through I believe 14 is maybe our top age group in that. I think there is 78 teams in our recreational program that will be starting up here in just a couple weeks starting to play with it. Along with that, we've got junior high starting up. And, when I say junior high, that's junior high soccer, that's junior high softball, and that junior high baseball. And, that all starts in February.

So, that's just right here, this month, you know, everything is starting earlier and earlier and everybody's getting ready to go much quicker, and we may have snow on the ground when it is time for everybody to start practicing. But, the kids are getting out there and getting their teams together and we'll have things ready for them. I know if you go out to Joe Mack right now, you'll see teams out on the two turf fields, practicing soccer. At this point, we've got the turf fields lined up with soccer goes all the way around the edges and we have it broken down in the smaller fields so that the teams can actually have practice but on smaller size fields, which will allow more teams out at one time. But, it is an opportunity for them to get out there and practice and get ready for the games and tournaments that are coming up right around the corner. Those are the kind of the programs. There are plenty of others. I know swim teams are getting ready to getting in. I think we are about a month away from having the pool ready for them to be able to jump in, that would be the heaters up and going, and start practicing. Tennis has started up. I went to a tennis meeting just a couple weeks ago, and I think there 55 adult teams here in town. When you look at that, it is broken between the Country Club, Ridgepoint, Three Oaks, and then Allen Park. So, with that, we've got 17 teams coming just from Allen Park. And, they will be cycling around to all those facilities playing against each other. So, it is kind of nice to see everybody. That's showing the community itself coming together in one program and

playing in a league with each other and competing.

So, those are the programs and then we start looking at projects we've got quite a few things that we are working on. We are working on the lights. I don't know if you've had the chance to go out to Craighead Forest and walk the trail yet, but you can. You can go out there and walk the full trail. You can do it right now when it is dark and be able to see all the way around. There are a couple of things that we are still working on. I think we have got to add a couple of components to make sure the lights shut off during daytime. Once those are added, then the lights will shut down and then once it gets dark they start to kick up. There are also motion sensors on those lights. So, as you get close to them, that's when they will come on. As you pass by, they'll shut off within a certain amount of time, and that way we're not constantly burning electricity throughout the night and we are not flooding the park with light all night long. But, it does allow for folks to go around and see. It also allows for our officers as they are driving through the park at nighttime, if they see those lights on, it gives them an idea that maybe there's something happening over in the location, especially during the time period that the park is closed. So, it will be an opportunity for them to be able to see across the park and see things, just in case.

We are also looking at a few playground upgrades. I know we're working with the state of Arkansas on a grant that we have received. We just can start April. There will be a meeting that will have to happen where they will actually give us a notice to proceed. But, we will be replacing the playground at Allen Park. That will be a fully inclusive playground along with the splash pads getting replaced there. I'm also getting quotes on a playground at Lion's Park at North Park or Northside Park. That'll be another playground that will be an inclusive playground that I have a rubber surfacing. That way, anybody in a wheelchair or walker of that sort will be able to get across that playground. We're also with that one, we have applied with Blue Cross for the Blue and You grant little new Grant to see if that will be able to help us out with paying for that one. We know that you all were gracious enough to be able to get us money in the budget to be able to do a lot of these projects, but we're going to continue to look at different grants to be able to help pay for these projects as we move forward. As far as looking at some other projects, I know you all have probably been downtown at Rotary Plaza and that is a great plaza, but if you look right in the middle of it, that concrete is not holding up. There's a section of concrete where the gear is right in the middle. And, so, I've got a company looking at coming in. They are working on the final quota on the installation side of it, but pulling that center circle out and running basically a splashpad right there in the middle and giving us a place downtown that would actually a splashpad. But it would be all surface level, so you won't have stuff sticking up out of the ground. So, anytime you wanted to have an event or anything down there to be able to set up chairs, all you have to do is have it turned off. And, you can still set up chairs and operate the way that it normally is operated. But, any other time, we will be able to turn it all and actually have another place where folks will be able to play downtown. The other nice part about that is be lights installed in the ground along with the water so through the evening, they will actually come on and glow. So, it would be a pretty cool feature for folks downtown to be able to drive by and see the lights and see the water flowing and it'll look like actually a true water feature for us downtown as well.

Continuing just to maintain the parks throughout these winter months, we are painting a lot. If you go to the pool right now, I know some of you all happen to go to the pool quite a bit, if you go there now, you will see that all of the blue that was up around the top part is completely getting repainted. The white has been updated, all the fencing around the Nettleton pool has been repainted. All of that stuff is getting updated and touched up. Anything that we can do right now to repaint and be updated while we have good weather, we are doing that. On the east side park, that is that big grant.

We are currently working on finalizing a proposal with Halff and Associates on that design. Once we get that proposal, we'll get that brought to you all where you all can walk through it and do an approval on it. But, we're looking at them doing the full design of that park where basically it'll be about a little over 17 acres. That is the property behind Cornerstone and Journey campus off of Disciple Lane. And, so, that will actually give us a chance to have a fully inclusive adventure style playground. We are looking at soccer fields. I say soccer fields, but it is going to be more of a universal style play area where you can play soccer, you play baseball, football, other times sports, but we are also looking at pickleball, tennis, a dog park, multiple walking trails and just easy access to that location. As that park expands, you know, that's the first section, but as we continue to expand that park, we're looking at a fishing pond and then another small park on the bottom side of the playground, as we connected to the neighborhood, just south of that location.

So, as you go down Highway 49 North, you come to NEA Baptist Hospital. As you hit the NEA Baptist Hospital, right across the street is ACE Hardware. As soon as you pass ACE Hardware, there is Disciple Park. It all falls directly behind that location. It is a little over 17 acres. So, that will give us a really nice park in a part of town that we do not have a park. Currently, we have a cemetery on that part of town. We do not have a park. So, this will be a great asset for us. Does that mean it is the last place we need to add a park over there, no. It means that it is the first place. We need to add a park over there. There are other things that we will need to do as we continue to grow that part of town.

Mayor Copenhaver said, two church facilities partnered with us in that as well. We did purchase the land from them, but it took a long negotiation process, but as well, we have Journey Campus and Cornerstone United Methodist Church and in the women of Junior Auxiliary also have donated \$100,000 to the project, so we're moving forward with that and we're excited to see once that plan is in place, we'll get it to you as soon as possible. Mr. Kapales said, the last we're working on, I know Engineering's Ryan is working on a design at the Beatrice Park currently on getting us a nice entrance there, parking lot and just getting that location, to the way we promised that we would when that property was deeded over to us. We are in that process with this year to get that completed as well.

Councilmember Dr. Anthony Coleman said, I have a statement, not really a question. Thank you for the East Park. I've said this before, but I don't know if this street's department, but uh I know Prospect Road, it's already busy, but that's going definitely be a need to fix that road to widen it with that traffic. And, so, I don't know where I know you don't can't answer this, but I don't know where we are with the streets on Prospect, but uh we need to get that that done. Thank you.

Mayor Copenhaver said, thank you Danny. The reason I had Danny come forward, Councilman Hafner has been asking for some updates on capital projects and so with that one of parks and then Craig is on the agenda. He was going to be on the agenda, but due to the Citizen's Bank building, we've been delayed a little bit, so he's going to be on the next city council agenda to talk about those capital improvement projects that you requested. So, let me get council as well, just some quick facts on the upcoming week, addressing the former Citizen's Bank building. So, on February 3rd through February 9th, we're going to be looking at continued stabilization and ceiling work done between the under street tunnel. Traffic signals on Main Street and Washington Avenue are down, and all way stop signs have been installed. Isolation valves installed by city water and light to separate the building from their utilities. General sight prep actions will continue. Traffic cameras have been installed and oriented to monitor flow efficiency near the site. City and Nabholz continue to work with ADEQ on the engineered demo plan to satisfy the regulatory requirements for

demolition. Working to address needs and questions from neighboring business owners that will be impacted during the demolition phase, we are doing daily and if you've got any further questions Craig is here to answer or Carol on the legal end as well. I just wanted to give you all that update. Councilmember Chris Moore asked, Mayor, do we have a timeline on the ADEQ permit or some kind of idea of when that will be coming through? Mayor Copenhaver said, we do, we discussed it just a little while this afternoon as well. I think what Friday, Craig? The submission of that will be Friday.

Engineering Director Craig Light said, they answered that question. The submission will be this Friday. Our contractor out of Alabama is getting their licensing in Arkansas and it is going to take a little bit this week to get that licensing in order. They are licensed out of state and they have to take a two-hour training course which they are doing this week to get their Arkansas license. Moving forward, we should be able to submit the 10 day notice Friday, which puts us starting the actual demolition on the 24th of February. It'll be a lot of work going on between now and then securing the site, putting up the controls to manage the water at the site, to manage safety at the site. There will be a lot of things going on between now and then. But, the actual demolition we are shooting for February 24th. Councilmember Ann Williams asked about the short-term plans. Mr. Light said, both ends are blocked up and they are sealing it to make it waterproof and we are looking at either putting global fill concrete into the pipe or doing some other flowable material or expandable foam material to fill up the pipe cap cavity. We don't want water infiltrating into it and going across and getting into the building across the street. So, we need to plug it completely. That's the plan. Mayor Copenhaver said, we will continue on giving you updates through emails and city council meeting, so thank you very much.

9. CITY COUNCIL REPORTS

Councilmember Chris Gibson said, on February 18, 2024, I am going to go ahead and postpone the Public Services meeting. I want to call a Nominating & Rules meeting for 4:45 p.m. to discuss the Nominating & Rules rules for the council as well as some appointments to committees across the city.

Councilmember Chris Moore said, I just want to echo what Danny said. I walk at Craighead Forest quite a bit and the new lights are nice. But, I have got to admit I didn't realize at first that they were motion activated on the trail and I started walking around, looked up, and thought, oh my gosh, the lights are malfunctioning. Luckily my brother was smarter than me. Also, the two fire chiefs, I was at their retirement. It's crazy how many people turned out for those two guys. That is evidence of how much they are going to be missed. The crowd was all the way over into Southwest's parking lot, almost to their church door. So, those two guys really mean a lot. Also, congratulations on the Pickleball tournament.

10. PUBLIC COMMENTS

11. ADJOURNMENT

A motion was made by Councilperson John Street, seconded by Councilperson Brian Emison, that this meeting be Adjourned. The motion PASSED with the following vote.

Aye: 12 - Brian Emison;Chris Moore;Chris Gibson;David McClain;Joe Hafner;Kevin Miller;Anthony Coleman;Janice Porter;John Street;Charles Coleman;LJ Bryant and Ann Williams

_____ Date: _____

Harold Copenhaver, Mayor

Attest:

_____ Date: _____

April Leggett, City Clerk



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-25:011

Agenda Date:

Version: 1

Status: Recommended to
Council

In Control: Finance & Administration Council Committee

File Type: Resolution

A RESOLUTION TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF RAB ALED5T52/PCT-LED POST TOP LIGHT-OR EQUIVALENT LIGHT FIXTURES AND RAB PR4-11-15D2-OR EQUIVALENT LIGHT POLES.

WHEREAS, the City of Jonesboro Mayor's office has determined the previously mentioned above light fixtures and light poles to be the city standard for all pedestrian-friendly and pedestrian-priority streets; and

WHEREAS, a local distributor can stock these fixtures as part of their normal inventory, and can maintain an adequate supply of replacement parts as needed.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The specified light fixtures and light poles are available from TEC ELECTRIC of Jonesboro, AR for a unit price of \$512.82 per a RAB ALED5T52/PCT-led post top light-or equivalent light fixtures and a unit price of \$493.59 per a RAB PR4-11-15D2-or equivalent light poles in addition to local sales tax.

SECTION 2: Due to the need to be able to access this lighting and replacement parts quickly for the preservation of public safety in the community, the City Council in accordance with the terms of A.C.A. Section 14-58-303 hereby waive the requirement of competitive bidding and direct the purchasing agent to purchase the above-described light fixtures and light poles for the prices set forth above.

General Definition of Work To Be Performed by Contractor:

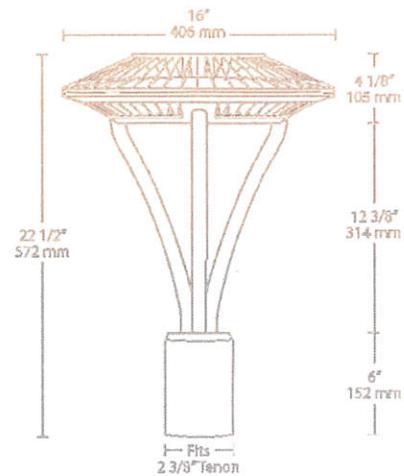
The contractor shall install all service points according to the plans and City, Water and Light standards. All augured bases shall be installed flat / level per manufacturer's recommendations. The contractor shall install poles to bases per manufacturer's recommendations and torque bolts and nuts per manufacturer's recommendations. The contractor shall mount lights in a secure manner and perform all electrical connections with correct wire nuts and tape. The contractor shall install underground electrical conduit per plans and the National Electric Code. The contractor shall install all electrical conductors in accordance with the plans in a way that does not damage the conductors. The contractor shall backfill and seed or sod all trenches and disturbed ground.

Specifications of Fixtures and Poles (Fixtures and Poles to be supplied by the city):

1. Light Fixtures – Quantity (77)

RAB ALED5752/PCT – LED Post Top Light – Or Equivalent

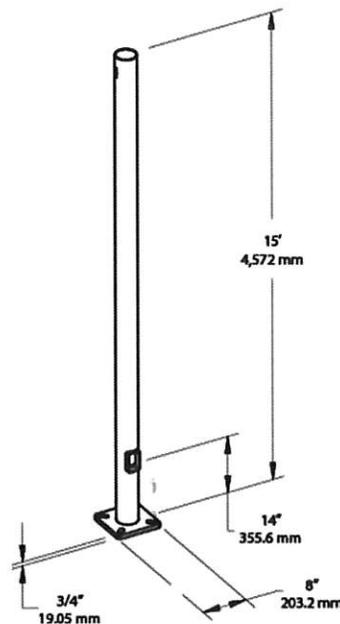
- Wattage – 52W
- Color Temperature – 5,100K
- Voltage – 120-277V
- UL Listing – Wet Locations
- Life Hours – 100,000 Hours
- Lumens – 3,089
- Finish – Bronze
- Height – 22.5 in.
- Diameter – 16 in.
- Weight – 21.8 lbs.
- Warranty – 5-Year Limited



2. Light Poles - Quantity (77)

RAB PR4-11-15D2 – Or Equivalent

- Shaft Size – 4"
- Shaft PSI – 46,000 minimum yield
- Hand Hole – Reinforced with grounding lug and removable cover
- Color – Bronze Power Coating
- Height – 15'
- Gauge – 11
- Wall Thickness – 1/8"
- Slotted Base Plates 36,000 p.s.i



Specifications of Auger Bases (Bases to be supplied by the city):

TEC ELECTRIC

Entered Date	Taken By	Customer #	Order #
1/13/25	LR	12505	1355173-00
PO #		Requested Ship Date	Page #
77 STREET LIGHTS		1/13/25	1

Bill To	Ship To
CITY OF JONESBORO P.O. BOX 1845 JONESBORO, AR 72403-1845	CITY OF JONESBORO P.O. BOX 1845 JONESBORO, AR 72403-1845

Correspondence To
Tec Electric 1900 S. Church St. Jonesboro, AR 72401

Instructions			
Ship Point	Via	Shipped	Terms
TEC Electric	Customer PU		NET 25TH

Notes

Line	Product and Description	Room ID	Order Quantity	Shipped Quantity	Qty UM	Unit Price	Price UM	Amount(Net)
1	ALED5T78 AREA LIGHT POST TOP 78W COOL LED TYPE V CLEAR		77.00	77.00	EACH	512.82	EACH	39,487.14
2	PR4-11-15WT POLE		77.00	77.00	EACH	493.59	EACH	38,006.43
2	Lines Total	Total Order Quantity	154.00				Subtotal	77,493.57
							Taxes	6,586.96
							Total	84,080.53



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RES-24:186

Agenda Date: 2/18/2025

Version: 1

Status: Recommended to
Council

In Control: Public Works Council Committee

File Type: Resolution

RESOLUTION BY THE JONESBORO CITY COUNCIL TO HIRE DTA TO STUDY IMPACT FEES IN THE CITY OF JONESBORO

WHEREAS, the City Council is reviewing proposed changes to its zoning regulations, and has been considering the issue of impact fees; and

WHEREAS, it is crucial to determine the impact of development in the city before considering changes to the city code or the assessing of said fees; and

WHEREAS, the City Council believes such a study may take several months, and an expert is required to conduct an accurate study on impact fees and make recommendations for what, if any, fees would be appropriate; and

WHEREAS, it is the desire of the Impact Fee Review Committee to hire DTA for their consulting services.

WHEREAS, the Impact Fee Review Committee held a meeting on December 3, 2024 and voted unanimously to recommend the acceptance DTA's proposal.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The City of Jonesboro, Arkansas shall contract with DTA for a citywide impact fee study.

SECTION 2: The Impact Fee Review Committee and staff are approved to take necessary actions to finalize contractual necessities and administrative task associated with the study.

SECTION 3: The Mayor and City Clerk are hereby authorized to execute documents to effectuate this agreement.

PROPOSAL

CITYWIDE IMPACT FEE STUDY

November 19, 2024

dta



CITY OF JONESBORO

SUBMITTED BY:

Kuda Wekwete
Managing Director

614 Capital Boulevard, Unit 202
Raleigh, NC 27603
(800) 969-4382
Kuda@FinanceDTA.com



www.FinanceDTA.com

614 Capital Boulevard, Unit 202
Raleigh, NC 27603

CITY OF JONESBORO



CITYWIDE IMPACT FEE STUDY

NOVEMBER 19, 2024

Prepared for:

City of Jonesboro

300 South Church Street

Jonesboro, AR 72403

Attention: Steve Kent, Purchasing Agent

Project Contact:

Kuda Wekwete

Managing Director, DTA

614 Capital Boulevard, Unit 202

Raleigh, NC 27603

Phone: (800) 969-4DTA x204

TABLE OF CONTENTS



<u>SECTION</u>	<u>PAGE</u>
I PROJECT UNDERSTANDING	1
A Project Management Services	1
B Project Approach.....	2
II PROPOSED SCOPE OF WORK	5
III PROJECT TIMELINE.....	9
IV COST PROPOSAL.....	10
A Information to be Provided by the City	11
B Disclaimer	11
C Limitations	11

I PROJECT UNDERSTANDING

DTA is pleased to submit this proposal to the City of Jonesboro (the “City”). It is our understanding that the City is seeking a qualified consultant to conduct a Citywide Development Impact Fee (“DIF” or “Impact Fee”) study. All work to be completed will satisfy the requirements of Arkansas Code 14-56-103 (the “Arkansas Impact Fee Law”). The Arkansas Impact Fee Law-compliant Fee Study would recommend the appropriate fee justification methodology and fee levels to support specific types of City-selected capital facilities needed to serve new growth. The work will generally consist of all necessary services related to impact fee structuring for complete streets, drainage, parks, and public safety.

A Project Management Services

DTA’s client contact and interaction continue beyond the basic deliverables. DTA is a customer and community-centric firm committed to excellence, quality products, and an open and interactive communication environment. We employ these practices in the workplace, in cities, counties, and towns, and with the many clients that we have served for 39 years. **DTA realizes that every client, like every person, is a distinct entity best understood and served in a direct and collaborative manner.**

DTA serves clients in small towns, medium-sized cities, and larger municipalities. Our service philosophy is three-pronged: we strive to know our customers, understand the communities we’re privileged to serve, and always provide the best care, advice, and products. At DTA, we also understand that every project is different, and every outcome is special to our team. Our values of accountability, integrity, and excellence underlie all work performed.

DTA has assembled an experienced and capable team with expertise in each unique element of study requested by the City. All personnel will be available full-time (100%) for the duration of the project. As such, a key objective for this project will be to complete all tasks of the project within the agreed-upon budget and schedule. Time and time again, DTA has proven its ability to adhere to contract agreements and understand the importance of good project management. A number of key strategies employed for all of DTA’s clients are listed below:

- Reviewing prior studies and effectively managing data requests and data gathering/consolidation;
- Ensuring key stakeholder input is received prior to writing any reports, so work need not be duplicated;
- Leveraging technology to request and track information from various sources and stakeholders;
- Setting up standing conference calls (i.e., weekly, bi-weekly), in addition to scheduled meetings with City staff in order to stay on track with tasks and deliverables and discuss critical project elements; and
- Preparing internal report drafts for City staff review and discussion on conference call(s).

DTA utilizes the software application BQE CORE to track project expenditures. This program is always available to DTA’s employees and provides detailed project information ranging from the execution of the contract to completion of the project. To manage this contract effectively in terms of team performance, schedule compliance, and budget adherence, Mr. Wekwete, DTA’s Primary Project Manager, will utilize these tools:

- Bi-weekly assignment checklists throughout the life of the contract to ensure each task remains on schedule by utilizing proper staffing assignments.
- Consistent communication with City staff via e-mail, telephone, and in-person meetings, as needed.
- Weekly budget review to ensure no budget overruns occur. DTA’s customized accounting system will enable us to track the expenditures to date each week and ensure budget compliance.
- Regular meetings with City staff to discuss progress and any issues and receive guidance.

At DTA, all our multidisciplinary team members come from diverse backgrounds, and we put people first. We pride ourselves on developing strong relationships with our clients and working closely with them to understand the big picture and goals they want to achieve as a result of our engagement, as well as how DTA’s work may impact other initiatives both now and in the future. We understand that public finance is about ensuring that communities can thrive by assessing what the best solution is for the community as a whole and what will help the community reach and sustain infrastructure growth goals.

DTA brings a practical perspective combined with real-world experience in working with municipalities, which gives us the ability to understand and communicate with all stakeholders throughout the process. Regarding our engagement approach, we will work closely with City leadership to engage with property owners, business owners, and community leaders to understand any issues or pressure points, as well as what is envisioned for the future.

Finally, DTA will provide independent and objective work products. Our firm regularly reviews legal opinions, regulations, and statutes that impact or modify public finance-related case law. Thus, DTA is committed to providing deliverables that reflect the most current developments in public finance and real property law.

B Project Approach

DTA would provide all-inclusive professional and technical support to the City in developing a conceptual project scope and reviewing any existing City DIF studies related to General Plans, Specific Plans, the Comprehensive Land Use Plan, and the Capital Improvements Plan, in addition to preparing a comprehensive review of required impact fee levels documented in the formal Nexus Study prepared under the Arkansas Impact Fee Law. Having been subjected to legal and developer scrutiny, DTA has developed a streamlined approach and methodology that establishes a rational and substantial nexus between new development and the need for public facilities.

DTA’s Final Report shall not address whether any current or proposed DIFs are valid under the U.S. Constitution’s Fifth Amendment Takings Clause. On April 12, 2024, in *Sheetz v. County of El Dorado* (2024), the U.S. Supreme Court held that its decisions in *Nollan v. California Coastal*

Comm'n (1987) 483 U.S. 825 and *Dolan v. City of Tigard* (1994) 512 U.S. 374 apply to legislatively imposed conditions on land-use permits. That said, the Supreme Court left it to the California appellate court on remand to address the validity of the traffic impact fee at issue in the case and determine how to apply *Nollan/Dolan* in this context. DTA cannot predict how courts will resolve such issues in the future and is providing no services or guarantees of any kind concerning the validity of any impact fees under the U.S. Constitution's Fifth Amendment Takings Clause.

In determining a reasonable nexus for each specific type of public facility, DTA will utilize one or more of the methodologies discussed below depending upon the data and other information available from the City and its current infrastructure policies. All the fee methodologies employ the concept of an Equivalent Dwelling Unit ("EDU") to allocate benefit among various land use classes. EDUs are a means of quantifying different land uses in terms of their equivalence to a residential dwelling unit, where equivalence is measured in terms of potential infrastructure use or benefit from each type of public facility. For many types of facilities, EDUs are calculated based on the number of residents or employees generated by each land use class. For other facilities, different measures, such as the number of service calls, quantity of trip miles, or amount of storm water run-off, more accurately represent the benefit provided to each land use class. Transportation facilities typically demand EDU calculations predicated on a per unit or per trip basis. The three types of fee methodologies used by DTA to establish EDUs for a public facility within a typical Arkansas Impact Fee Law-compliant study are based on either an existing Infrastructure Plan, a predetermined capacity amount, or a generic standard.

Plan-Based Fees: The first method of apportioning fees is based on a "Plan," such as a Master Plan of Facilities, that identifies a finite set of improvements. These Facilities Plans generally identify a finite set of facilities needed by the public agency and are developed according to assessments of facilities needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. With this plan-based approach, specific costs can be projected and assigned to all land uses planned in the future, often with a specific time period in mind that reflects new development projections. In preparing an impact fee analysis, facilities costs can be allocated in proportion to the amount of demand caused by each type of future development. It works well when it is difficult to measure the actual service needed by a land use type or where capacity cannot be directly related to demand. These plan-based fees are typically per unit assessments. This type of plan-based approach is generally preferable to the two other approaches to cost allocation listed below, but it does require the existence of a Facilities Plan, which is not always available.

Capacity-Based Fees: A second method of fee assessment is based on the "capacity" of a service or system, such as a water tank or a sewer plant. This kind of fee is not dependent on a particular Land Use Plan (i.e., amount or intensity), but rather it is based on a rate or cost per unit of capacity that can be applied to any type of development as long as the system has adequate capacity. This type of fee is useful when the costs of the facility or system are unknown at the outset, but it requires that the amount of capacity used by a particular land use type be measurable or estimable. Capacity-based impact fees are assessed based on the demand rate per unit.



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SECTION I PROJECT UNDERSTANDING

Standard-Based Fees: A third method of assessing fees is based on “standards” where costs are based on units of demand. This method establishes a generic unit cost for capacity, which is then applied to each land use per unit of demand. Parks are an excellent example of this type of fee structure. For example, a municipality may find that it currently provides five acres of parkland per thousand residents, which it may then require for all new residential development. Thus, this standard is not based on cost but rather on a standard of service. This methodology provides several advantages, including not needing to know the cost of a specific facility, identifying how much capacity or service is provided by the current system, or having to commit to a specific size of facility.

In preparing its analysis, DTA will apply one or more of these three methodologies to each facility type to generate applicable fee levels. However, the results of our quantitative analysis will be tempered by real-world factors to be at least considered by the City prior to the adoption of revised fee levels.

II PROPOSED SCOPE OF WORK

Work products stemming from the work plan described in this section will include a memorandum (“memo”) detailing the findings and methodologies of the growth analysis, a memo summarizing the fee methodology options, and the Draft and Final Reports.

Task 1 – Development of Project Strategy and Kickoff Meeting

DTA staff will meet with City staff in a project kickoff meeting to finalize the details of the project, deliverables, timetables, and tasks, discuss the fee methodologies and best practices, identify needed information (i.e., reports, project/needs lists, stakeholder groups, data, etc.), prepare the final schedule, discuss the public process, and resolve other concerns, as appropriate.

Task 2 – Develop Population and Dwelling Unit Projections

DTA will compile and document existing and future population, planning, and development estimates for the City. The projections resulting from this task will ultimately calculate fee levels. At this stage, DTA will evaluate City resources, influences, all factors affecting the existing Fee Study, and pertinent impact fee(s) as outlined by the City (including impact fee structuring for complete streets, drainage, parks, and public safety). This task comprises four subtasks.

- 2A **Population Projections:** DTA will gather existing information on present and future population for the City from various sources, including staff, the General Plan, existing Master Plans, the Land Use Plan, the Downtown Redevelopment District Code, the Capital Improvements Plan, the Administrative/Police Facilities Spatial Analysis, the U.S. Census, the Arkansas Department of Finance and Administration, and from other data sources, as needed.
- 2B **Conduct Entitlement Research and Projections:** DTA will coordinate with City staff to determine existing and future residential and non-residential development within the City over the planning horizon. To complete this subtask, DTA will review the General Plan/Capital Improvements Plan and related plans to determine expected development land use patterns in the City, assess City records to identify existing entitlements for dwelling units and commercial/industrial development, and project the number of new dwelling units and commercial/industrial development based on existing entitlements and population projections for the next 20 years, or such other target year as selected by City staff.
- 2C **Review Current City Fee Structure:** DTA shall review and summarize the City’s current development fee structures, City policies and procedures, and other regulatory requirements affecting potential fee structures and revenue program requirements.
- 2D **Review Prior City Fee Justification Studies:** DTA shall review the approach and methodology utilized in prior City fee justification studies so they can be evaluated in light of the City’s current needs.

Task 3 – Review Facility/Capital Needs and Levels of Service

This task entails the review of the facilities and capital needs required to serve new development in the study area projected in Task 2. DTA will use existing City materials (and any relevant reports) as base documents and focus our effort on updating this information.

For any fee program to be comprehensive in its scope, it is necessary to complete a thorough identification and review of all the facilities that will be impacted by additional growth, including those already discussed in the General Plan or Capital Improvements Plan. This task will require close coordination with all appropriate City departments.

- 3A **Survey/Interview City Staff:** DTA shall survey/interview City staff to review projected facilities in the City, along with major equipment needs, the timing at which improvements will be needed, and any physical data that would assist in developing the costs estimated below in Subtask 3C. Based upon the results of the surveys and interviews, DTA will verify and, if appropriate, expand the list of new facilities found in the General Plan or Capital Improvements Plan to be included within the fee program for the City.
- 3B **Facilities List:** Based on the information collected in Subtask 3A, DTA shall prepare a facilities needs list that details the new facilities and equipment to serve new development in the City.
- 3C **Review Cost Estimates:** DTA’s engineering and technical staff will, as necessary, consult with City department heads and/or engineering staff or equivalent to ascertain and understand in-house cost data for existing and projected facilities and equipment, review and/or refine existing cost data, examine major sources of revenue to fund the construction of new public facilities, and provide a proportional estimate between projected costs for new facilities and estimated revenue from mitigation fees and other sources.

Task 4 – Develop Methodology for Calculating New Fee Amounts

This task entails developing the methodology used to establish the fee amount for each fee component to the extent appropriate. There are two critical issues that must be considered in developing a fee program. The fee program must generate revenues in a timely manner and the methodology must meet the nexus or benefit requirements of the Arkansas Impact Fee Law. It is critical that any fee established be legally defensible.

DTA’s Fee Study methodology must meet the nexus or benefit requirements of the Arkansas Impact Fee Law, which requires that there be a nexus between the fees imposed, use of the fees, and development projects on which the fees are imposed. Furthermore, there must be a relationship between the amount of the fee and cost of the improvements. Implicit in these requirements is a stipulation that a public agency cannot impose a fee to cure existing deficiencies in public facilities or improve public facilities beyond what is required based on the specific impacts of new development. The benefit methodology established in this task will be documented in the Final Report.

DTA will recommend a Fee Expenditure Plan to ensure that projects can be fully funded and implemented within any required time limits for expenditures of such funds and possible flexibility to allow collected fees to be used to provide the City with a match for grant applications. Finally, the memo will include recommendations for methodology and next steps. Upon review and discussion by City staff, a methodology will be selected.

Deliverable: Memo Summarizing the Fee Methodology Options



Task 5 – Determine Fee Levels

This task entails calculating the fee amounts based upon the dwelling unit and commercial/industrial development projections completed in Task 2, facilities needs and costs determined in Task 3, and methodology selected in Task 4.

- 5A **Calculate Recommended Fee Amounts:** DTA shall calculate fees for the City by inputting the data compiled under the preceding tasks and computing each fee to be levied. This work will be done in a spreadsheet format that can be updated annually. **DTA will also evaluate this data in comparison to surrounding and comparable cities so as to arrive at comparable and acceptable fee levels.**
- 5B **Document Fee Derivation:** DTA shall document the methodology utilized for the fee calculation model that can be understood by the City and public. DTA shall prepare written statements documenting the validity of the methodology for deriving each of the fees for the City. These statements will be made to meet the requirements of the Arkansas Impact Fee Law and documented in the Final Report discussed below.

Task 6 – Prepare Draft and Final Reports

This task entails the preparation of the Draft and Final Reports for consideration by the City Council and City staff.

- 6A Based on the work completed in Tasks 1-5, DTA will prepare the Draft Report for review and consideration by City staff. The Draft Report will be prepared under the standards of the Arkansas Impact Fee Law and is expected to include an executive summary, population projections, a facilities and improvements list, areas of benefit (if applicable), fee calculations, recommended fee levels, and the suggested process for keeping fees current. The report shall also contain full fee schedule tables showing input data and interim calculation results, as well as abbreviated fee schedule tables.
- 6B **Prepare Final Report:** Based on the incorporation of City staff comments on the Draft Report, DTA will prepare the Final Report for presentation to the City Council and City staff.

Deliverables: Draft and Final Reports

Task 7 – Outline Tasks Required for the Implementation and Administration of the Fee Program

DTA will prepare a list of tasks required of the City once they have adopted their new fee program. These tasks include the determination of actual fee levels if the City decides not to impose the maximum fee levels allowed under the Fee Study, the implementation of the fee credit program, and other issues the City may face when carrying out the fee program. In addition, DTA shall prepare a Draft Ordinance to adopt the fee program, subject to review and approval by the City's legal counsel.

Deliverable: Draft Ordinance



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SECTION II PROPOSED SCOPE OF WORK

Task 8 – Attend Up to Three (3) Additional In-Person Meetings, Plus Regular Virtual Meetings for Bi-Weekly Updates

This task entails attendance at a total of four (4) in-person meetings/workshops, including the kickoff meeting, with City staff, Advisory Committee, focus groups, stakeholders, and the City Council to present information regarding the status of the impact fee program update, draft study, and Final Report to obtain input. DTA will also be prepared to lead meetings and workshops with selected groups to gain better project understanding, gauge community sentiment, and determine the key objectives. During these meetings, DTA will consider community and stakeholder input. For this purpose, DTA will develop handouts for these meetings that summarize the findings and analysis from the Public Review Draft. DTA staff shall also schedule standing conference calls (i.e., weekly or bi-weekly) with City staff to stay on track with tasks and deliverables, to the extent allowable under the proposed maximum budget.

III PROJECT TIMELINE

DTA’s typical schedule of tasks for a DIF program/Fee Study is outlined below. Given the City’s desired project timeline, this timeline of events can and will be completed within the proposed time frame according to the City’s specifications. **Notably, the firm shall provide ongoing communication, education, and outreach throughout the duration of the project. DTA is able to begin work with minimal notice.**

Table 1: Proposed Schedule

Task	Description	Weeks 1 to 5	Weeks 6 to 9	Weeks 10 to 13	Weeks 14 to 18	Weeks 19 to 22	Weeks 23 to 25	Week 26
1	Development of Project Strategy and Kickoff Meeting	█						
2	Develop Population and Demographic Projections	█	█	█				
3	Review Facility/Capital Needs and Levels of Service	█	█	█	█			
4	Develop Methodology for Calculating New Fee Amounts		█	█	█			
5	Determine Fee Levels and Generate Cash Flow Analysis			█	█	█		
6	Prepare Draft and Final Reports				█	█	█	█
7	Outline Tasks Required for the Implementation and Administration of the Fee Program, Including the Preparation of a Draft Ordinance				█	█	█	█
8	Attend Three (3) Additional In-Person Meetings, Plus Regular Virtual Meetings for Bi-Weekly Updates		█	█	█	█	█	█
Ongoing	Communication, Education, and Outreach of Project	█	█	█	█	█	█	█

IV COST PROPOSAL

Fees for services shall be charged on an hourly basis according to the rates set forth in the **fee schedule** below, with invoices being submitted to the City monthly. The estimated fee for services is not to exceed **\$59,000** for the Fee Study, including out-of-pocket expenses, plus an additional **\$5,000** as a contingency to cover additional tasks, as approved by the City’s Project Manager¹. Further work at that point would require additional fees. Fees for services shall be charged according to the professional services fee schedule identified in Table 2.

Table 2: DTA’s Fee Schedule

Labor Category	Labor Rate
President/Managing Director	\$300/Hour
Senior Vice President	\$275/Hour
Vice President	\$250/Hour
Senior Manager	\$210/Hour
Manager	\$200/Hour
Senior Associate	\$190/Hour
Associate III	\$175/Hour
Associate II	\$165/Hour
Associate I	\$150/Hour
Research Associate II	\$140/Hour
Research Associate I	\$125/Hour

Additional in-person meetings [more than the four (4) in-person meetings specified in the Scope of Work, including the kickoff meeting] shall be billed on a time and materials basis. Only the hours expended shall be billed. **DTA staff shall also schedule standing conference calls (i.e., weekly or bi-weekly) with City staff to stay on track with tasks and deliverables, to the extent allowable under the proposed maximum budget.**

Out-of-pocket and administrative expenses are enclosed in the proposed maximum budget and shall be equal to 3% of DTA’s billings for labor, plus travel expenses and any outside vendor payments. All hourly rates for services apply through December 31, 2025, and are subject to a cost-of-living increase. On or about the first two weeks of each month during which consulting services are rendered hereunder, DTA shall present to the City an invoice covering the current consulting services performed pursuant to this Notice of Authorization. Invoices shall be paid by the City within 30 days of the date of each invoice. A 1.2% charge may be imposed monthly against accounts that are not paid within 45 days of the date of each invoice. The prevailing party in any legal action brought by one party against the other and arising out of this Consultant Agreement shall be entitled, in addition to any other rights and remedies it may have, to reimbursement for its expenses, including court costs and reasonable attorneys’ fees.

¹ Any use of the contingency line item will have to be approved (prior to added work) by the City’s Project Manager, so that the City can better track any additional tasks assigned to DTA by the City.

A Information to be Provided by the City

DTA requests that the following information be provided by the City at no charge and in a timely manner such that the project does not extend beyond 6 months from the date of authorization to proceed:

- Identification of offsetting revenue sources to fully understand financing options;
- The City's General Plan, any Specific/Master Plans, Development Agreements, and data regarding existing entitlements;
- To the extent available, detailed description of the proposed public facilities, including the facility name and number of square feet, acres, etc. (as applicable for each type of facility);
- Inventory of completed facilities within the City, including type, size, and location of facility;
- Cost estimates for proposed facilities (DTA anticipates that the City's cost data and estimates will be reviewed by DTA staff and discussed with City staff);
- Existing City Fee Ordinances and/or Resolutions, as applicable; and
- Identification of any committed revenue sources pledged to fund proposed facilities.

B Disclaimer

While DTA has a fiduciary responsibility as a licensed Municipal Advisor, DTA is not, unless otherwise stipulated, acting as the City's Municipal Advisor. The services discussed herein do not constitute any financial advice or fall under the category of municipal advisory services as defined by the SEC.

C Limitations

Additional work requested by the City beyond the tasks identified within the Scope of Work shall be considered out of scope and will be billed on a time and materials basis at the hourly rates identified in Table 2. The labor costs in the table above include attendance at a total of four (4) in-person meetings, including the kickoff meeting, with City staff, community groups, stakeholders, and the City Council. Attendance at more than four (4) in-person meetings, detailed written responses to resolve disputes, or the preparation of more than one set of major revisions to the Draft Impact Fee Methodology Report will be classified as additional work and may require further billing at the hourly rates identified in Table 2 if the maximum fee level has been exceeded.

Other examples of additional work shall include:

- Additional analyses based on revised assumptions requested by the City, including possible changes in the facilities needs list, infrastructure costs, population projections, and related data once the preparation of the Draft Impact Fee Methodology Report has been initiated, as well as adjustments to assumptions once the Draft Impact Fee Methodology Report has been approved;
- Negotiations with stakeholders once the Final Impact Fee Methodology Report has been prepared;
- Time expended related to obtaining data assigned to the City under "Information to be Provided by the City";
- Actual implementation of the fee program;



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SECTION IV COST PROPOSAL

- Any work related to litigation or any claim or liability arising out of or incident to the April 12, 2024, U.S. Supreme Court decision in *Sheetz vs. County of El Dorado* asking the California courts to reevaluate impact fees adopted under the California Mitigation Act to ensure they do not violate the U.S. Constitution's Fifth Amendment Takings Clause, including but not limited to expert witness services; and
- Reproduction of more than five bound copies of the Final Impact Fee Methodology Report.

The maximum fees listed above assume the review and implementation of the fee program with a schedule between the initiation of services and public outreach that is within the proposed time frame according to the City's specifications.



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614 CAPITAL BOULEVARD, UNIT 202
RALEIGH, NC 27603
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds



Text File

File Number: ORD-25:005

Agenda Date:

Version: 1

Status: First Reading

In Control: Public Works Council Committee

File Type: Ordinance

AN ORDINANCE AMENDING THE JONESBORO CODE OF ORDINANCES, SECTION 117.330(c), KNOWN AS THE SIDEWALK ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR A CONTRIBUTION IN LIEU CONSTRUCTION EXEMPTION FOR PROPERTY IN PLANNED INDUSTRIAL PARKS

WHEREAS: Currently industrial developments located within the borders of the Craighead County Technology Park do not have an option to pay a contribution in lieu fee as allowed for other various purposes in the city; and

WHEREAS: Contribution in lieu of construction fees are allocated to a restricted fund and may only be used for the construction or maintenance of pedestrian infrastructure; and

WHEREAS: Contribution in lieu fees collected from industrial developments with little pedestrian activity would be used to fund needed pedestrian infrastructure in more urbanized areas of need within the city.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1. The Jonesboro Code of Ordinances, Section 117.330(c), known as the sidewalk ordinance, is hereby amended to allow a contribution in lieu of construction fee for areas and conditions as described in the following:

(b) Exceptions. If one or more of the following conditions below exist, the metropolitan area planning commission may approve payment of the contribution in lieu of construction fee instead of installation of a sidewalk if it is determined that installation is impractical:

(1) Installation of the sidewalk would require the removal of a protected tree (Defined as a tree species that is healthy and greater than 18 inches diameter at a height of 48 inches from the ground) or other major obstruction within the right-of-way;

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

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

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

(5) An industrial or commercial development within the confirmed boundaries

of the Craighead County Technology Park.

(c) Exemptions. **Section intentionally omitted.**

(d) Contribution in lieu of construction fee.

(1) A contribution in lieu of construction fee shall be paid to the City of Jonesboro under the following circumstances:

a. The property owner of industrial or commercial projects or the residential subdivision developer may request this option subject to approval of the metropolitan area planning commission at the time of final plat approval for residential developments or the issuance of the building permit for industrial and/or commercial projects under the provisions in subsection (b) of the section.

b. An owner/developer may appeal the metropolitan area planning commission's refusal to grant a waiver or to approve the contribution in lieu of construction fee to the city council.

(2) The contribution in lieu of construction fee shall be calculated as a fixed amount per linear foot. The city council will establish the rate by resolution upon the recommendation of the city engineer and the rate will be tied to the current weighted average to build sidewalks according to the most current Arkansas Department of Transportation pricing list. The approved rate will be reviewed periodically.

(3) The fee shall be the amount of the sidewalk installation at a value determined by the design engineer and agreed to by the city engineer or his/her designated representative.

(4) The city shall deposit said money into an account dedicated for sidewalk construction until such time the money is used by the city.

(5) For single-family residential developments, the fee shall be paid in full for all platted lots with 90 days of the final plat being recorded or before the first building permit is issued. No building permit shall be issued until the fee is paid.

(6) Each contribution in lieu of payment collected shall be used to construct, improve, or maintain a sidewalk or other pedestrian infrastructure improvements that furthers the intent of this section as determined by the city engineer with the primary consideration being connectivity between new and existing sidewalks.

(7) Any project in the listed Jonesboro Industrial Parks that is operating under a temporary certificate of occupancy at the time of the passing of this ordinance will be eligible to provide a fee-in-lieu payment for the amount of the sidewalk construction calculated at the current weighted average to build sidewalks according to the most current Arkansas Department of Transportation pricing list.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-24:037

Agenda Date:

Version: 1

Status: Second Reading

In Control: Public Safety Council Committee

File Type: Ordinance

AN ORDINANCE ESTABLISHING AND CONSOLIDATING SPECIAL TRAFFIC PATTERNS NEAR JONESBORO PUBLIC SCHOOLS (JPS) CAMPUSES AND FOR OTHER PURPOSES

WHEREAS: Traffic safety around schools is a critical component in school safety; and

WHEREAS: Discussions with local school representatives have resulted in multiple traffic pattern change requests or clarification based off firsthand observations; and

WHEREAS: To reduce legislative confusion, the City of Jonesboro seeks to consolidate all Jonesboro Public Schools (JPS) school-related road closings into one ordinance for ease of reference.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT

Section 1: The following streets shall be designated as one-way streets on school days as follows:

Monroe	Eastbound	Floyd to Nesbitt	7:15-8:15; 3:00-4:00
Hillcrest	Southbound		Wilkins to Highland 7:15-8:15; 2:45-4:15
Fisher	Southbound		Belt to Hoover 7:30-8:30; 2:30-3:30
Rosemond	Eastbound	Greenwood to Roy	7:30-8:30; 2:30-3:30
Roy	Southbound		Rosemond to Flowerland 7:30-8:30;
			2:30-3:30
Cobb	Northbound		Richmond to Cherry 7:00-8:15; 2:45-4:00
Greenwood	Northbound		Flowerland to Rosemond 7:30-8:30;
			2:30-3:30
Rains	Southbound		Eason to Richmond 7:00-8:15; 2:45-4:00
Strawn	Eastbound	Culberhouse to Flint	7:30-8:30; 2:30-3:30
Culberhouse	Southbound		Strawn to Nettleton 7:30-8:30; 2:30-3:30

Section 2: The following Ordinances shall be repealed in their entirety: ORD-77:2108; ORD-58:1771; ORD-84:1670; ORD-70:2589; ORD-59:1740; ORD-77:2109; ORD-78:1984; ORD-72:2447; and ORD-71:2500.

Section 3: It is found and declared by the City Council that the lack of appropriate and enforceable traffic control regulations and signage along these identified roadways could endanger life and property; and therefore, this ordinance being necessary for the preservation of the public peace, health and safety, an emergency is hereby declared to exist and this ordinance shall take effect and be in full force from and after its passage and approval.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:001

Agenda Date: 1/21/2025

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 5622 SOUTH CARAWAY ROAD AS REQUESTED BY WESCOTT ENTERPRISES, LLC

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Residential R-1**
TO: **Commercial C-3 LUO**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Part of the North Half of the Southwest Quarter of Section 9, Township 13 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows:

Commencing at the Northwest Corner of the North half of the Southwest Quarter of Section 9, Township 13 North, Range 4 East, Craighead County, Arkansas; thence South 00°29'51" West along the West line of the Southwest Quarter of Section 9, aforesaid, 171.50 feet to the point of beginning; thence North 86°14'27" East, departing from the West line of the Southwest Quarter of Section 9, aforesaid, 383.41 feet to a point of the Westerly right-of-way line of Stadium Boulevard (Arkansas State Highway #1); thence South 31°40'20" West along said right-of-way line 159.41 feet; thence South 86°59'28" West departing from said right-of-way line, 26.81 feet; thence South 77°43'11" West 280.00 feet to the West line of the Southwest quarter of Section 9, aforesaid; thence North 00°29'51" East along said West line, 171.50 feet to the point of beginning.

Containing in all 50,006 sq. ft. or 1.15 acres, more or less.

Subject to easements, restrictions, reservations, and rights-of-way of record.

Subject to Caraway Road along the West side and Stadium Boulevard along the East side of said property as shown on survey recorded in survey book 1 page 163 at Jonesboro, Arkansas.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) Restriction on Recreational Vehicle Park



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 12/10/24 Date Received: 11/8/24
Meeting Deadline: 11/18/24 Case Number: RZ-24-19

LOCATION:

Site Address: Vacant Land / Lot 5622 S Caraway Rd

Side of Street: - between Stadium Blvd. and S. Caraway Rd.

Quarter: Southwest Section: 9 Township: 13 North Range: 4 East

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

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: C-3 LUO (Restricting RV Parks)

Size of site (square feet and acres): 50,006 sq ft / 1.15 acres Street frontage (feet): 171' Caraway Rd.
159' Stadium Blvd.

Existing Use of the Site: Vacant / Wooded Lot

Character and adequacy of adjoining streets: Lot is in between Caraway Rd + Stadium Blvd.

Does public water serve the site? Yes

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Nearby (Extension)

Use of adjoining properties:

North C-3 Vacant Lot

South C-3 Vacant Lot

East R-1 - Across Stadium Blvd

West Wooded - Across Caraway Rd.

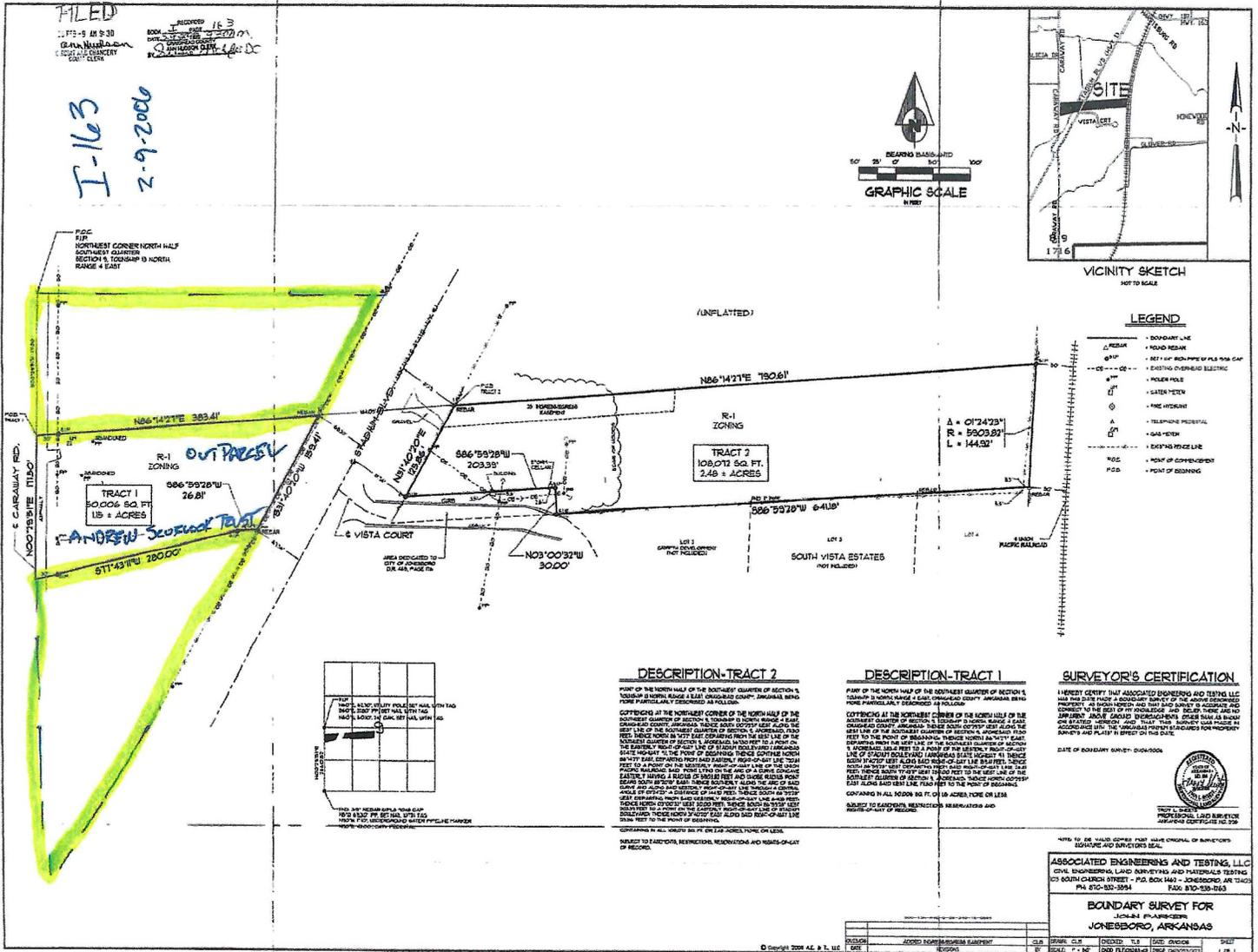
Physical characteristics of the site: Wooded / Relatively Flat

Characteristics of the neighborhood: mixture - Industrial / Commercial / Residential

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.

FILED
 2:15-5 AM 9:30
 GRAN MURPHY
 COUNTY CLERK
 JONESBORO, ARKANSAS

I-163
 2-9-2006



DESCRIPTION-TRACT 2

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, BEING THE EAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, AND PROCEED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, A DISTANCE OF 780.61 FEET TO THE POINT OF BEGINNING; THENCE S86°14'21"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, A DISTANCE OF 385.41 FEET TO THE POINT OF BEGINNING; THENCE S86°14'21"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, A DISTANCE OF 780.61 FEET TO THE POINT OF BEGINNING; THENCE S86°14'21"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, A DISTANCE OF 385.41 FEET TO THE POINT OF BEGINNING.

DESCRIPTION-TRACT 1

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, AND PROCEED ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, A DISTANCE OF 780.61 FEET TO THE POINT OF BEGINNING; THENCE S86°14'21"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, A DISTANCE OF 385.41 FEET TO THE POINT OF BEGINNING; THENCE S86°14'21"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, A DISTANCE OF 780.61 FEET TO THE POINT OF BEGINNING; THENCE S86°14'21"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH RANGE 1 EAST, GARLAND COUNTY, ARKANSAS, A DISTANCE OF 385.41 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THE SOLE RIGHT TO A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY, AS INDICATED AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE AND NO APPARENT AND/OR CAUSAL DEFICIENCIES OR OTHER SUCH AS BOUNDARY ENCROACHMENTS, EASEMENTS, ETC., THAT WOULD AFFECT THE ACCURACY OF THE SURVEY. THE SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND PLATS IN EFFECT ON THIS DATE.
 DATE OF BOUNDARY SURVEY: 02/09/06

NOTE: WE OR OUR EMPLOYEES HAVE BEEN ORIGINAL OR BOUNDARY SURVEYORS AND ENGINEERS AND SURVEYORS.
ASSOCIATED ENGINEERING AND TESTING, LLC
 CIVIL, ENGINEERING, LAND SURVEYING AND MATERIALS TESTING
 107 SOUTH GARDNER STREET - P.O. BOX 1443 - JONESBORO, AR 72403
 PHONE: 870-932-3554
BOUNDARY SURVEY FOR
JONESBORO, ARKANSAS

DESCRIPTION – TRACT 1

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°29'51" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 171.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°14'27" EAST, DEPARTING FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 383.41 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF STADIUM BOULEVARD (ARKANSAS STATE HIGHWAY #1); THENCE SOUTH 31°40'20" WEST ALONG SAID RIGHT-OF-WAY LINE 159.41 FEET; THENCE SOUTH 86°59'28" WEST DEPARTING FROM SAID RIGHT-OF-WAY LINE, 26.81 FEET; THENCE SOUTH 77°43'11" WEST 280.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 00°29'51" EAST ALONG SAID WEST LINE, 171.50 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 50,006 SQ. FT. OR 1.15 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SUBJECT TO CARAWAY ROAD ALONG THE WEST SIDE AND STADIUM BLVD. ALONG THE EAST SIDE OF SAID PROPERTY AS SHOWN ON SURVEY RECORDED IN SURVEY BOOK 1 PAGE 163 AT JONESBORO, ARKANSAS.

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: Wescott Enterprises LLC
Wes Thornton / Scott Serwacki
Address: PO Box 1248
City, State: Jonesboro, AR ZIP 72403
Telephone: 870-761-7366
Facsimile: N/A
Signature: [Handwritten Signature]

Applicant:

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

N/A
Name: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

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

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

Re-Zoning Process/Information

1. The property was and is currently zoned as R-1. Requesting it to be C-3 LUO (Restricting RV Parks).
2. Possibility of selling the lot OR developing the lot – either way it would make the most sense, based on its location, that it be rezoned as C-3.
3. See above.
4. No current plans for development.
5. Yes and Yes.
6. As a prominent location along busy Stadium Blvd, it would serve the community best to be zoned C-3.
7. Rezoning to C-3 would fall right in line with the surrounding industrial and commercial mixture.
8. Commercial potential/future uses would not be approved under the current zoning of R-1.
9. Rezoning to C-3 would create NO negative affect to nearby properties regarding the impact on traffic, drainage, odor, noise, light, or vibration. If anything, there would be a positive affect to nearby properties regarding the impact on property value and visual appearance.
10. Forever as far as we know. The lot is currently fully wooded.
11. The proposed rezoning, and even potential development, would create no negative impact, if not an actual positive impact, on utilities, streets, drainage, open space, fire, police, and EMS.

- 12.If rezoning is approved, immediate development is not yet planned.
- 13.A handful of nearby residential neighbors have spoken out recently against the possibility of another RV Park being developed in this area. We have taken care of that from the start with requesting as C-S LUO (restricting RV Parks). The connecting, vacant/wooded lots have already been rezoned as C-3.
- 14.C-3 LUO (restricting RV Parks)

Title



DESCRIPTION - TRACT 1

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°29'51" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 171.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86°14'27" EAST, DEPARTING FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID, 383.41 FEET TO A POINT OF THE WESTERLY RIGHT-OF-WAY LINE OF STADIUM BOULEVARD (ARKANSAS STATE HIGHWAY #1); THENCE SOUTH 31°40'20" WEST ALONG SAID RIGHT-OF-WAY LINE 159.41 FEET; THENCE SOUTH 86°59'28" WEST DEPARTING FROM SAID RIGHT-OF-WAY LINE, 26.81 FEET; THENCE SOUTH 77°43'11" WEST 280.00 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, AFORESAID; THENCE NORTH 00°29'51" EAST ALONG SAID WEST LINE, 171.50 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 50,006 SQ. FT. OR 1.15 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SUBJECT TO CARAWAY ROAD ALONG THE WEST SIDE AND STADIUM BLVD. ALONG THE EAST SIDE OF SAID PROPERTY AS SHOWN ON SURVEY RECORDED IN SURVEY BOOK 1 PAGE 163 AT JONESBORO, ARKANSAS.



CARANAY JONESBORO
2404 RACE ST
JONESBORO, AR 72401-9997
(800)275-8777

11/19/2024 11:41 AM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.73
Bellingham, WA 98229			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Mon 11/25/2024			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 2365 0979 44			
Total			\$5.58

First-Class Mail® Letter	1		\$0.73
Jonesboro, AR 72404			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 11/21/2024			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 2365 0979 13			
Total			\$5.58

First-Class Mail® Letter	1		\$0.73
Jonesboro, AR 72404			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 11/21/2024			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 2365 0979 68			
Total			\$5.58

First-Class Mail® Letter	1		\$0.73
Jonesboro, AR 72403			
Weight: 0 lb 0.30 oz			
Estimated Delivery Date			
Thu 11/21/2024			
Certified Mail®			\$4.85
Tracking #:			
9589 0710 5270 2365 0979 37			
Total			\$5.58

Grand Total: \$22.32

Debit Card Remit \$22.32
Card Name: VISA
Account #: XXXXXXXXXXXX5443
Approval #: 660959
Transaction #: 023
Receipt #: 085946
Debit Card Purchase: \$22.32
AID: A000000980840 Chip
AL: US DEBIT
PIN: Verified

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or call 1-800-410-7420.

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Clerk: 26

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Sent To: Taylor H & H Enter...
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City, State, ZIP+4®: Jonesboro, AR 72404-7633
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO AR 72401
NOV 19 2024
HATIE CARAWAY STATION

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Street and Apt. No., or PO Box No.: 3866 Preston Oaks Dr.
City, State, ZIP+4®: Jonesboro, AR 72404
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO AR 72401
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HATIE CARAWAY STATION

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Postage \$0.73
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City, State, ZIP+4®: Jonesboro, AR 72403-1422
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO AR 72401
NOV 19 2024
HATIE CARAWAY STATION

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City, State, ZIP+4®: Bellingham, WA 98229-8980
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

JONESBORO AR 72401
NOV 19 2024
HATIE CARAWAY STATION



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, Dec 10th, 2024 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet 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 you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Mescott Enterprises LLC
DATE: Nov. 19, 2024
SUBJECT PROPERTY ADDRESS: Vacant lot - S. Conway Rd.
DESCRIPTION OF REZONING REQUESTED: Requesting this lot be rezoned to Commercial C-3.
Both lots on either side are already zoned C-3.

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

Sarah Friereson Date
Printed Name of Property Adjacent Owner (Signature)
1287 Chutkan Dr.
Address Bellingham, WA Phone

98229-8980
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 St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 (870) 932-0406 Fax (870) 336-3036

Mescott Enterprises LLC
PO Box 1248
Jonesboro, AR 72403

Sarah Friereson
1287 Chutkan Dr.
Bellingham, WA
98229-8980

9589 0710 5270 2365 0979 44
PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, HOLD AT DOTTED LINE
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City, State, ZIP+4®
Bellingham, WA 98229-8980
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CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION

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REZONING REQUESTED BY: Westcott Enterprises LLC

DATE: Nov 19, 2024

SUBJECT PROPERTY ADDRESS: Vacant lot - S. Caraway Rd.

DESCRIPTION OF REZONING REQUESTED: Re-zoning this lot be rezoned to Commercial C-3. Both lots on either side are already zoned C-3.

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

PSW Lakewood LLC (Signature) Date
Printed Name of Property Adjacent Owner
PO Box 1422 / Jonesboro, AR
Address 72403 - 1422 Phone

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 St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Planning Department, P.O. Box 1845, Jonesboro, AR 72403-1845 • (870) 932-0406 • Fax: (870) 356-3056

Westcott Enterprises LLC
PO Box 1248
Jonesboro, AR 72403

PSW Lakewood LLC
PO Box 1422
Jonesboro, AR 72403-1422

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CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, , 20 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet 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 you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Wescott Enterprises LLC

DATE: Nov. 19, 2024

SUBJECT PROPERTY ADDRESS: Vacant lot - S Cadaway Rd.

DESCRIPTION OF REZONING REQUESTED: Re-zoning this lot to be rezoned to Commercial C-3. Both lots on either side are already zoned C-3.

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

Printed Name of Property Adjacent Owner: Andrew Scurluck Trust (Signature) _____ Date _____

Address: 3866 Preston Oaks Dr. Jonesboro, AR 72404 Phone _____

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 St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday, through Friday.

Planning Department, P. O. Box 1845, Jonesboro, AR 72403-1845 · (870) 932-0406 · Fax: (870) 336-3036

Wescott Enterprises LLC
PO Box 1248
Jonesboro, AR 72403

Andrew Scurluck Trust
3866 Preston Oaks Dr.
Jonesboro, AR 72404

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City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-19, 5622 S. Caraway Road
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on December 10, 2024

REQUEST: To consider a rezoning of one tract of land containing 1.15 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “C-3 LUO”, general commercial district with a limited use overlay.

APPLICANT: Wescott Enterprises, LLC, PO Box 1248, Jonesboro, AR, 72403
OWNER: Same

LOCATION: 5622 S. Caraway Road (Parcel# 01-134093-01310)

SITE DESCRIPTION: **Total Size:** Approx. 1.15 Acres
Street Frontage: Approx. 171 ft. on S. Caraway Rd & 159 ft. on Stadium Blvd.

Existing Development: Undeveloped

SURROUNDING CONDITIONS:

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

HISTORY: Vacant, fully wooded

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.

High Intensity:

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.

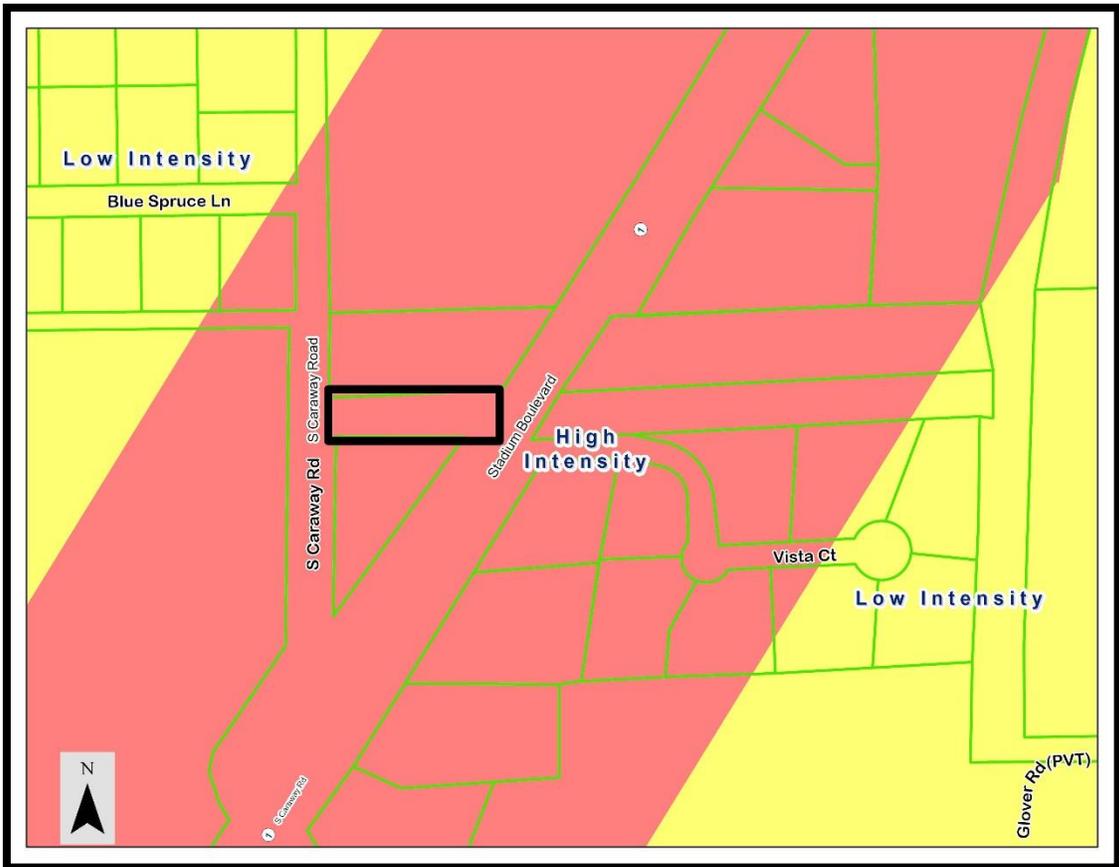
Typical Land Uses:

- 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

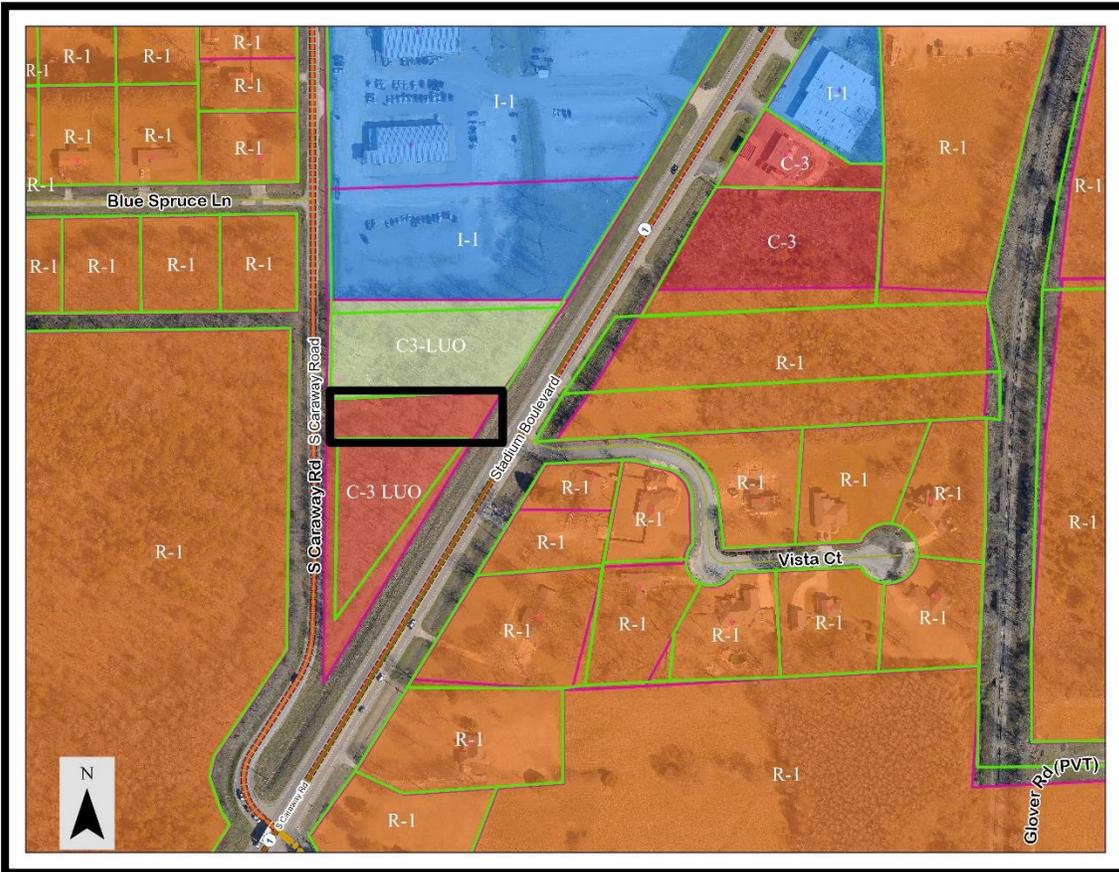
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

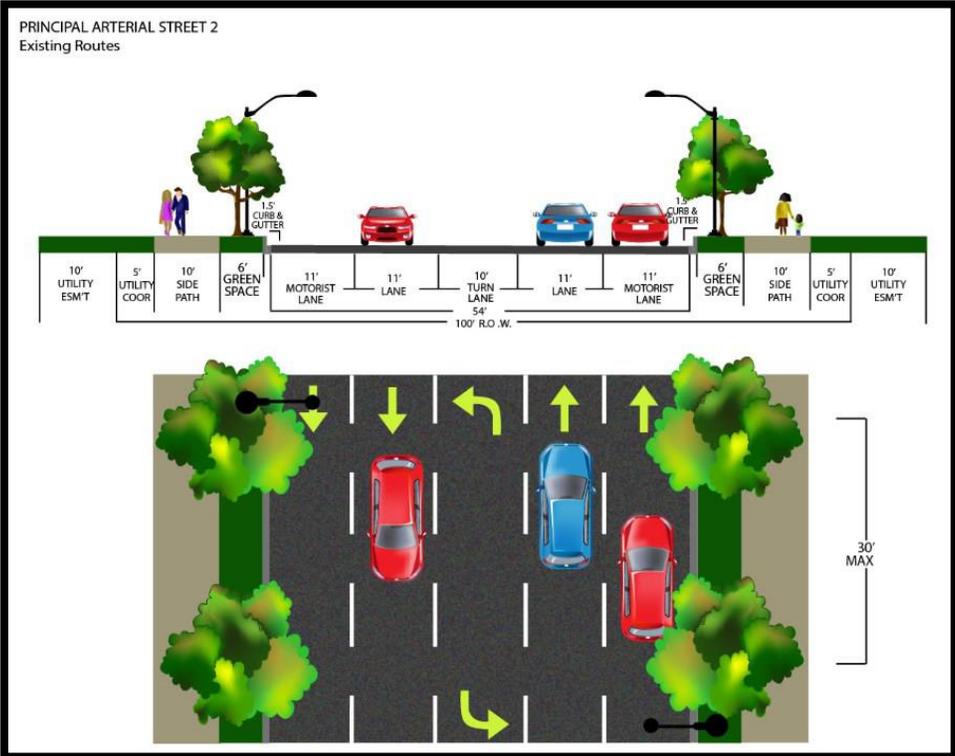
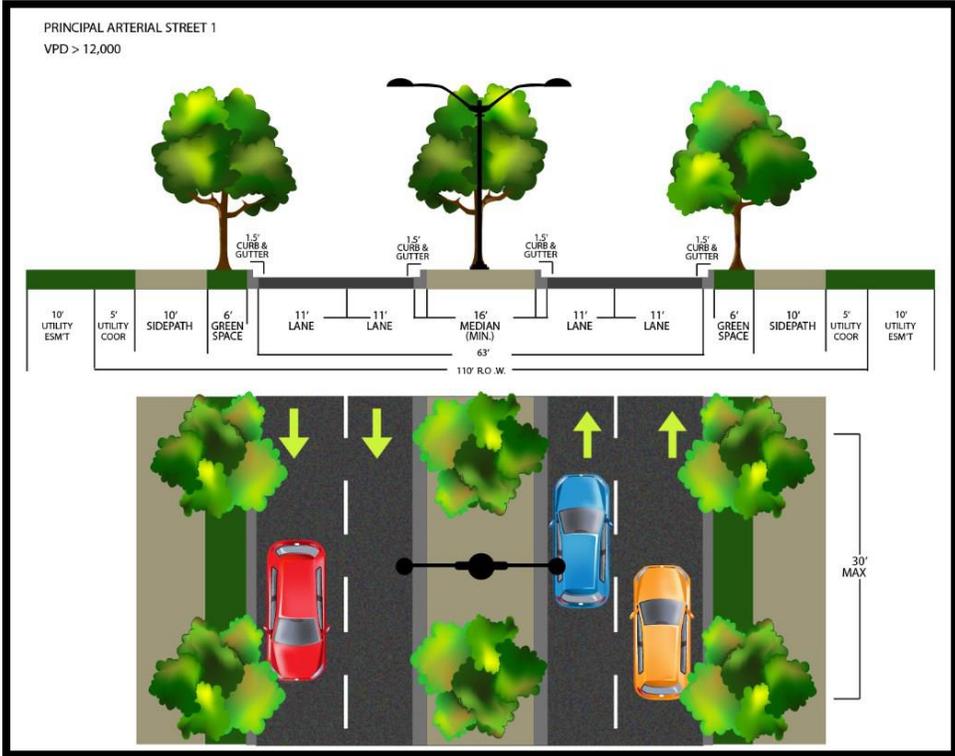
Master Street Plan/Transportation

The subject property will be served by S, Caraway Road and Stadium Boulevard. The Master Street Plan classifies both as Principal Arterials.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

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



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 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 achieved with this rezoning considering the surrounding area includes commercial 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 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 because the area is already equipped to handle commercial and industrial 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 commercial uses at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines 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 24-19; a request to rezone property “R-1”, single family medium density district, to “C-3 LUO” general commercial district with a 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.
5. The Limited Use Overlay shall prohibit:
 - Recreational vehicle parks

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

Sample Motion:

I move that we place Case: RZ 24-19 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “C-3 LUO” general commercial district with a limited use overlay, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

OFFICIAL RECEIPT

Receipt Date 01/15/2025 11:53 AM
Receipt Print Date 01/15/2025

Receipt # 00255582
Batch # 00115.01.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category: CR 225.55

Detail:
01-000-0150-00
Proof of Publication - 5622 S Caraway Rezoning 225.55

Total 225.55

Payment Information:
Credit Car 5443 225.55
Change 0.00

Wes Thornton
Customer #: 000000

Cashier: TJGeror
Station: TJGEROR

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-19, 5622 S. Caraway Road
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on December 10, 2024

REQUEST: To consider a rezoning of one tract of land containing 1.15 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “C-3 LUO”, general commercial district with a limited use overlay.

APPLICANT: Wescott Enterprises, LLC, PO Box 1248, Jonesboro, AR, 72403
OWNER: Same

LOCATION: 5622 S. Caraway Road (Parcel# 01-134093-01310)

SITE DESCRIPTION: **Total Size:** Approx. 1.15 Acres
Street Frontage: Approx. 171 ft. on S. Caraway Rd & 159 ft. on Stadium Blvd.

Existing Development: Undeveloped

SURROUNDING CONDITIONS:

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West	R-1 – Vacant

HISTORY: Vacant, fully wooded

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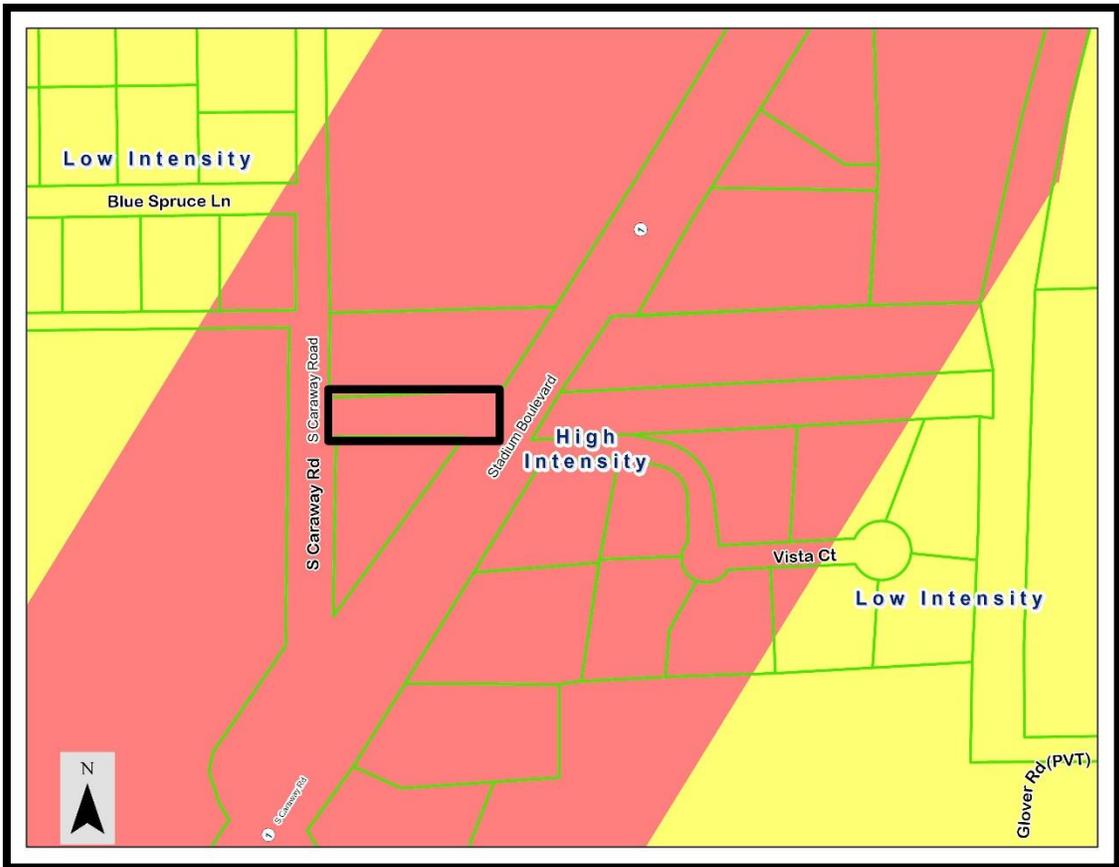
Typical Land Uses:

- 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

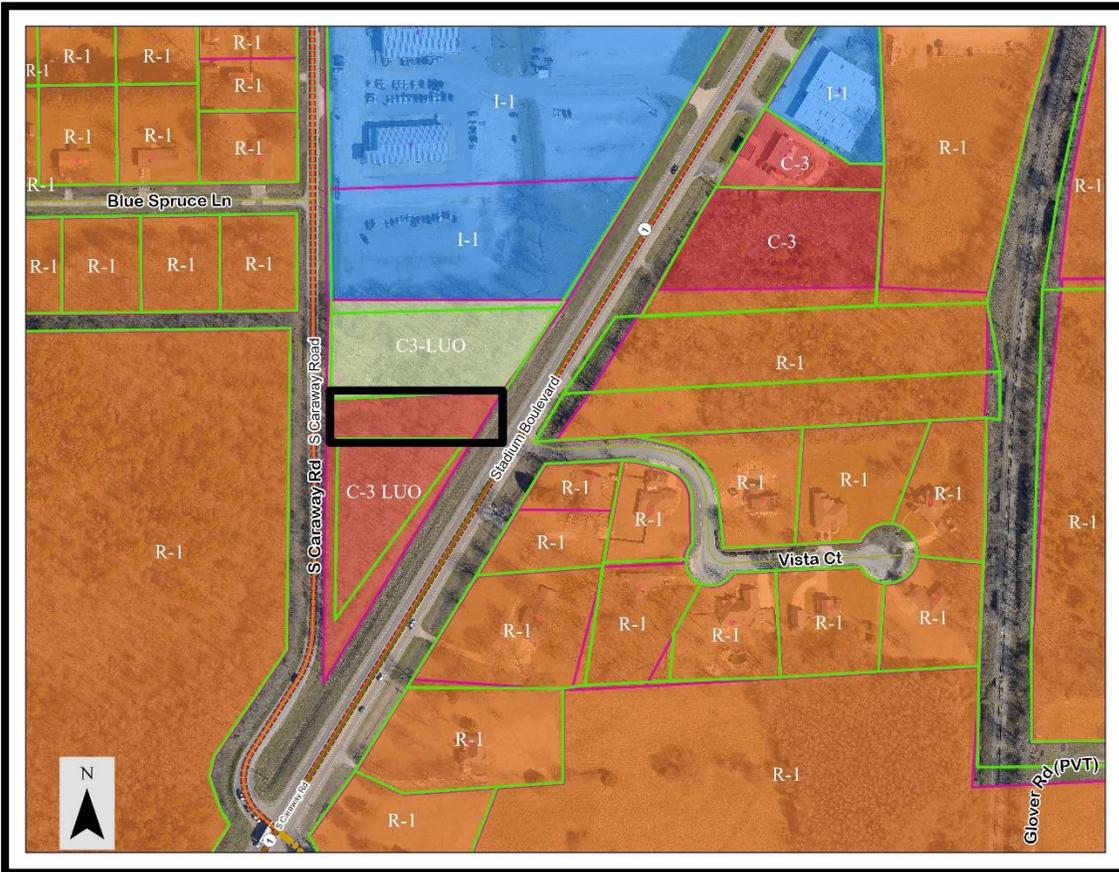
Density: Multi-family 8-14 Dwelling Units per acre

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Land Use Map



Zoning Map

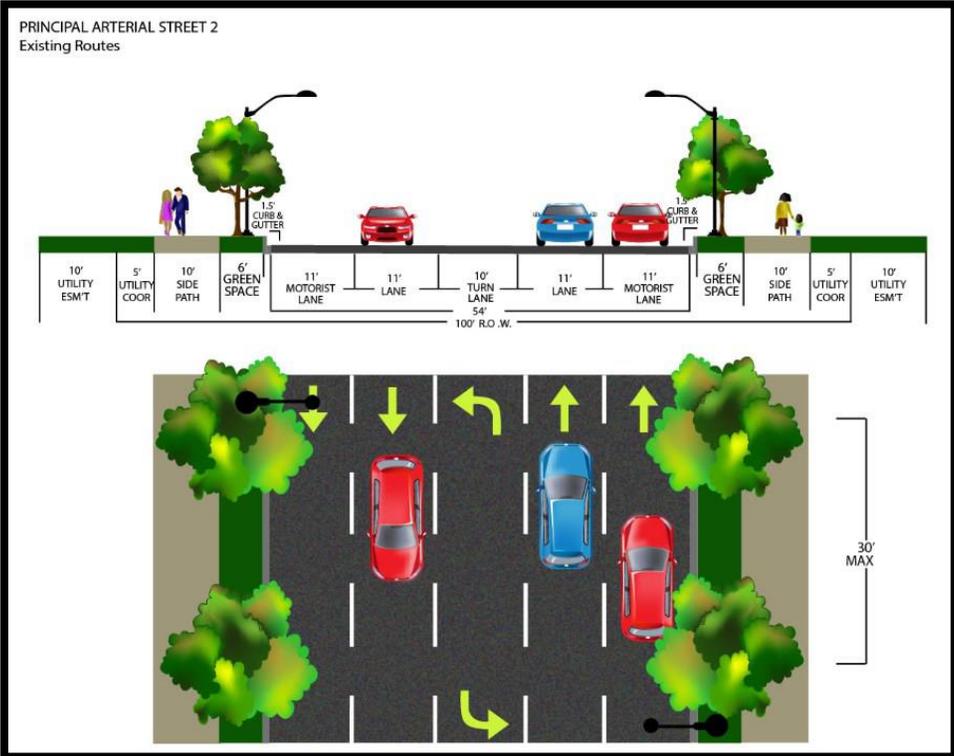
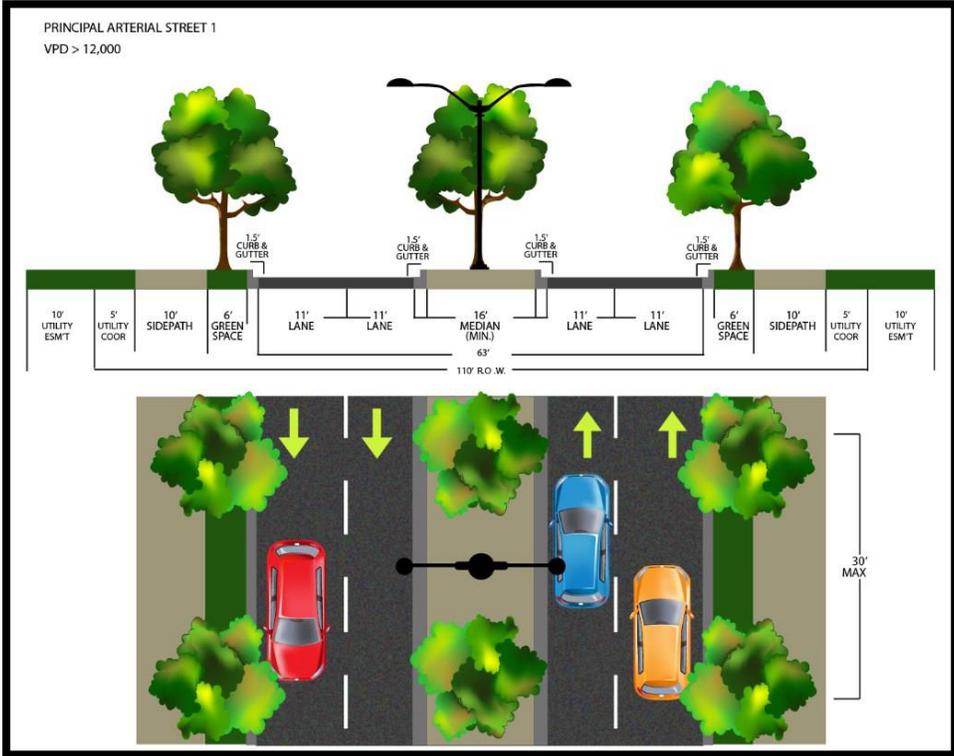
Master Street Plan/Transportation

The subject property will be served by S, Caraway Road and Stadium Boulevard. The Master Street Plan classifies both as Principal Arterials.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

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



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 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 achieved with this rezoning considering the surrounding area includes commercial 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 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 because the area is already equipped to handle commercial and industrial 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 commercial uses at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines 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 24-19; a request to rezone property “R-1”, single family medium density district, to “C-3 LUO” general commercial district with a 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.
5. The Limited Use Overlay shall prohibit:
 - Recreational vehicle parks

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

Sample Motion:

I move that we place Case: RZ 24-19 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “C-3 LUO” general commercial district with a limited use overlay, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JANUARY 14, 2025

RZ-24-19 Rezoning: 5622 S. Caraway Road

Wescott Enterprises, LLC is requesting a rezoning from R-1, single-family medium density district to C-3 LUO, general commercial district with a limited use overlay. This rezoning request is for 1.15 acres and is located at 5622 S. Caraway Road

Lonnie Roberts (Chair): This item was tabled back during our December 10th meeting, so I will call for a motion to untable before we proceed.

Dennis Zolper (Commission): Zolper, I make a motion to untable the item.

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

Commission: Second.

Lonnie Roberts: Okay we have a motion and second everybody who is in favor say aye.

Commission: Aye

Lonnie Roberts: Anyone opposed? Okay it's untabled, proceed.

Wes Thorton (Proponent): Good evening, my name is Wes Thorton, one of the owners of this property. We're requesting that it be rezoned from a R-1 to a C-3 LUO with one restriction of a RV Park. We own the property just to the north of it that's 1.55 acres and just to the south of it, it's just one acre. This lot that we're discussing tonight is right in the middle we have already rezoned those other two lots to C-3 LUO restricting RV Parks. So, we're just requesting to do the same with this lot.

Lonnie Roberts: Okay, City Planner, do you have staff comments on this?

Derrel Smith (City Planner): Yes we do, we reviewed it, it does meet all 6 of the approval criteria, 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 for approval in the future, the site shall comply with all overlay district standards and the limited use overlay shall prohibit recreational vehicle parks.

Lonnie Roberts: Okay, with this being a rezoning is anyone here to give public comments on this request? If not, I will open up for commissioners, questions or comments?

Jimmy Cooper (Commission): Cooper, make a motion to approve the request.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 24-19, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, 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 the overlay district standards.
5. The Limited Use Overlay shall prohibit:

- Recreational vehicle parks

The motion was seconded by Mr. Dennis Zolper.

Roll Call Vote:

Aye: 7 – Paul Ford, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, Dennis Zolper & Jim Little

Nay: 0

Absent: 1 – Stephanie Nelson



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:002

Agenda Date: 1/21/2025

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 2926 WOOD STREET AS REQUESTED BY HORIZON LAND SURVEYING, LLC

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **Residential District, R-1**
TO: **General Commercial District, C-3, LUO**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

LOT 1, OF OUR SAVIOR LUTHERAN CHURCH REPLAT OF PART OF LOT 1 OF OUR SAVIOR LUTHERAN CHURCH MINOR PLAT AND LOT 1 OF OUR SAVIOR LUTHERAN CHURCH SUBDIVISION AS SHOWN BY PLAT IN BOOK "D" PAGE 8 TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

1. THE PROPOSED SITE SHALL SATISFY ALL REQUIREMENTS OF THE CITY ENGINEER, ALL REQUIREMENTS OF THE CURRENT STORMWATER DRAINAGE DESIGN MANUAL AND FLOODPLAIN REGULATIONS REGARDING ANY NEW CONSTRUCTION.
2. A FINAL SITE PLAN SUBJECT TO ALL ORDINANCE REQUIREMENTS SHALL BE SUBMITTED, REVIEWED, AND APPROVED BY THE PLANNING DEPARTMENT, PRIOR TO ANY REDEVELOPMENT OF THE PROPERTY.
3. ANY CHANGE OF USE SHALL BE SUBJECT TO PLANNING DEPARTMENT APPROVAL IN THE FUTURE.

4. THE SITE SHALL COMPLY WITH ALL OVERLAY DISTRICT STANDARDS.
5. THE LIMITED USE OVERLAY SHALL LIMIT THE FOLLOWING:
GAS FUELING STATION, BILLBOARD ADVERTISEMENT (SIGN, OFF PREMISES), VEHICLE REPAIR (GENERAL & LIMITED), ANIMAL CARE (GENERAL & LIMITED), ADULT ENTERTAINMENT



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: January 14, 2025 Date Received: 12/17/24
Meeting Deadline: December 17, 2024 Case Number: RZ-25-03

LOCATION:

Site Address: 2926 Wood Street

Side of Street: East between Parker Road and Southwest Drive

Quarter: SW Section: 25 Township: 14N Range: 3E

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): 0.81 acres Street frontage (feet): 72 ft.

Existing Use of the Site: Residential

Character and adequacy of adjoining streets: Wood St. is asphalt with curb & gutter

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 C-3 LUO

South R-1

East N/A - I-555 R-O-W

West R-1

Physical characteristics of the site: House on site

Characteristics of the neighborhood: Residential and Commercial

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: See Attachment*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Applicant:

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

Name: Our Savior Lutheran Church
 Address: 2932 Wood Street
 City, State: Jonesboro, AR ZIP 72404
 Telephone: 870-316-9850
 Facsimile: _____
 Signature: Roseane Cecil

Name: Horizon Land Surveying, LLC
 Address: 2918 Wood Street
 City, State: Jonesboro, AR ZIP 72404
 Telephone: 870-243-0092
 Facsimile: _____
 Signature: Travis Lindsey

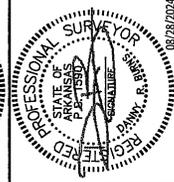
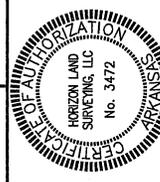
Deed: *Please attach a copy of the deed for the subject property.*

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.

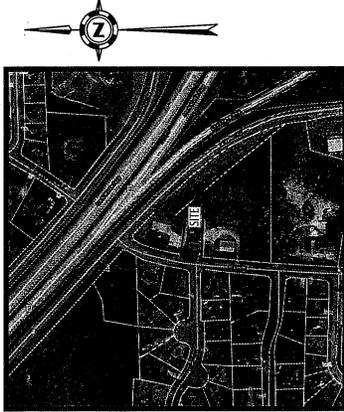
Rezoning Information

- (1). How was the property zoned when the current owner purchased it?
R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
So the property can be used for its highest and best use.
- (3). If rezoned, how would the property be developed and used?
The requested zoning is consistent with nearby commercial 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)?
If rezoned the new development would be required to build per the regulation of the new zoning
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes.
- (6). How would the proposed rezoning be the public interest and benefit the community?
The property would be used for its highest and best use, and it would be a benefit to the nearby residents by allowing some commercial services to be closer to the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property would be consistent will nearby commercial properties.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes, current zoning is not best use for the property and surrounding area.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
There should be no adverse impact to the adjoining property owners.
- (10). How long has the property remained vacant?
The property is 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 will be no adverse impact on utilities, streets, drainage, and emergency services.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Not known at this time.
- (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.*
No organized meeting has been held at this time, but the property has been discussed with some of the Adjoining property owners and all conversations have been both positive and supportive.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
**The limited uses shall include the following:
All permitted uses allowed in C-3 LUO.
The limited use shall not include the following:
Gas Fueling Station; Billboard Advertisement; Automotive Repair/Collision Repair; Animal Care;
Adult Entertainment.**

PROJECT: LOT 1, OUR SAVIOR LUTHERAN CHURCH
CLIENT: OUR SAVIOR LUTHERAN CHURCH



DRAWING INFO	TITLE: R-1
DRAWN BY: JRE	SCALE: 1" = 60'
DATE: 08/28/2024	JOB NO.: RB2405
REZONING PLAT	
SHEET NUMBER: 1 of 1	



VICINITY MAP
NOT TO SCALE

**EXISTING R-1 ZONING
REQUESTED C-3 LUO ZONING**

LEGAL DESCRIPTION:

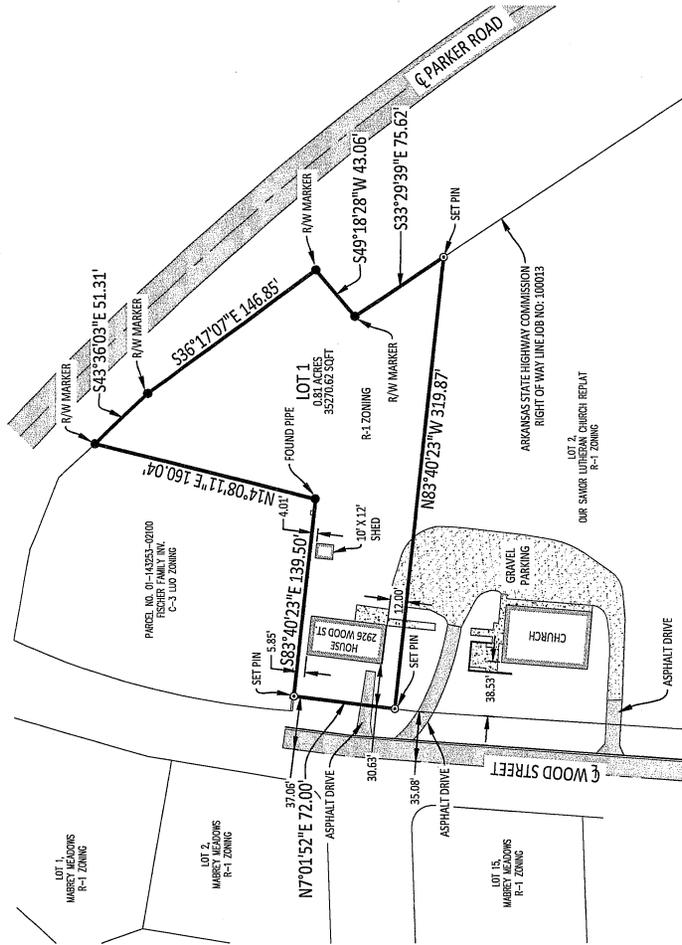
LOT 1, OF OUR SAVIOR LUTHERAN CHURCH, BEING PART OF LOT 1, OF OUR SAVIOR LUTHERAN CHURCH MINOR PLAT AND LOT 1, OF OUR SAVIOR LUTHERAN CHURCH SUBDIVISION AS SHOWN BY PLAT IN BOOK "D" PAGE 8 TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HERON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED. THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - OUR SAVIOR LUTHERAN CHURCH MINOR PLAT: BOOK "B" PAGE 124
 - OUR SAVIOR LUTHERAN CHURCH SUBDIVISION: BOOK "C" PAGE 86
 - A.H.T.D. RIGHT OF WAY PLANS: JOB NUMBER 100013
 - GRIFFIN'S PARKER ROAD ADDITION: BOOK "C" PAGE 93
 - WARRANTY DEED: BOOK 324 PAGE 789
 - WARRANTY DEED: BOOK 590 PAGE 107
 - WARRANTY DEED: BOOK 591 PAGE 724
 - WARRANTY DEED: BOOK 592 PAGE 724
 - PROPERTY LINE SURVEY BY ROBERT SEWELL: BOOK "H" PAGE 87
 - SURVEY BY J.L. SCARPE: BOOK "F" PAGE 30
 - OUR SAVIOR LUTHERAN CHURCH REPLAT
- 3) ALL CORNER MONUMENTS SET ARE "P" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: OUR SAVIOR LUTHERAN CHURCH
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05091C0131.C WITH AN EFFECTIVE DATE OF 05/23/2005.
- 6) THE ARKANSAS STATE HIGHWAY COMMISSION RIGHT OF WAY SHOWN ON "OUR SAVIOR LUTHERAN CHURCH" MINOR PLAT, AND "OUR SAVIOR LUTHERAN CHURCH SUBDIVISION" WAS FOUND TO BE DEPICTED INCORRECTLY PER A.H.T.D. RIGHT OF WAY INFORMATION OBTAINED WHILE CONDUCTING THIS SURVEY.



LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- ◇ UTILITY POLE
- LIGHT POLE
- WOOD FENCE
- CHAIN LINK FENCE

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



Postage \$0.73
\$
Total Postage and Fees \$5.58

Sent To Wendy M. (Koons) Jordan
Street and Apt. No., or PO Box No. 2935 Wood St.
City, State, ZIP+4® Jonesboro AR 72404

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 Adult Signature Restricted Delivery \$



Postage \$0.73
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Total Postage and Fees \$5.58

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City, State, ZIP+4® Little Rock AR 72203-2261

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



Postage \$0.73
\$
Total Postage and Fees \$5.58

Sent To Ralph A. Chesier
Street and Apt. No., or PO Box No. 1603 Roleson Lane
City, State, ZIP+4® Jonesboro AR 72404

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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

Postmark Here

Postage \$0.73
\$
Total Postage and Fees \$5.58

Sent To Robert B. Rubenstein
Street and Apt. No., or PO Box No. 1601 Roleson Lane
City, State, ZIP+4® Jonesboro AR 72404

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



Postage \$0.73
\$
Total Postage and Fees \$5.58

Sent To Sherri L. Cartwright
Street and Apt. No., or PO Box No. 2921 Wood St.
City, State, ZIP+4® Jonesboro AR 72404

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$



Postage \$0.73
\$
Total Postage and Fees \$5.58

Sent To G.W. Henson
Street and Apt. No., or PO Box No. 2017 Rosemond St.
City, State, ZIP+4® Jonesboro AR 72401

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0000 5572 6496

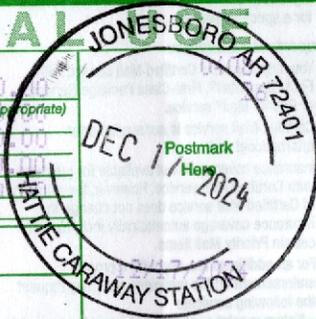
7021 0950 0000 5572 6465

U.S. Postal Service™
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OFFICIAL USE

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<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	



Sent To Jerry Craft
 Street and Apt. No., or PO Box No. P.O. Box 15105
 City, State, ZIP+4® Jonesboro AR 72403

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<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	



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 City, State, ZIP+4® Jonesboro AR 72404

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City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-03, 2926 Wood St.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 14, 2025

REQUEST: To consider a rezoning of one tract of land containing 0.81 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “C-3 LUO”, general commercial district with a limited use overlay.

APPLICANT: Horizon Land Surveying, LLC, 2918 Wood St., Jonesboro, AR 72404

OWNER: Our Savior Lutheran Church, 2932 Wood St., Jonesboro, AR 72404

LOCATION: 2926 Wood Street

SITE DESCRIPTION: **Total Size:** Approx. 0.81 Acres
Street Frontage: Approx. 72 ft. on Wood St. and 197 ft. on Parker Rd.

Existing Development: Residential

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 LUO – Commercial
South	R-1 – Our Savior Lutheran Church
East	Parker Road Frontage
West	R-1 – Residential

HISTORY: Previously used as residential

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.

High Intensity:

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.

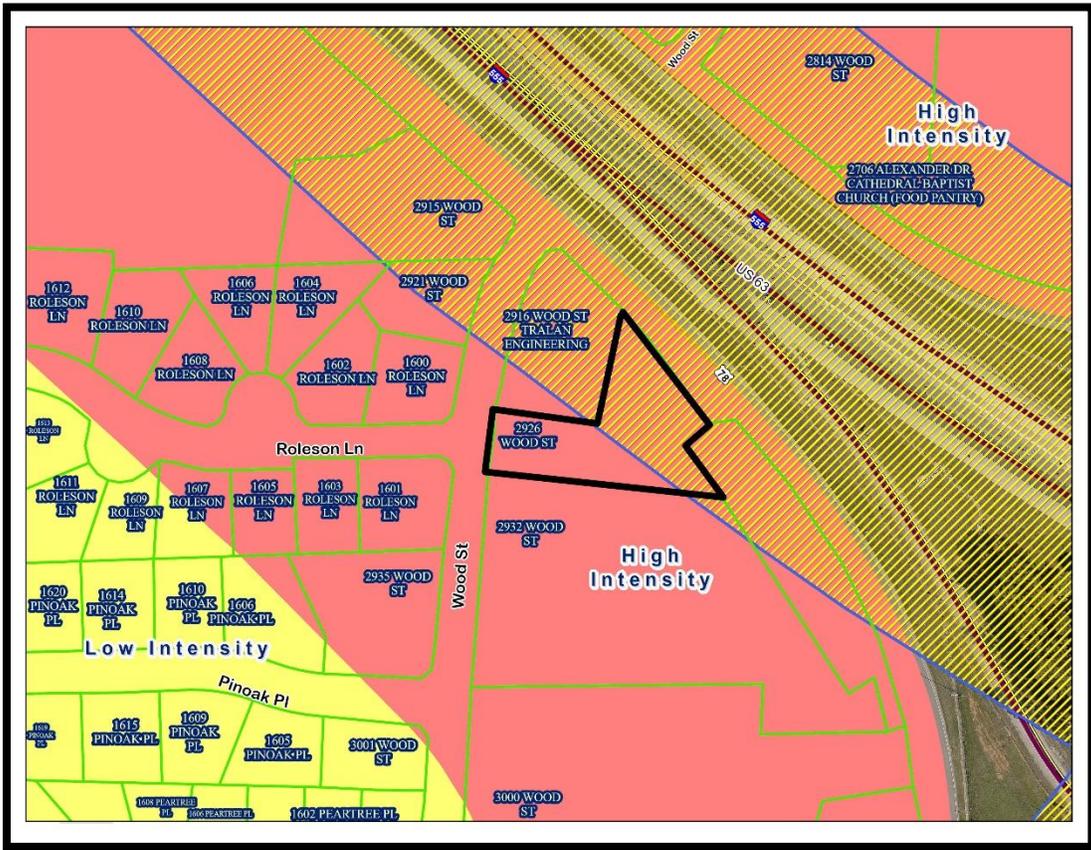
Typical Land Uses:

- 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

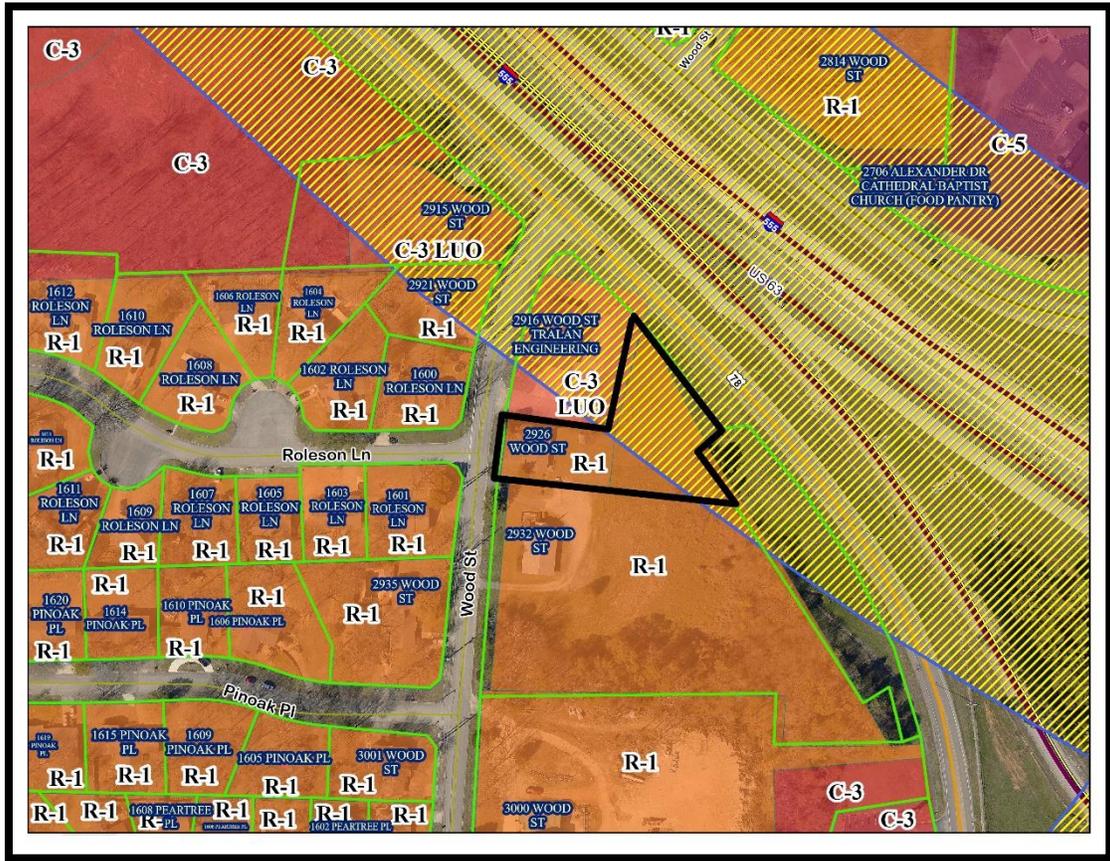
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

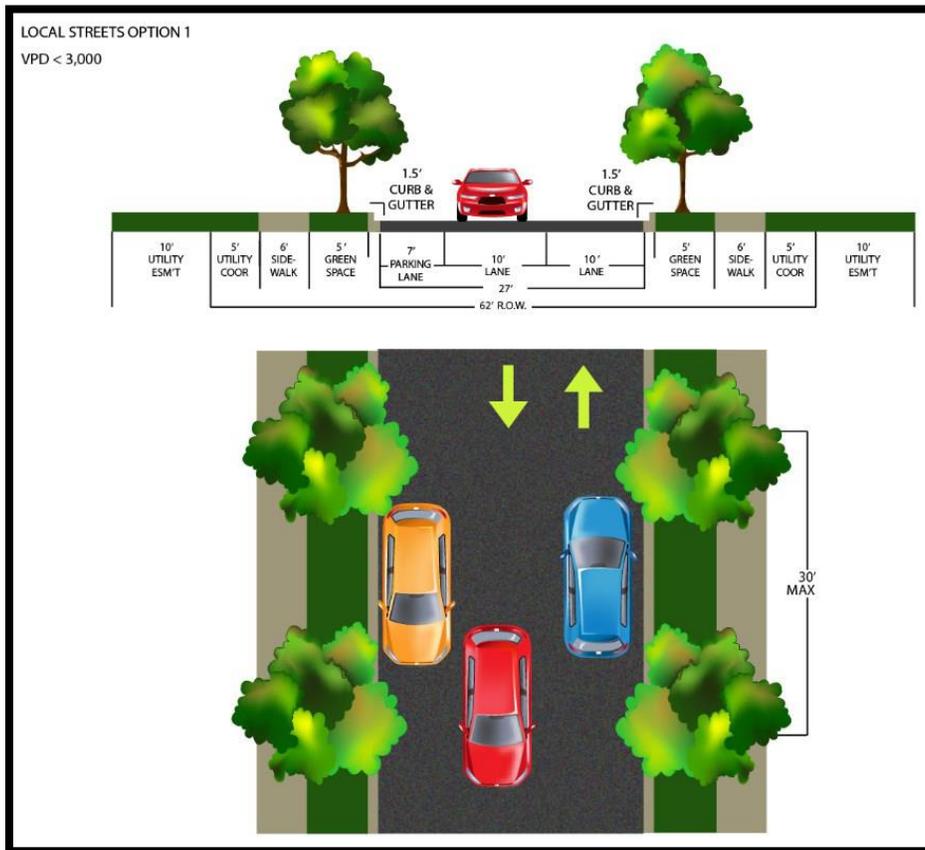
Master Street Plan/Transportation

The subject property will be served by Wood Street. The Master Street Plan classifies it as Local Street.

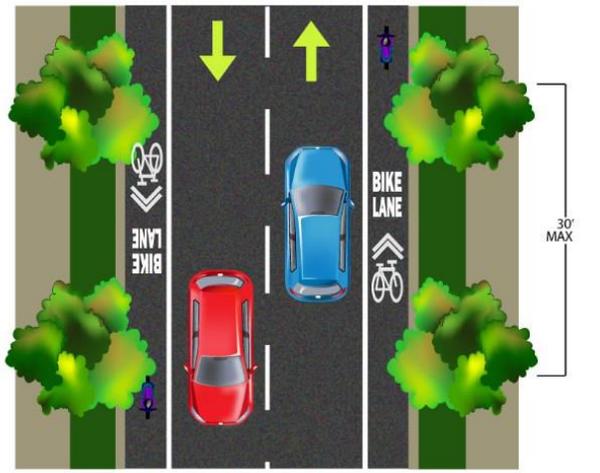
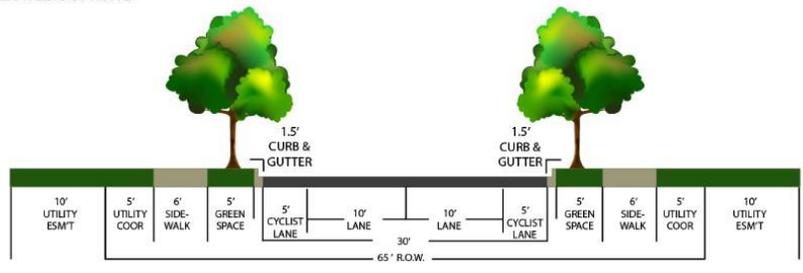
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

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.

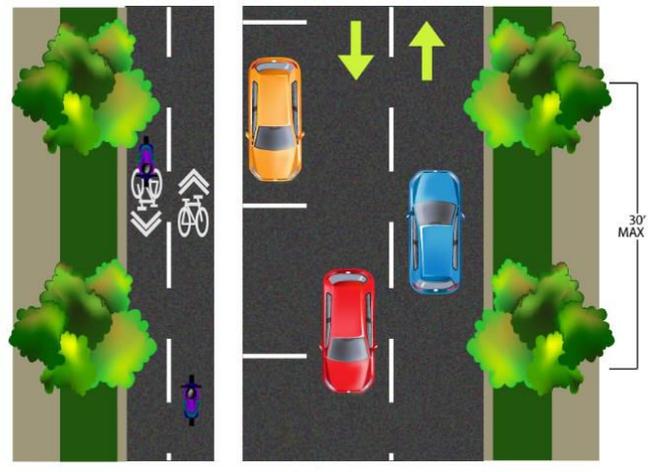
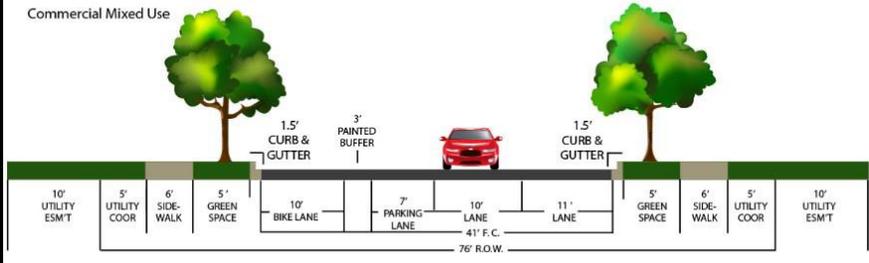
DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



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 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 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 achieved with this rezoning considering the surrounding area includes commercial 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 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 because the area is already equipped to handle commercial and 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 commercial uses at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines 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	
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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 25-03; a request to rezone property “R-1”, single family medium density district, to “C-3 LUO” general commercial district with a 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.
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Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

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OFFICIAL RECEIPT

Receipt Date 01/16/2025 08:36 AM
Receipt Print Date 01/16/2025

Receipt # 00255691
Batch # 00940.01.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 183.95

Detail:

01-000-0150-00
Proof of Publication 2926 Wood Street 183.95

Total 183.95

Payment Information:

Check 1128 183.95
Change 0.00

Horizon Land Surveying LLC
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY

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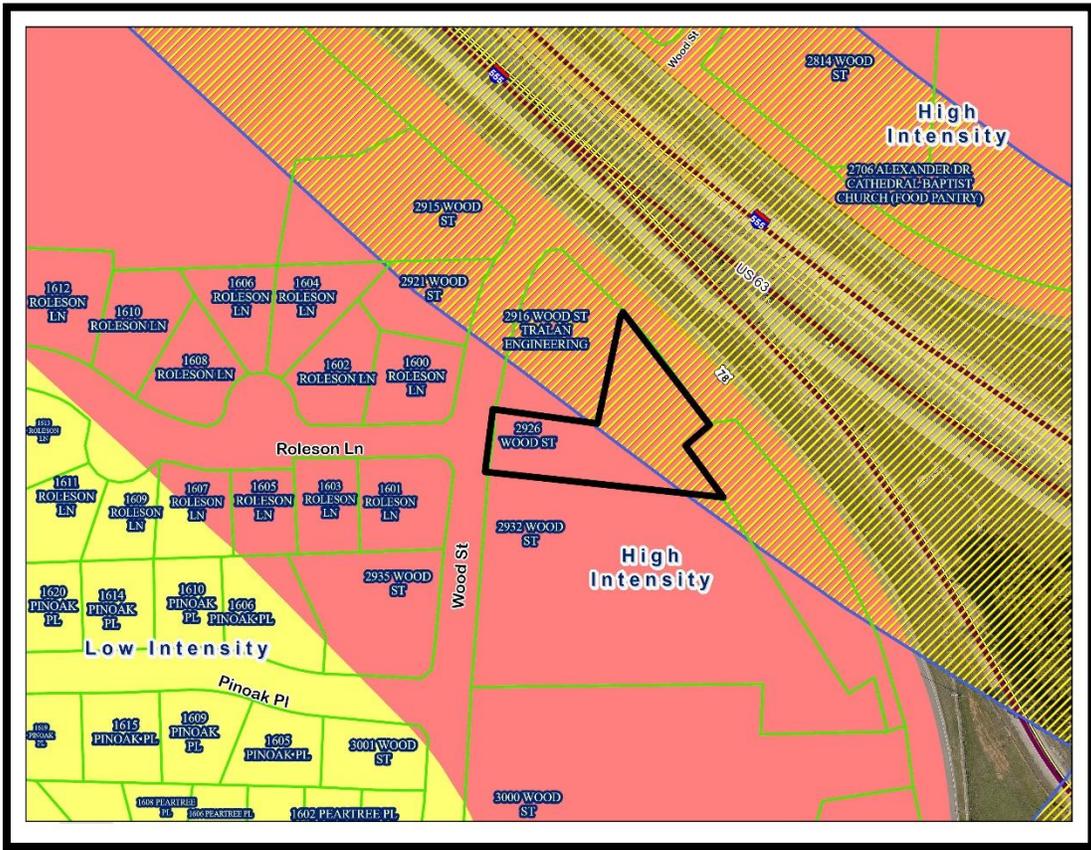
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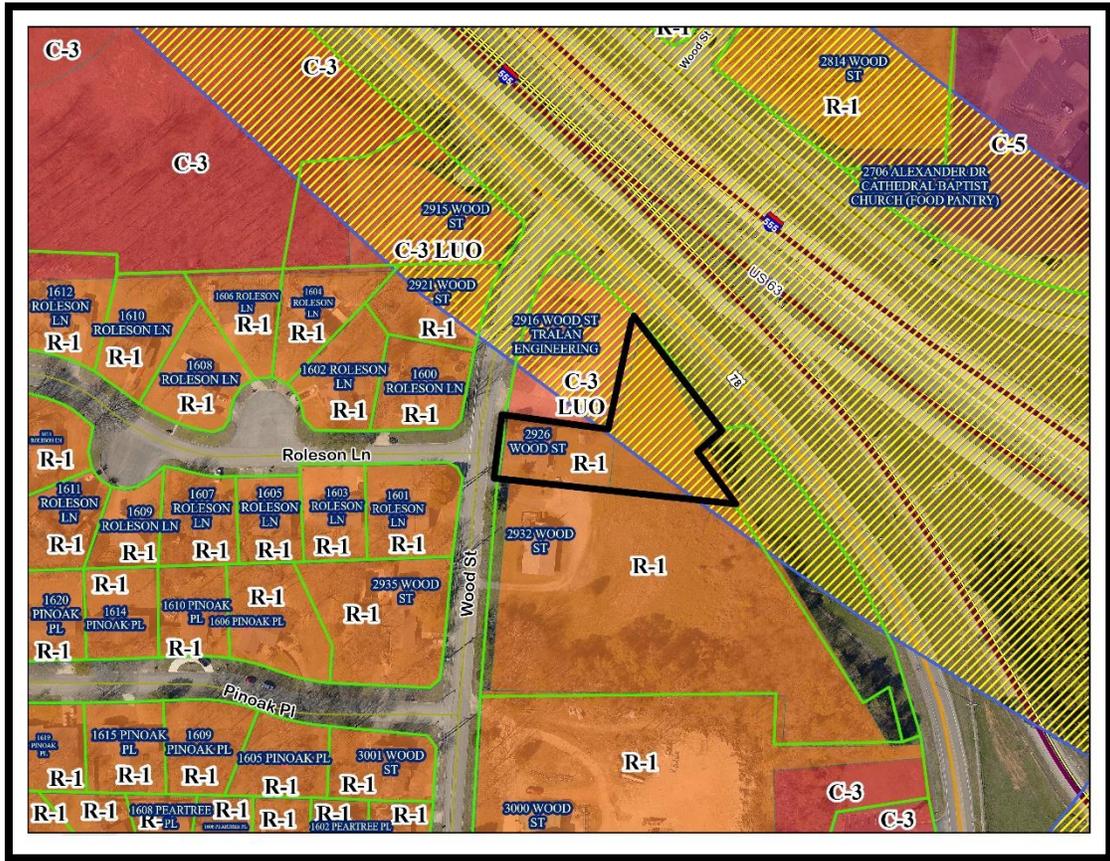
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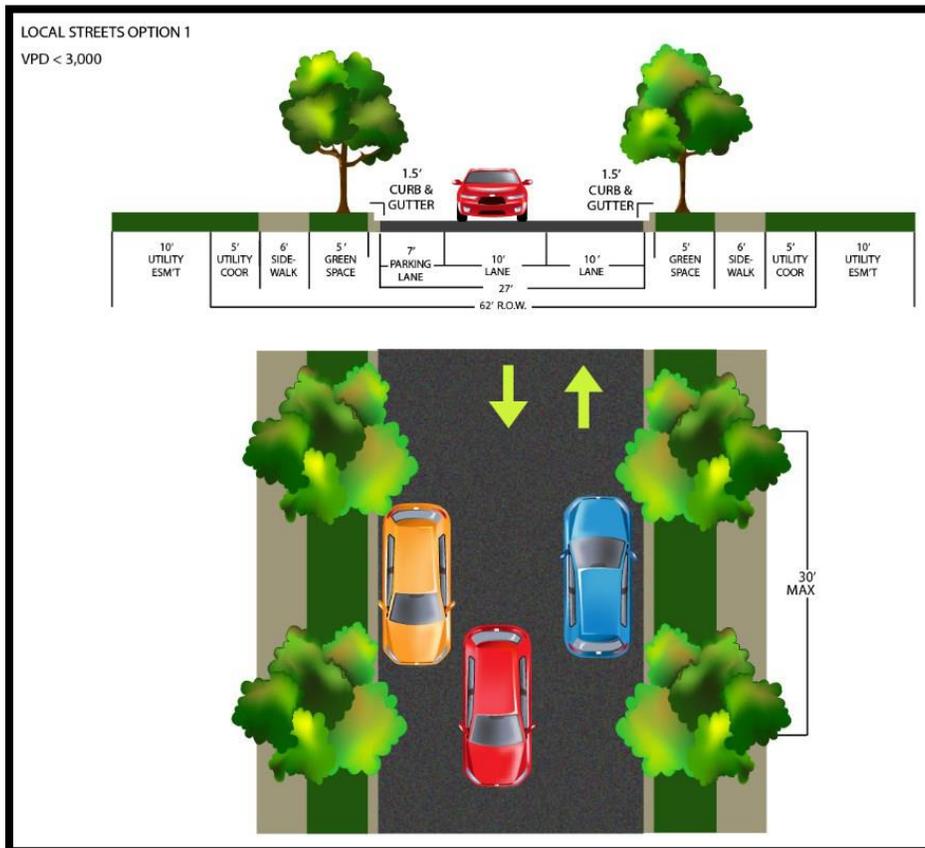
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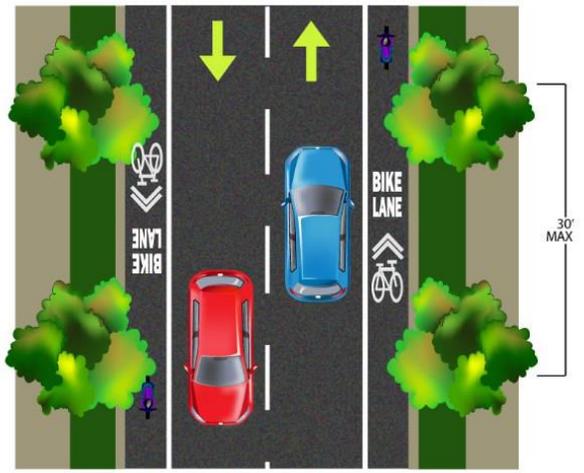
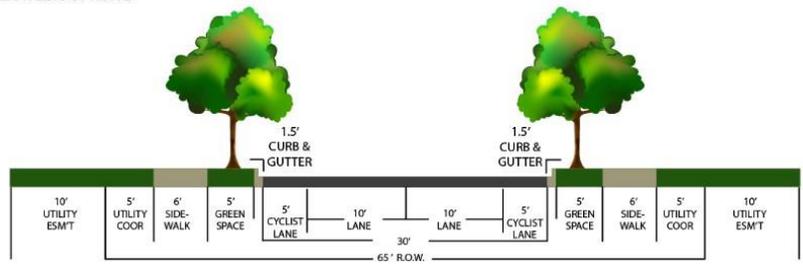
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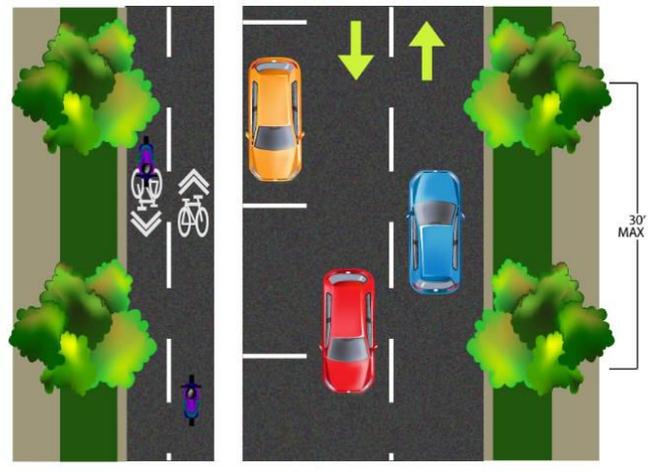
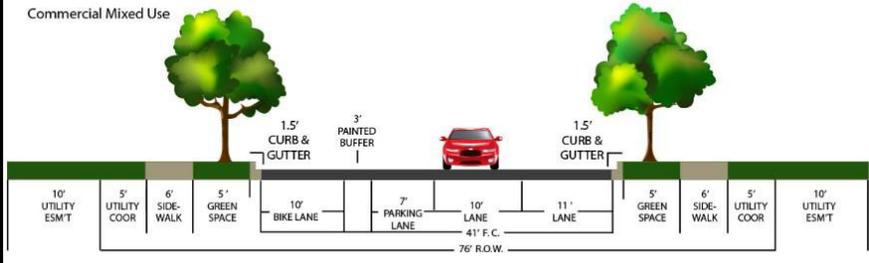
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 - Vehicle repair (general & limited)
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Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 25-03 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “C-3 LUO” general commercial district with a limited use overlay, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JANUARY 14, 2025

RZ-25-03 Rezoning: 2926 Wood Street

Our Savior Lutheran Church is requesting a rezoning from R-1, single family medium density to C-3 LUO, general commercial with a limited use overlay. This request is for 0.81 acres located at 2926 Wood St.

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

Danny Burns (Proponent): Yeah, I'm Danny Burns with Horizon Land Surveying, here on behalf of.

Lonnie Roberts: Anything to add to that Mr. Burns?

Danny Burns: No, sir.

Lonnie Roberts: Alright, city planner I'll open up for staff comments.

Derrel Smith (City Planner): Yes sir, again we reviewed it and it does meet all 6 of the rezoning requirements 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 planning department approval in the future, the site shall comply with all overlay district standards, and the limited use overlay shall limit the following: gas fueling station, billboard advertisement which would be an off-site sign, vehicle repair general and limited, animal care general and limited, and adult entertainment.

Lonnie Roberts: Okay and with this rezoning request is there anyone here to add public comments? If you would please come up to the mic and state your name for the record.

Robert Rubenstein (Public): Yes, my name is Robert Rubenstein, and actually what I'm here for, is I have received a letter, there was 3 of us that received these certified letters, with respect to this rezoning request, and I noticed that I could've called, and did, the planning department for more information.

Lonnie Roberts: Yes.

Robert Rubenstein: So, I called and at first I couldn't get in touch with anybody, so I called back and did manage to talk to someone had asked them some questions which they did not even address, basically in sublimation the conversation went to the point that this young lady and I, I don't remember her name, she said, "Mr. Rubenstein, I suggest that you go to the city council meeting and you just find out more about what is going on. So, that is why I am here, I am here to basically, I own a home, this is a residential neighborhood, my questions tend to go to the point, if this is a non-commercial entity a 501C3, why are they in fact requesting a part of their property to be changed for commercial purposes. I want to know what this is going to be used for, because if in fact the use that they describe is contrary to my opinion, I'm going to voice that obviously and raise objection to it. So, that's why I'm here.

Lonnie Roberts: Okay, Mr. Burns would you like to speak on that issue?

Danny Burns: At this time there is no future plans for the property at the moment, the church is just wanting to rezone that portion as C-3 just for future sell of the property. But right now there is no plans in place for use of the property.

Lonnie Roberts: Yes sir, come back up to the mic.

Robert Rubenstein: Did I hear you say correctly that perhaps, future sell of the property?

Danny Burns: Yes, just that portion.

Robert Rubenstein: Okay, this is my concern, several years ago we were approached by another individual, who wanted also to have their property approved for commercial purposes, there was a group of us that got together and hired an attorney, what happened basically is this property was restricted use, it's still sitting there, nothing is going on with it, it was Jerry Crabs' old house, nothing is going on with that house, I don't know what their plans are, or what have you, now there's another property, the old fire station, which is now a commercial entity. It is an engineering company if I'm not mistaken. Once again, my concern as a resident of that area, I don't want this area to be turning into some type of commercial situation. I mean, that's ridiculous, is it a residential area, is it a commercial area? Which is it? And do we respect the sanctity if you will of those individuals that are living in that area, who I assume plan to live there for quite some time, because I've been in my house for 20-some-odd years. And that is my concern.

Lonnie Roberts: Is there anyone else here tonight to give public comments? If you would please state your name for the record.

Sherri Curtwright (Public): Hello, my name is Sherri Curtwright, I live at 2921 Wood Street. I was looking on the form here that they came and spoke to residents in that area, and that we support this. I have not heard from anyone other than, the certified letter, I received in the mail. There were no notes or anything that said, hey call this number and we'll discuss with you. Also, in that area there are bus stops that children get off buses and have to cross the street to their homes. That intersection there is busy enough already, just from every day, people who live in that neighborhood, making errands, going down to Walmart and various place, adding a commercial space like that, is going to add more traffic to that area. People don't want to stop now as it is. But our children need to cross those roads to get home. That is one of my concerns.

Lonnie Roberts: Okay, thank you for your comments. Anyone else tonight? Okay, I'm going to open up for commissioners. Questions or comments for the applicant or city staff?

Jim Little (Commission): I have a question.

Lonnie Roberts: Go ahead, sir.

Jim Little: You may have already said this Derrel, how does that fit into a future land use? As far as that being commercial property right there?

Derrel Smith: The Land Use Map shows that area as high intensity.

Unable to transcribe

Lonnie Roberts: Go back to the map that shows it on there. Because you can see I noticed yesterday, how much it actually fronts on Parker Road. Though I know a lot of that is drainage, that's just my thoughts on it. Any other questions commissioners? Did that answer all your questions Mr. Little?

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case RZ: 25-03, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, 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 the overlay district standards.

5. The limited use overlay shall limit the following:
- Gas fueling station
 - Billboard advertisement (Sign, off premises)
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 - Adult entertainment

The motion was seconded by Mr. Jim Little.

Roll Call Vote:

Aye: 6 – Paul Ford, Dennis Zolper, Jeff Steiling, Kevin Bailey, Jimmy Cooper, & Jim Little

Nay: 0

Absent: 2 – Stephanie Nelson & Monroe Pointer



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:003

Agenda Date: 1/21/2025

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE REZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO I-2 FOR PROPERTY LOCATED AT 5500 S. STADIUM BLVD AS REQUESTED BY JIM HEATHERLY

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: CHAPTER 117, KNOWN AS THE REZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM: **RESIDENTIAL R-1**
TO: **INDUSTRIAL I-2**

THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of the Northwest Quarter of Section 9; Thence North 00°08'00" West 207.30 feet, Thence North 87°56'00" East 1148.40 feet to the Point of Beginning of Proper; Thence North 00°23'30" West 522.10 feet to the Southeasterly Right-of-Way Line of Arkansas State Highway No1 Thence North 32°50'00" East along said Right-of-Way 233.00 feet, to the center of a Ditch Thence South 86°54'00" East along said Ditch 338.80 feet to the Westerly Right-of-Way line of the Missouri Pacific Railroad Thence along said Right-of-Way with a curve turning to the left with an arc length of 918.22 feet, with a radius of 3861.70 feet, with a chord bearing of South14°20'00" West, with a chord length of 916.06 feet Thence North 90°00'00" West 233.00 feet Thence North 00°23'30" West 188.00 feet to the Point of Beginning of Proper, containing 286409.03 Sq Feet, 6.58 Acres, more or less and being subject to all public and private roads and easements.

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

- 1) That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manuel, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.
- 2) A final site plan subject to all ordinance requirements and illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc. 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) This development shall comply with all Overlay District requirements.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 1.14.25 Date Received: 12.17.24

Meeting Deadline: 12.17.24 Case Number: RZ-25-01

LOCATION:
Site Address: 5500 Stadium Blvd.

Side of Street: East between 5412 Stadium Blvd. and 5510 Stadium Blvd.

Quarter: _____ Section: _____ Township: _____ Range: _____

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: I-2

Size of site (square feet and acres): 6.58 Acres (286,409 sq. ft.) Street frontage (feet): 233' on Stadium Blvd

Existing Use of the Site: Previously used as a freight yard

Character and adequacy of adjoining streets: Stadium is a principal arterial that serves other commercial and industrial uses

Does public water serve the site? Yes

If not, how would water service be provided? n/a

Does public sanitary sewer serve the site? Septic system

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Industrial

South Residential / vacant

East Railroad tracks

West Industrial

Physical characteristics of the site: Flat with some trees

Characteristics of the neighborhood: Mostly commercial and industrial uses

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:*

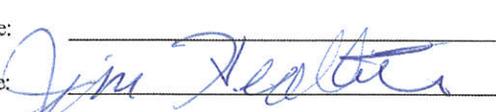
- (1). How was the property zoned when the current owner purchased it?
R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Change of use, owner wishes to use the site as industrial.
- (3). If rezoned, how would the property be developed and used?
Industrial, tow & repair yard if a conditional use was granted
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Applicant plans to keep the current building footprint
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
Yes, the site is located in the high intensity growth sector
- (6). How would the proposed rezoning be the public interest and benefit the community?
The rezoning would allow an additional business/service in the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
It would be consistent with the current surrounding uses.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
An industrial use cannot operate within a residential zoning district.
- (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 due to the nature of the surrounding properties.
- (10). How long has the property remained vacant?
Site is not vacant, it was used as a freight yard for 20+ years.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
No change, the intensity would remain the same, rezoning will only bring site into compliance.
- (12). If the rezoning is approved, when would development or redevelopment begin?
ASAP
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
A neighborhood meeting is not scheduled, notification letters will be sent out.
- (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: Jim Heatherly, STT INC
 Address: PO BOX 999
 City, State: NEWPORT AR ZIP 72112
 Telephone: 870-523-5808
 Facsimile: _____
 Signature: 

Applicant:

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

Name: Same
 Address: _____
 City, State: _____ ZIP _____
 Telephone: _____
 Facsimile: _____
 Signature: _____

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

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

DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Southwest Corner of the Northwest Quarter of said Section 9; Thence North 00°08'00" West 207.30 feet; Thence North 87°56'00" East 1148.40 feet to the Point of Beginning of Proper;

Thence North 00°23'30" West 522.10 feet to the Southeastly Right-of-Way Line of Arkansas State Highway No. 1; Thence North 32°50'00" East along said Right-of-Way 233.00 feet, to the Center of a Ditch; Thence South 86°54'00" East along said Ditch 338.80 feet to the Westerly Right-of-Way line of the Missouri Pacific Railroad; Thence along said Right-of-Way with a curve turning to the left with an arc length of 918.22 feet, with a radius of 3861.70 feet, with a chord bearing of South 14°20'00" West, with a chord length of 916.06 feet; Thence North 90°00'00" West 233.00 feet; Thence North 00°23'30" West 188.00 feet to the Point of Beginning of Proper, containing 286409.03 Sq. Feet, 6.58 Acres, more or less and being subject to all public and private roads and easements.

SURVEYORS NOTES:

1. BEARINGS ARE ASSUMED TO MATCH ORIGINAL SURVEY RECORDED AT BOOK "G" PAGE 198 AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

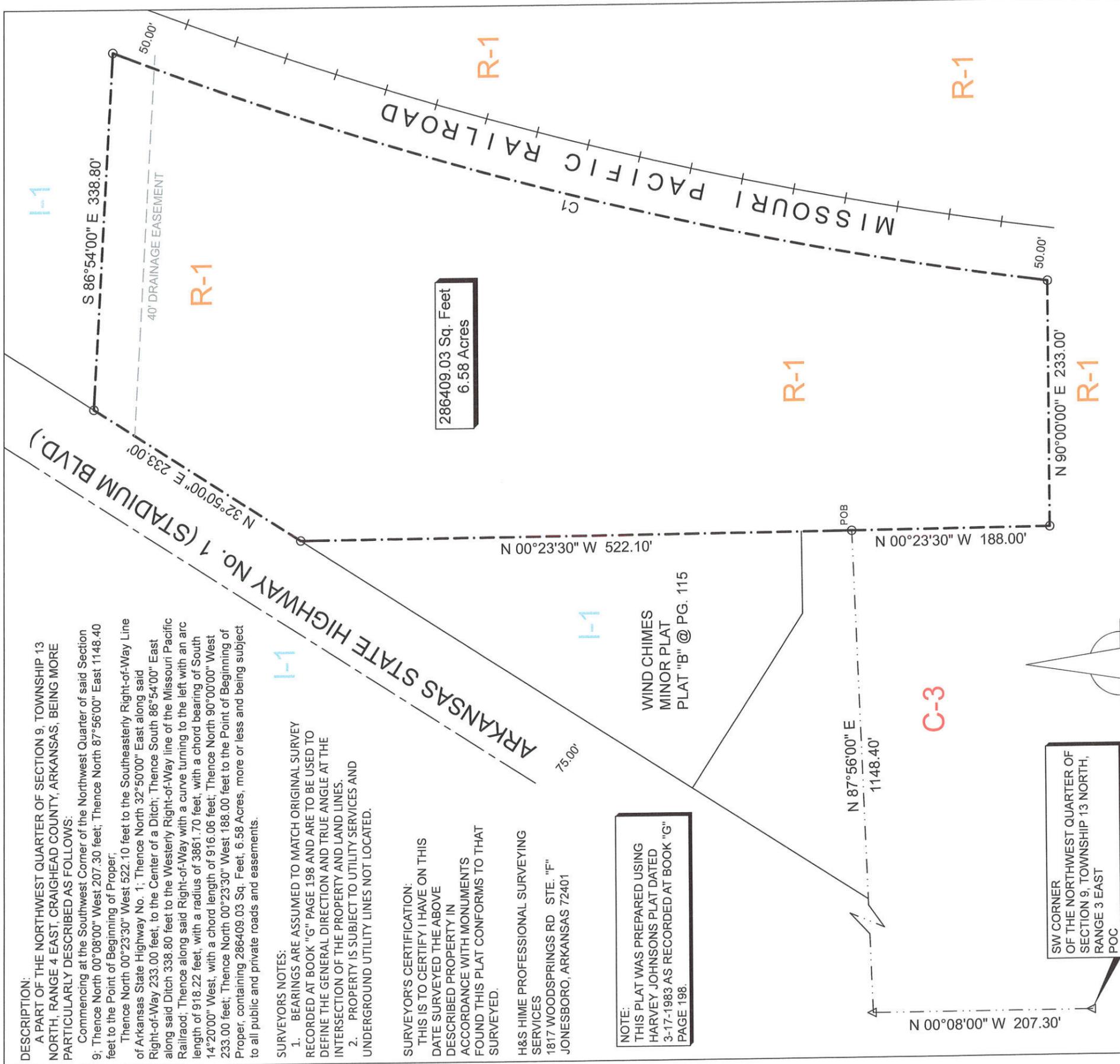
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD. STE. "F"
JONESBORO, ARKANSAS 72401

NOTE:

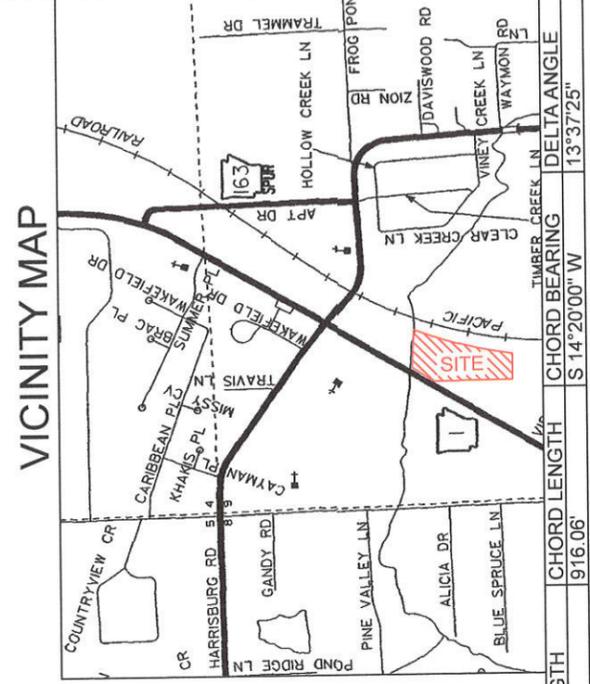
THIS PLAT WAS PREPARED USING HARVEY JOHNSONS PLAT DATED 3-17-1983 AS RECORDED AT BOOK "G" PAGE 198.



286409.03 Sq. Feet
6.58 Acres

WIND CHIMES
MINOR PLAT
PLAT "B" @ PG. 115

SW CORNER
OF THE NORTHWEST QUARTER OF
SECTION 9, TOWNSHIP 13 NORTH,
RANGE 3 EAST
POC



LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - FD COTTON PICKER SPINDLE
 - ▲ HIGHWAY RIGHT OF WAY MARKER
 - △ FOUND REBAR
 - △ CALCULATED CORNER
 - x — FENCE LINE
 - E — ELECTRIC
 - SET PK NAIL
 - ⊕ POWER POLE



H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRING RD. STE. "F"
JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288
E-MAIL: hshime_butch@yahoo.com

REZONING PLAT

drawn:	H. HIME
date:	1/06/2025
scale:	1"= 100'
client:	STT, LLC JEFF HEATHERLY

R-1 EXISTING
I-1 REQUESTED

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Cygnus Properties
 P.O. Box 165 Inc
 Marshall, MN 56258

2. Article Number (Transfer from service label)
 589 0710 5270 2025 0142 50

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name)
 Roy [unclear]

C. Date of Delivery
 12-19-24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Aycock John + Link
 1707 IVY GREEN ST.
 Jonesboro AR 72401

2. Article Number (Transfer from service label)
 Jo 589 0710 5270 2025 0143 11

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name)
 John Aycock

C. Date of Delivery
 12/19/24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

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- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 KWR Holding LLC
 118 Eva LN
 Brookland, AR 72417

2. Article Number (Transfer from service label)
 589 0710 5270 2025 0136 59

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name)
 Kevin [unclear]

C. Date of Delivery
 12-26-24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Andrew Spurlack Trust
 3866 Preston Oaks Dr.
 Jonesboro, AR. 72404

2. Article Number (Transfer from service label)
 589 0710 5270 2025 0142 7

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name)
 Andrew Spurlack

C. Date of Delivery
 12-26-24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Watson Edward
 1115 W. Matthews Ave
 Jonesboro, AR. 72401

2. Article Number (Transfer from service label)
 589 0710 5270 2025 0142 67

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name)
 Emily Watson

C. Date of Delivery
 12-26-24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Dasty Alvis E SR +
 Karen R.
 9296 Herring Hill Rd
 Millington, TN 38053

2. Article Number (Transfer from service label)
 589 0710 5270 2025 0142 98

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name)
 Dasty Alvis E SR + Karen R.

C. Date of Delivery
 12-16-24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Cletis Collins
 3027 Glover Rd
 Jonesboro, AR. 72401

2. Article Number (Transfer from service label)
 589 0710 5270 2025 0144 96

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name)
 Cletis Collins

C. Date of Delivery
 12-16-24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 RainGames USA LLC
 5510 Stadium Blvd
 Jonesboro AR. 72401

2. Article Number (Transfer from service label)
 589 0710 5270 2025 0143 04

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X *[Signature]* Agent Addressee

B. Received by (Printed Name)
 RainGames USA LLC

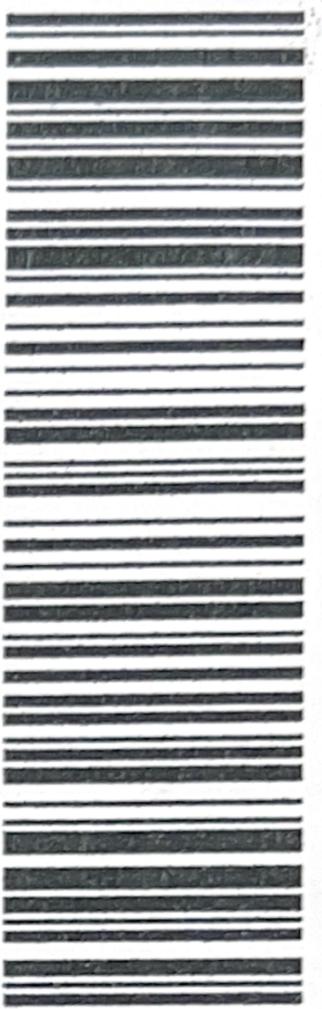
C. Date of Delivery
 12-16-24

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Adult Signature Priority Mail Express®
 Adult Signature Restricted Delivery Registered Mail™
 Certified Mail® Registered Mail Restricted Delivery
 Certified Mail Restricted Delivery Signature Confirmation™
 Collect on Delivery Signature Confirmation Restricted Delivery
 Collect on Delivery Restricted Delivery
 Insured Mail
 Insured Mail Restricted Delivery (over \$500)

Domestic Return Receipt

STT, Inc
P.O. Box 999
Newport, AR 72112



9589 0710 5270 2025 0142 81

FIRST NOTICE: 12/24/24
SECOND NOTICE: _____
RETURNED: _____

Little Retail AR 720

13 DEC 2024



U.S. POSTAGE PAID
FCM LETTER
NEWPORT, AR 72112
DEC 13, 2024

72401

\$9.68

RDC 99

R2305H130473-10

PS W Lake Wood LLC
5. Carraway Rd

NIXIE 381 DE 1 0012/20/24

RETURN TO SENDER
INSUFFICIENT ADDRESS
OR LABEL TO FORWARD

BC: 72112099999 *0755-02796-14-03

72401+99999999

IA



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, Jan. 14, 20 25 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet 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 you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Jim Heatherly
DATE: 12/13/24
SUBJECT PROPERTY ADDRESS: 5500 S. stadium Blvd
DESCRIPTION OF REZONING REQUESTED: Current Zoning is R-1, Single family medium density
Requested Zoning is I-2, General Industrial

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

Andrew Scarlock
Printed Name of Property Adjacent Owner

[Signature] 12/17/24
(Signature) Date

3866 Preston Oaks Dr.
Address

870-935-5913
Phone

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 St., 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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Max Adams Jr
Printed Name of Property Adjacent Owner
5305 S. Stadium Blvd.
Address

Max Adams Jr 12/27/24
(Signature) Date
870-935-7860
Phone

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 St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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 25-01, 5500 S. Stadium Blvd.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 14, 2025

REQUEST: To consider a rezoning of one tract of land containing 6.58 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “I-2”, general industrial district.

APPLICANT: Jim Heatherly, P.O. Box 999 Newport AR 72112

OWNER: Same

LOCATION: 5500 S. Stadium Blvd.

SITE DESCRIPTION: **Total Size:** Approx. 6.58 Acres
Street Frontage: Approx. 233 ft. on S. Stadium Blvd.

Existing Development: Vacant building (previously an office for freight yard)

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 – Industrial
South	R-1 – Vacant
East	R-1 – Vacant/ Railroad Tracks
West	I-1 & C-3 – Industrial & Commercial

HISTORY: Previously used as a freight yard.

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.

High Intensity:

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.

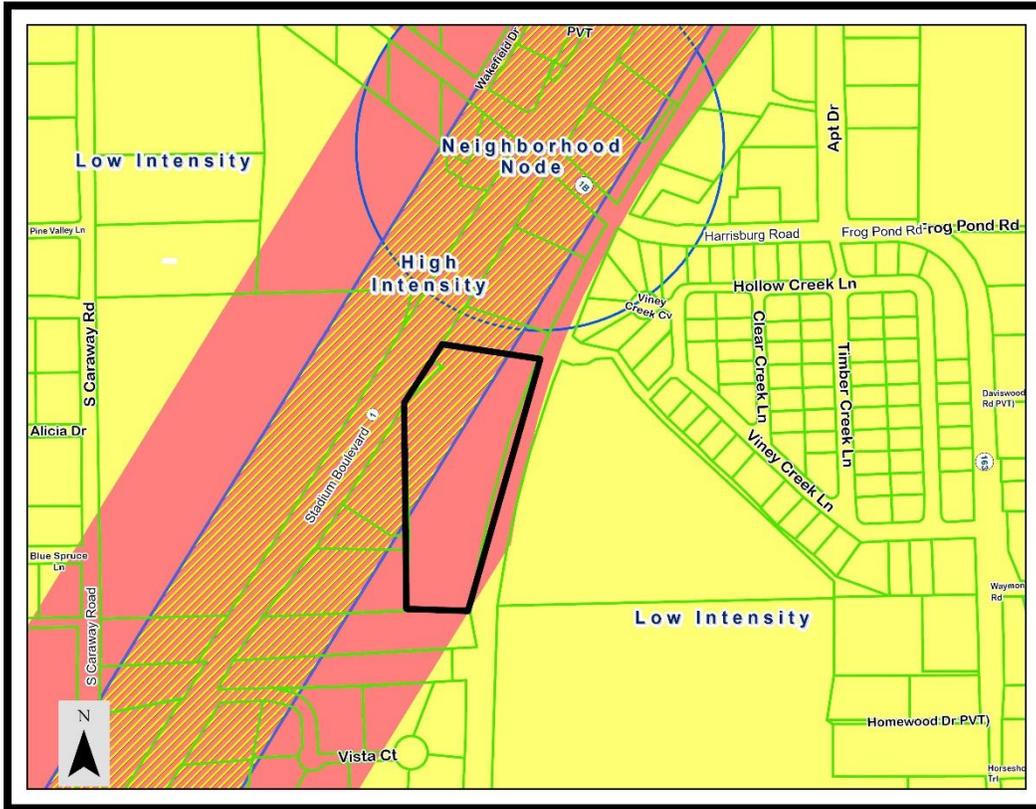
Typical Land Uses:

- 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

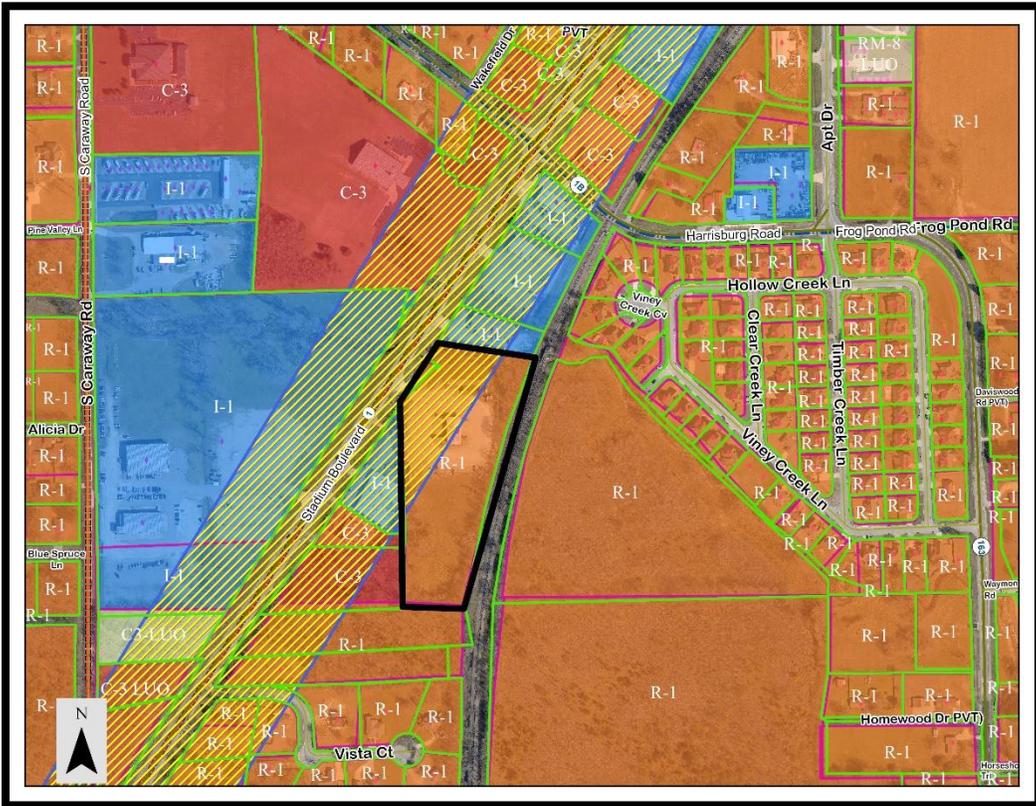
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

Master Street Plan/Transportation

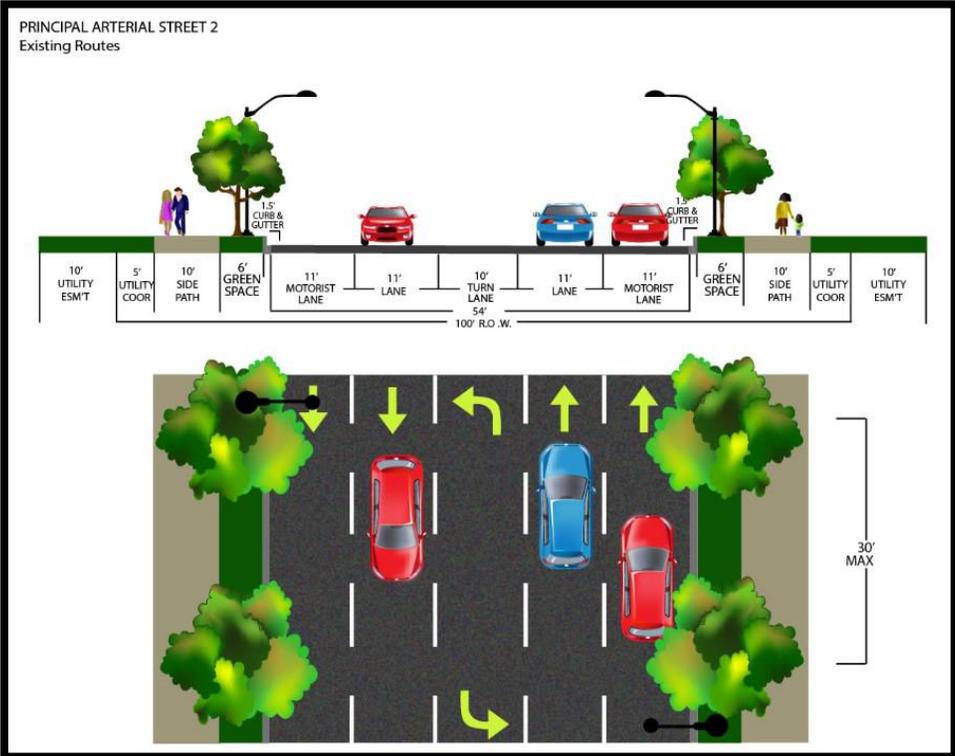
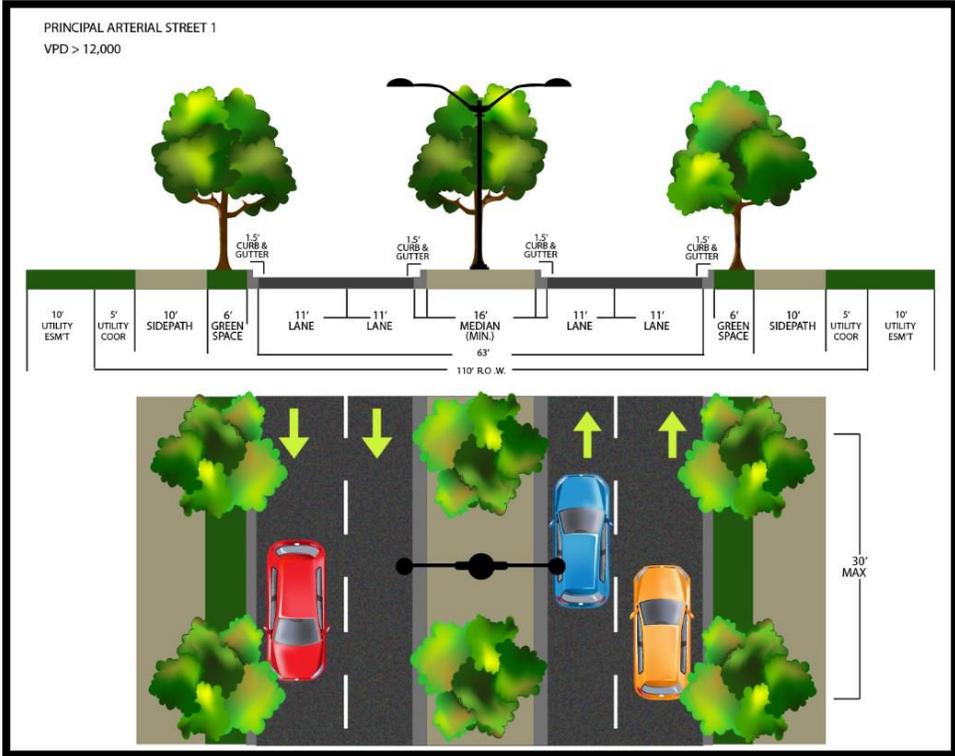
The subject property will be served by S. Stadium Boulevard. The Master Street Plan classifies it as Principal Arterial.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

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





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 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 achieved with this rezoning considering the surrounding area includes industrial and commercial 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 an industrial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle commercial and industrial uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow industrial uses at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines I-2 as follows:

I-2, general industrial district. This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as is adequate highway access.

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 25-01; a request to rezone property “R-1”, single family medium density district, to “I-2” general industrial 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 25-01 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “I-2” general industrial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

OFFICIAL RECEIPT

Receipt Date 01/16/2025 09:34 AM
Receipt Print Date 01/16/2025

Receipt # 00255709
Batch # 00940.01.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR 265.85

Detail:
01-000-0150-00
Proof of Publication Stadium 265.85

Total 265.85

Payment Information:
Check 6262 265.85
Change 0.00

STT, Inc.
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-01, 5500 S. Stadium Blvd.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 14, 2025

REQUEST: To consider a rezoning of one tract of land containing 6.58 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “I-2”, general industrial district.

APPLICANT: Jim Heatherly, P.O. Box 999 Newport AR 72112

OWNER: Same

LOCATION: 5500 S. Stadium Blvd.

SITE DESCRIPTION: **Total Size:** Approx. 6.58 Acres
Street Frontage: Approx. 233 ft. on S. Stadium Blvd.

Existing Development: Vacant building (previously an office for freight yard)

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 – Industrial
South	R-1 – Vacant
East	R-1 – Vacant/ Railroad Tracks
West	I-1 & C-3 – Industrial & Commercial

HISTORY: Previously used as a freight yard.

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.

High Intensity:

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.

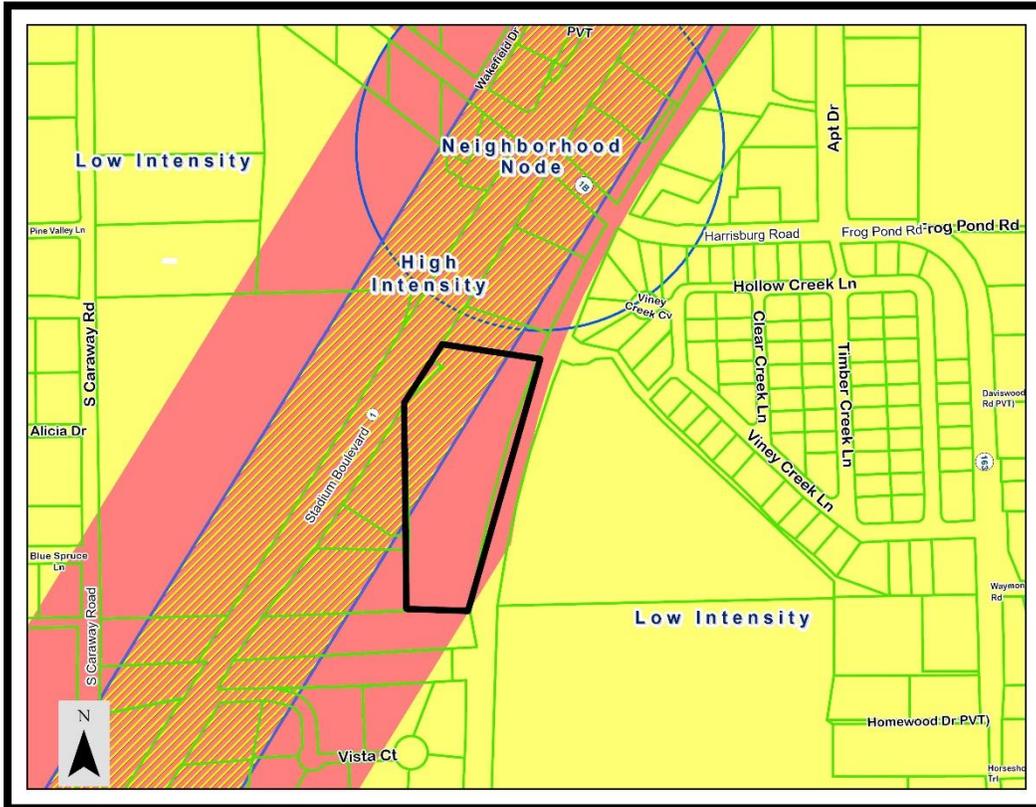
Typical Land Uses:

- 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

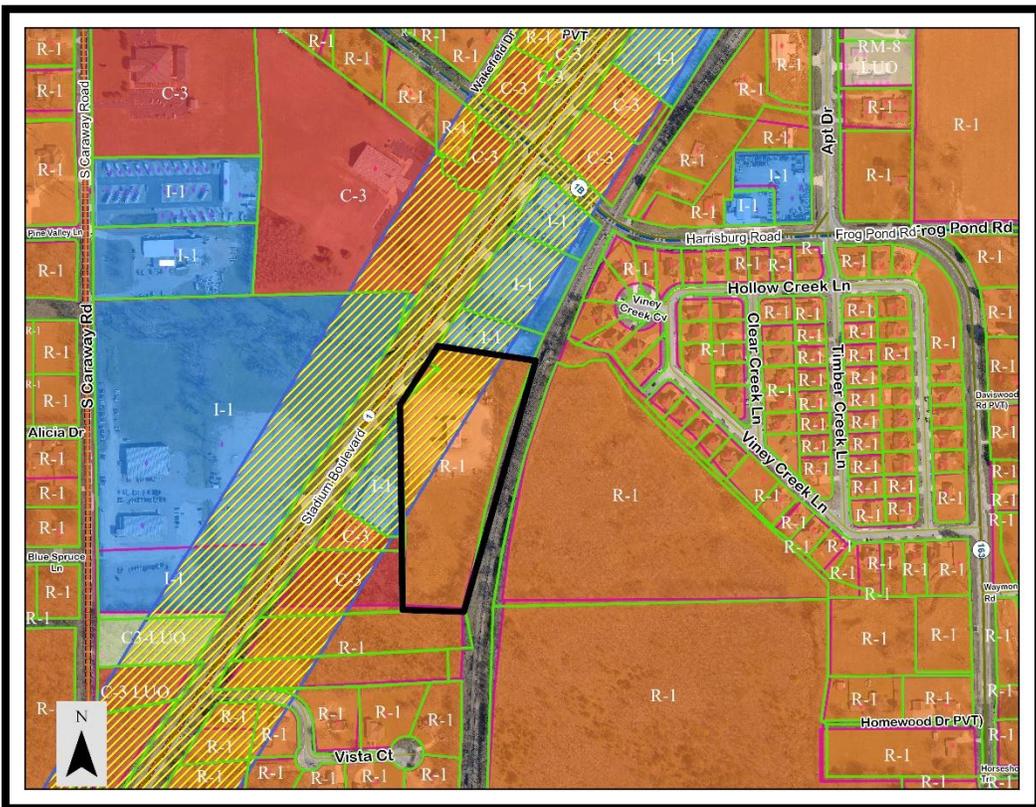
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

Master Street Plan/Transportation

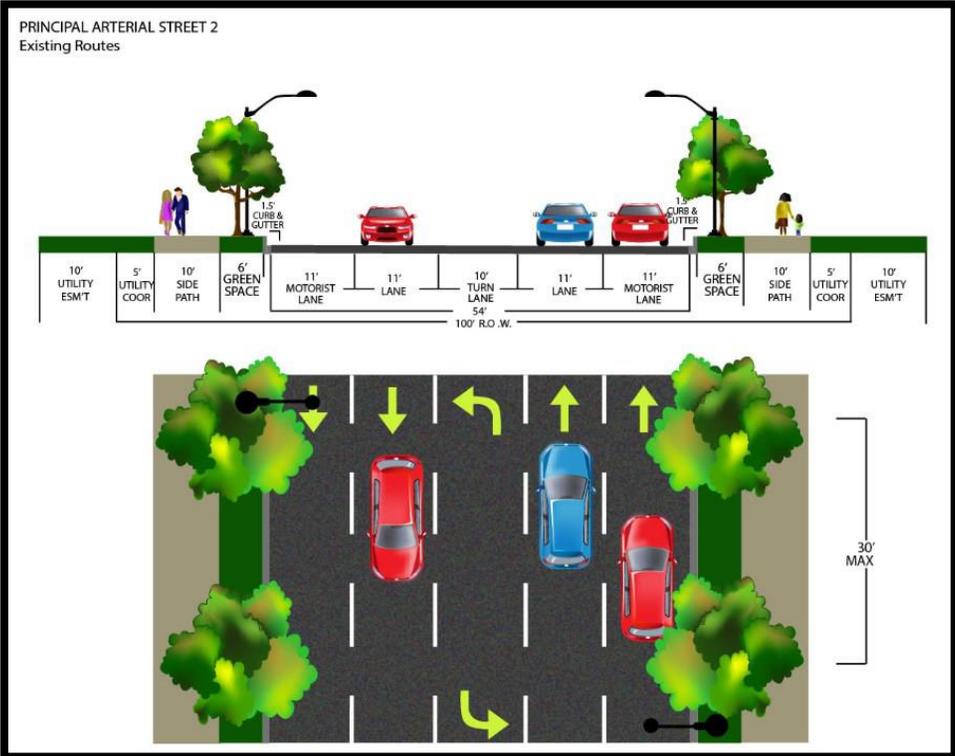
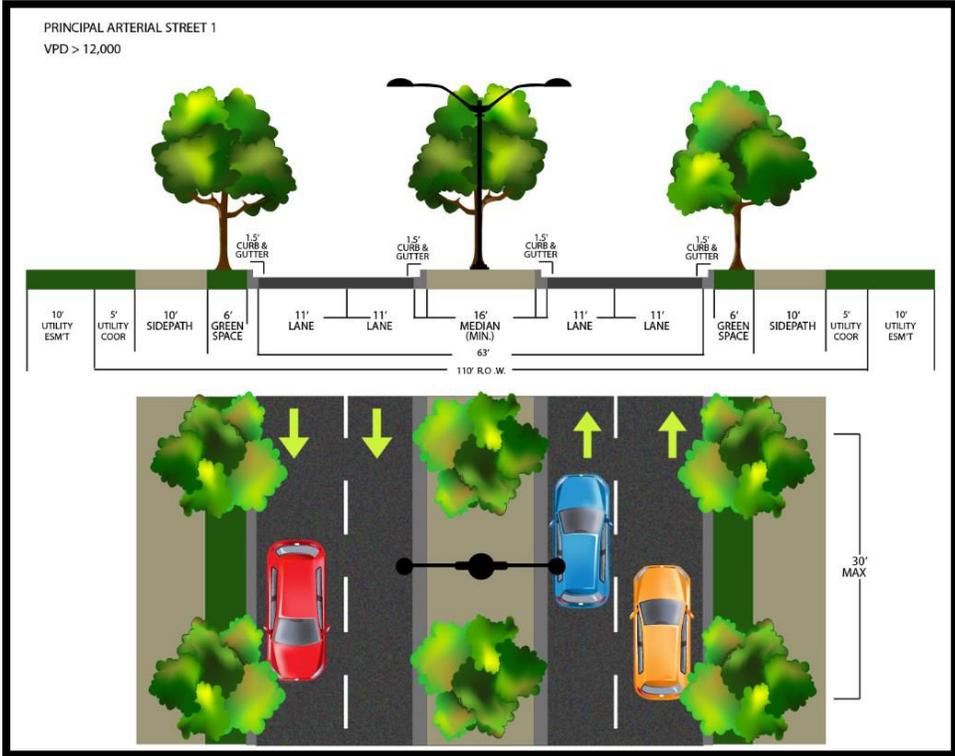
The subject property will be served by S. Stadium Boulevard. The Master Street Plan classifies it as Principal Arterial.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

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





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 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 achieved with this rezoning considering the surrounding area includes industrial and commercial 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 an industrial use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle commercial and industrial uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow industrial uses at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines I-2 as follows:

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Conclusion:

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

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

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I move that we place Case: RZ 25-01 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “I-2” general industrial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JANUARY 14, 2025

RZ-25-01 Rezoning: 5500 Stadium Boulevard

Jim Heatherly is requesting a rezoning from R-1, single-family medium density to I-2, general industrial district. This request is for 6.5 acres located at 5500 Stadium Blvd.

Lonnie Roberts (Chair): Do we have the proponent or applicant for this item? Would you state your name for the record?

Tammy Heatherly (Proponent): Hi, Tammy Heatherly.

Lonnie Roberts: Okay, anything you would like to add at this point?

Tammy Heatherly: No.

Lonnie Roberts: Okay, I'll open up for the city staff comments.

Derrel Smith (City Planner): Yes sir, again we reviewed this, it does meet all 6 of the rezoning requirements so we would recommend approval with the following stipulations: 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 site shall comply with all overlay use standards.

Lonnie Roberts: Anyone here to give public comments on 5500 Stadium Blvd? If not, I'll open up for commissioner's comments and questions.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case RZ: 25-01, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, 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 the overlay district standards.

The motion was seconded by Mr. Kevin Bailey.

Roll Call Vote:

Aye: 7 – Paul Ford, Dennis Zolper, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, & Jim Little

Nay: 0

Absent: 1 – Stephanie Nelson



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:004

Agenda Date: 1/21/2025

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO RM-12 RESIDENTIAL MULTIFAMILY FOR PROPERTY LOCATED AT 1006 N. WARREN STREET, JONESBORO, AR AS REQUESTED BY CARRINGTON MOREHOUSE

AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS, PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

BE IT ORDAINED by the City Council in the City of Jonesboro, Arkansas:

SECTION 1: Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended as recommended by the Metropolitan Area Planning Commission ("MAPC") by the changes in zoning classification as follows:

FROM: **R-1 Single Family Medium Density District**

TO: **RM-12 Residential Multi-Family District**

For the following described property:

LEGAL DESCRIPTION:

ALL OF BLOCK 15 OF R.L. HAYES' SECOND ADDITION TO THE CITY OF JONESBORO, ARKANSAS.

SECTION 2: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: The rezoning of this property shall adhere to the following conditions:

1. That the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations regarding any new construction.
2. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the

property.

3. Any change of use shall be subject to Planning Commission approval in the future.
4. This development shall comply with all Planned Development District Standards.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

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

LOCATION:

Site Address: 1004 North Warren

Side of Street: _____ between _____ and _____

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

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

SITE INFORMATION:

Existing Zoning: R1 Proposed Zoning: r 12

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

Existing Use of the Site: Undeveloped Land

Character and adequacy of adjoining streets: _____

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Vacant Land

South Vacant Land

East Multifamily

West Older Houses, Traylor Park, multifamily

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

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

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

REZONING INFORMATION:

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

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: Carrington Morehouse

Address: 1020 W Matthews

City, State: Jonesboro, AR ZIP 72401

Telephone: 8703162903

Facsimile: _____

Signature: 

Applicant:

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

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

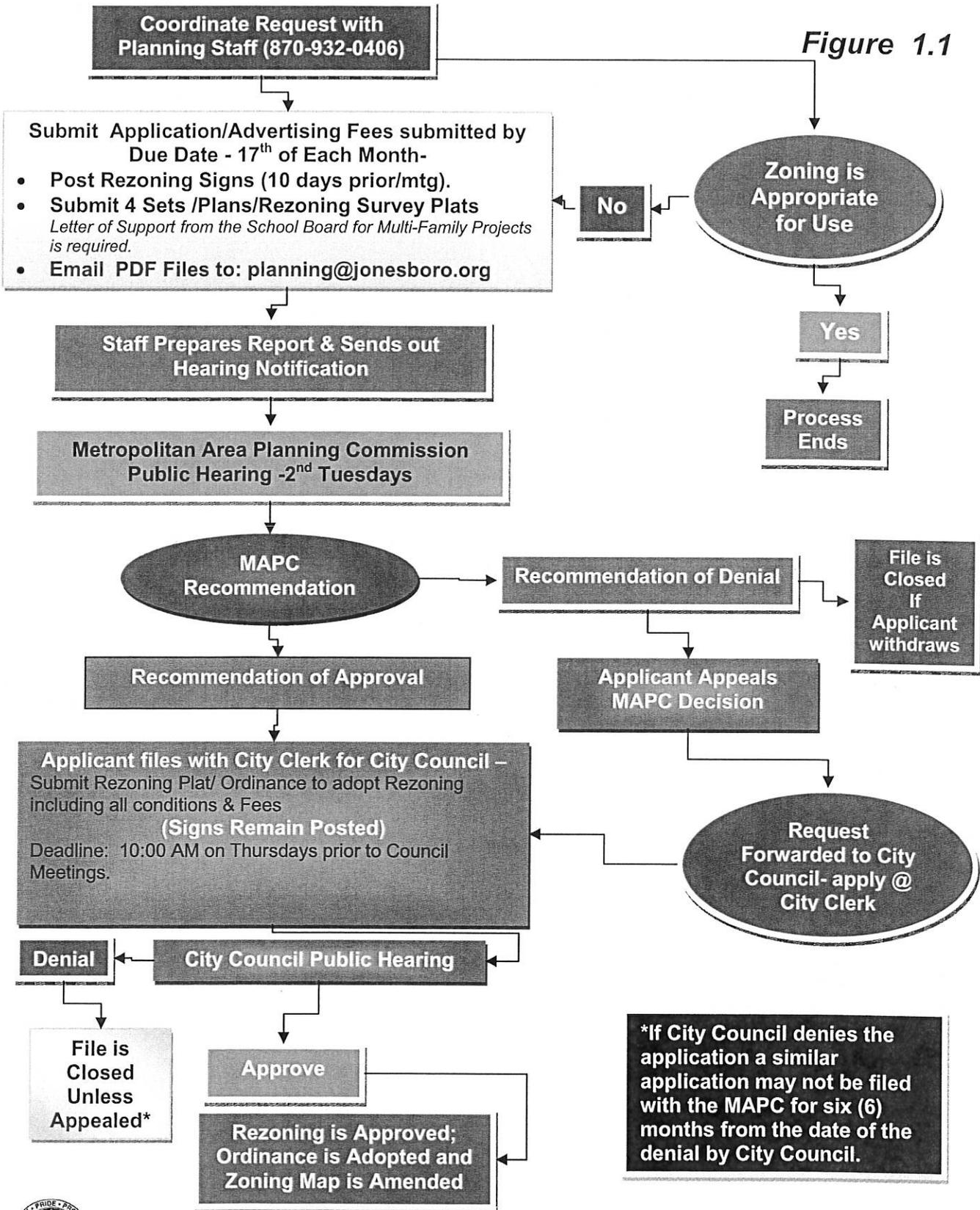
Signature: _____

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

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

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
JMA-O Jonesboro Municipal Airport Overlay District	\$500
Planned Development District	\$500
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 Chargeout	\$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 VentAHood	\$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 (<i>per driveway</i>).....	\$50	Street Plate - 1st plate delivered (<i>up to 60 days</i>).....	\$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 (<i>up to 60 days</i>).....	\$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
<i>additional lots over 10</i>	\$100 per lot		
for commercial site	\$350 minimum		
<i>additional acres over 3.5 acres</i>	\$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



Planning Charge Sheet

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Multiple Family Dwelling | <input type="checkbox"/> Detached/Accessory Bldg |
| <input type="checkbox"/> Single Family Additions | <input type="checkbox"/> Single Family Alterations | <input type="checkbox"/> Swimming Pools |
| <input type="checkbox"/> Walls, Fences, Decks Etc | <input type="checkbox"/> Multi Family Additions | <input type="checkbox"/> Multi Family Accessory Bldg |

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Building _____ Sqft. | <input type="checkbox"/> Interior Alterations/Repairs | <input type="checkbox"/> Awnings/Canopies |
| <input type="checkbox"/> Accessory Bldgs, etc. | <input type="checkbox"/> Parking Lots | <input type="checkbox"/> Landfill and Extraction |
| <input type="checkbox"/> Gravel Mining | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Storage Tanks |
| <input type="checkbox"/> 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:

- | | | |
|--|---|--|
| <input type="checkbox"/> Billboards | <input type="checkbox"/> High Rise Interstate _____ faces | <input type="checkbox"/> Bulletin Board _____ Sqft |
| <input type="checkbox"/> Construction Sign | <input type="checkbox"/> Ground Sign _____ Sqft | <input type="checkbox"/> Wall & Awning _____ Sqft |
| <input type="checkbox"/> Directional Sign _____ Sqft | <input type="checkbox"/> Pole Sign _____ Sqft | <input type="checkbox"/> Marquee Sign _____ Sqft |
| <input type="checkbox"/> Promo Event | <input type="checkbox"/> Special Event Sign | <input type="checkbox"/> Grand Opening Sign |
| <input type="checkbox"/> Corner or Interior Parcel Sign _____ Sqft | Faces _____ | |

Zoning Sign Deposit 01-0155: _____ Number of Signs

Mapping and Duplicating Services Per Page 01-0735:

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

Total Pages _____

Description: _____ Total Amount Due: _____

Site: Address: _____ Tracking No.: _____

Customer _____ Customer # _____ City Official _____ Date _____

August 15, 2023

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

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

Mr. Smith:

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

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

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

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

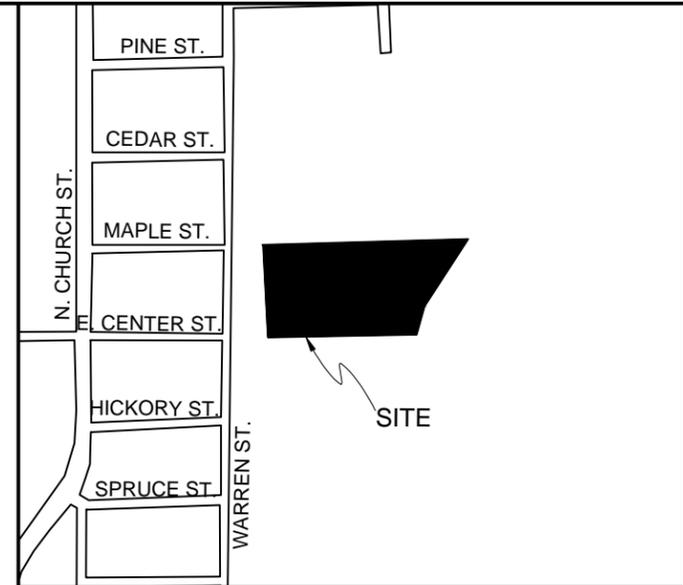
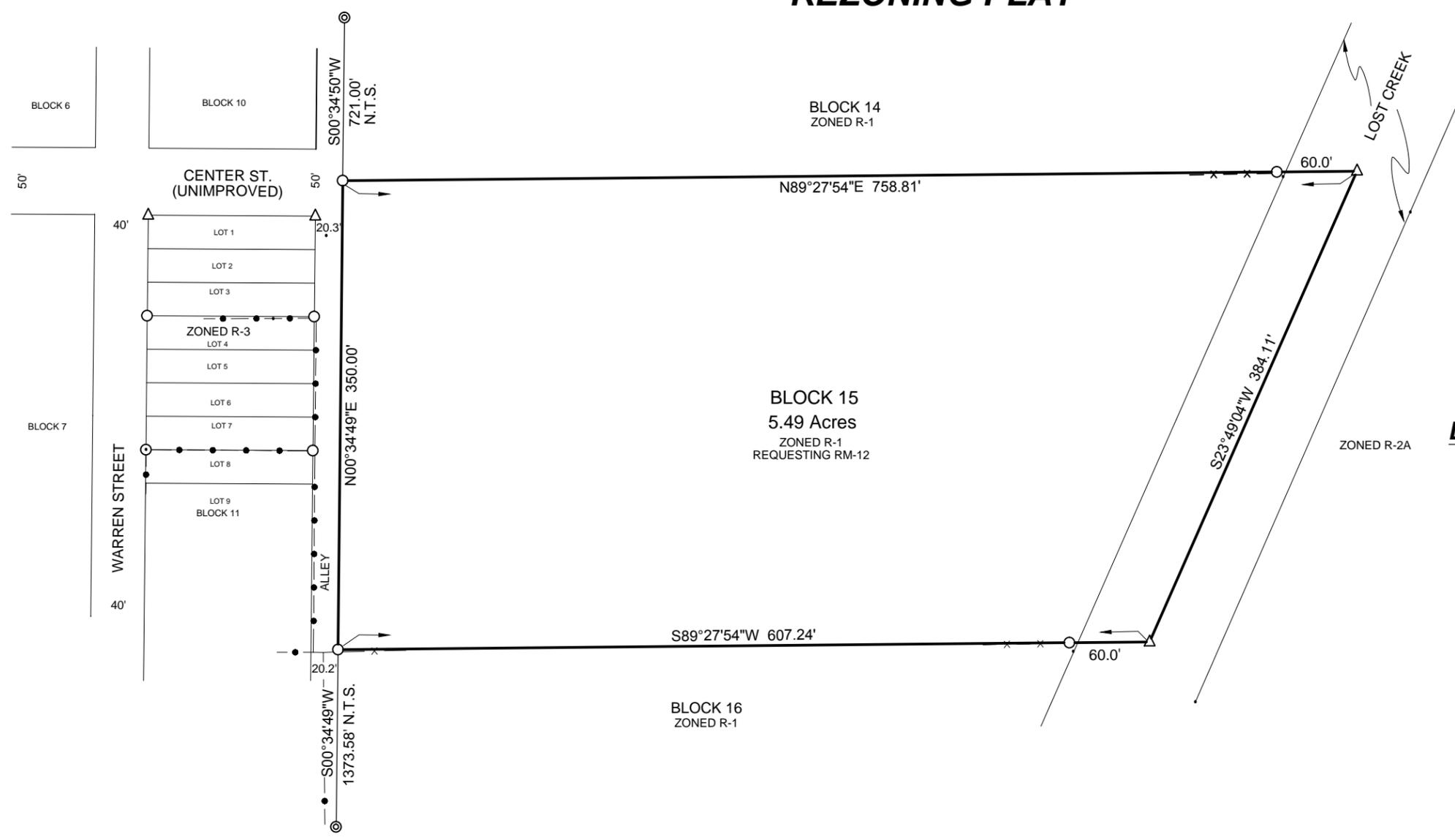
comply. * However, this specific area of town is significantly zoned R3 with multifamily development right across lost creek, right of the property. (See Zoning Image)

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

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

Carrington Morehouse, Owner of Morehouse Group and Unicorn Investments

REZONING PLAT



DESCRIPTION:

Block 15 of R. L. Hayes
 Second Addition,
 Jonesboro, Arkansas as
 recorded in the office of the
 Craighead County Circuit
 Clerk, Jonesboro,
 Arkansas.



BEARINGS ARE BASED ON
 STATE PLANE COORDINATES.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 1TH DAY OF DECEMBER, 2023 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

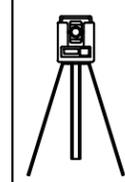
Terrence D. Moore

TERRENCE D. MOORE PLS No. 1293

LEGEND

- ⊙ FOUND IRON PIPE
- SET IRON PIN
- △ COMPUTED POINT
- N.T.S. NOT TO SCALE
- CHAINLINK FENCE
- x— WIRE FENCE

REV.	DATE	REVISION	BY



M² Surveying

Doug Moore, Licensed Surveyor
 741 Greene Co. Rd. 710
 Paragould, Ar. 72450
 Office: 870-240-6995 Cell: 870-240-3589

CLIENT: HOVER ESTATES			
SCALE: 1" = 100'	DRAWN: TDM	CHECKED: VMM	DATE: 9-7-23
JOB#: 23102	CRD#: 21105	DWG#: 23102-1	REV.#



December 17, 2024

Bacilio Hernandez
1207 West Kingshighway
Paragould, AR 72450

Re: MAPC Property Owner Notification

Dear Mr. Hernandez:

I represent Carrington Morehouse, who is requesting a rezoning of property located at 1004 N. Warren, Jonesboro, Arkansas.

Enclosed is the notice form that the City requires us to send to you to notify you of the request. No action is required of you, but if you have any questions about this, please don't hesitate to call me at the number below. Thank you and best regards.

Very truly yours,

Gramling Law Firm, PLC

By 

James F. Gramling, Jr.

JFG:hb

Enclosures

cc: file

OK with me.

12-23-24



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, Jan. 14 , 2025 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet 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 you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Carrington Morehouse
DATE: December 16, 2024
SUBJECT PROPERTY ADDRESS: 1004 North Warren, Jonesboro, AR
DESCRIPTION OF REZONING REQUESTED: R1 to RM12

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

Bacilio Hernandez
Printed Name of Property Adjacent Owner

[Signature]
(Signature)

12-23-24
Date

1004 Warren
Jonesboro
Address

870 476-8421
Phone

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 St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Bacilio Hernandez
1207 West Kingshighway
Paragould, AR 72450

MEMPHIS TN 380
24 DEC 2024 PM 1 L



PLANNING DEPARTMENT
P.O. Box 1845
Jonesboro, AR 72403-1845

72403-184545



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Certified Mail Restricted Delivery \$ _____

Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

Postage \$.69

Total Postage and Fees \$ 9.64

Sent to David & Rhonda Hosier
210 Warren
Jonesboro AR 72401-1757

Postmark Here

310 EAST STREET POST OFFICE
 JONESBORO, AR 72401
 DEC 18 2024

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

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1200 N. Floyd St
Jonesboro AR 72401-1997

Postmark Here

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 JONESBORO, AR 72401
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210 Maple St
Jonesboro AR 72401-1756

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PO Box 4904
Orion, TX 77805

Postmark Here

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Sent To
 Edith Pedraza
 1331 Pratt Circle
 Jonesboro AR 72401-1116

City, State, ZIP+4®
 Jonesboro AR 72401-1116

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Adult Signature Required \$

Adult Signature Restricted Delivery \$

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Total Postage and Fees
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Sent To
 Dacilio Hernandez
 1207 W. Christopher
 Paris AR 72456

City, State, ZIP+4®
 Paris AR 72456

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Adult Signature Restricted Delivery \$

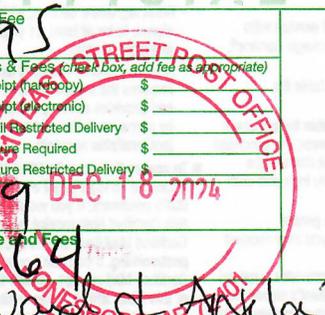
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Sent To
 Edward & Anjela Black
 2105 Trinity Oaks Dr
 Jonesboro AR 72401

City, State, ZIP+4®
 Jonesboro AR 72401

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 My & My Property Management
 2712 Greenburg Rd
 Jonesboro AR 72405-8345

City, State, ZIP+4®
 Jonesboro AR 72405-8345

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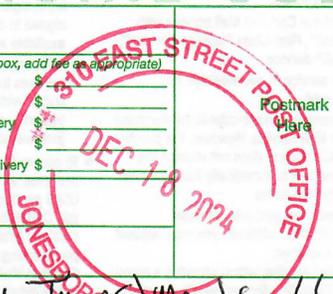
Total Postage and Fees \$ 9.64

Sent To Montgomery Investments LLC

Street and Apt. No., or PO Box No. 115 Saurbatta Dr

City, State, ZIP+4® Jonesboro AR 72401

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Adult Signature Restricted Delivery \$ _____

Postage \$.69

Total Postage and Fees \$ 9.64

Sent To Johnny & Laranna Hewitt

Street and Apt. No., or PO Box No. 451 County Rd 517

City, State, ZIP+4® Jonesboro AR 72416-7558

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Adult Signature Required \$ _____

Adult Signature Restricted Delivery \$ _____

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Total Postage and Fees \$ 9.64

Sent To Poin's Stephens

Street and Apt. No., or PO Box No. 115 County Rd 712

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**MINUTES OF THE NEIGHBORHOOD MEETING REGARDING THE REZONING
APPLICATION FOR 1006 NORTH WARRENT, JONESBORO, ARKANSAS**

Location of the Meeting: 920 South Gee Street
Jonesboro, AR 72401

Time of the Meeting: 6:00 p.m. until 6:30, November 18, 2024

Present at the Meeting: James F. Gramling, Jr and representative for
Carrington Morehouse

Letters regarding a neighborhood meeting were mailed to all residents within 300 feet of the property. There were no neighbors in attendance, and the meeting was adjourned at 6:30 p.m.

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

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

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

IN THE MATTER OF THE ESTATE OF

JOAN HOOVER, DECEASED

16JPR-21-616

EXECUTOR'S DEED

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

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

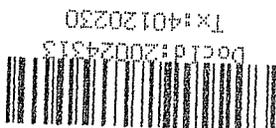
DISCLAIMER: This deed prepared per instruction of Grantor who also furnished the legal description. No title opinion was prepared in connection with this transaction.

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

EXECUTED this 15th day of September, 2023.



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



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

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

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

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

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

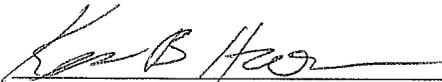
NOTE: Gladys Mae Hoover a/k/a Gladys C. Hoover died in 2006.

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

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

And we, **Keith Hoover and Michelle Hoover, a married couple**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this **8th** day of **September, 2023**.



Keith Hoover

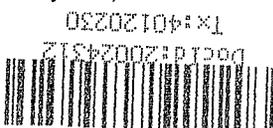


Michelle Hoover



Brent Hoover

Warranty Deed, 2 Sellers





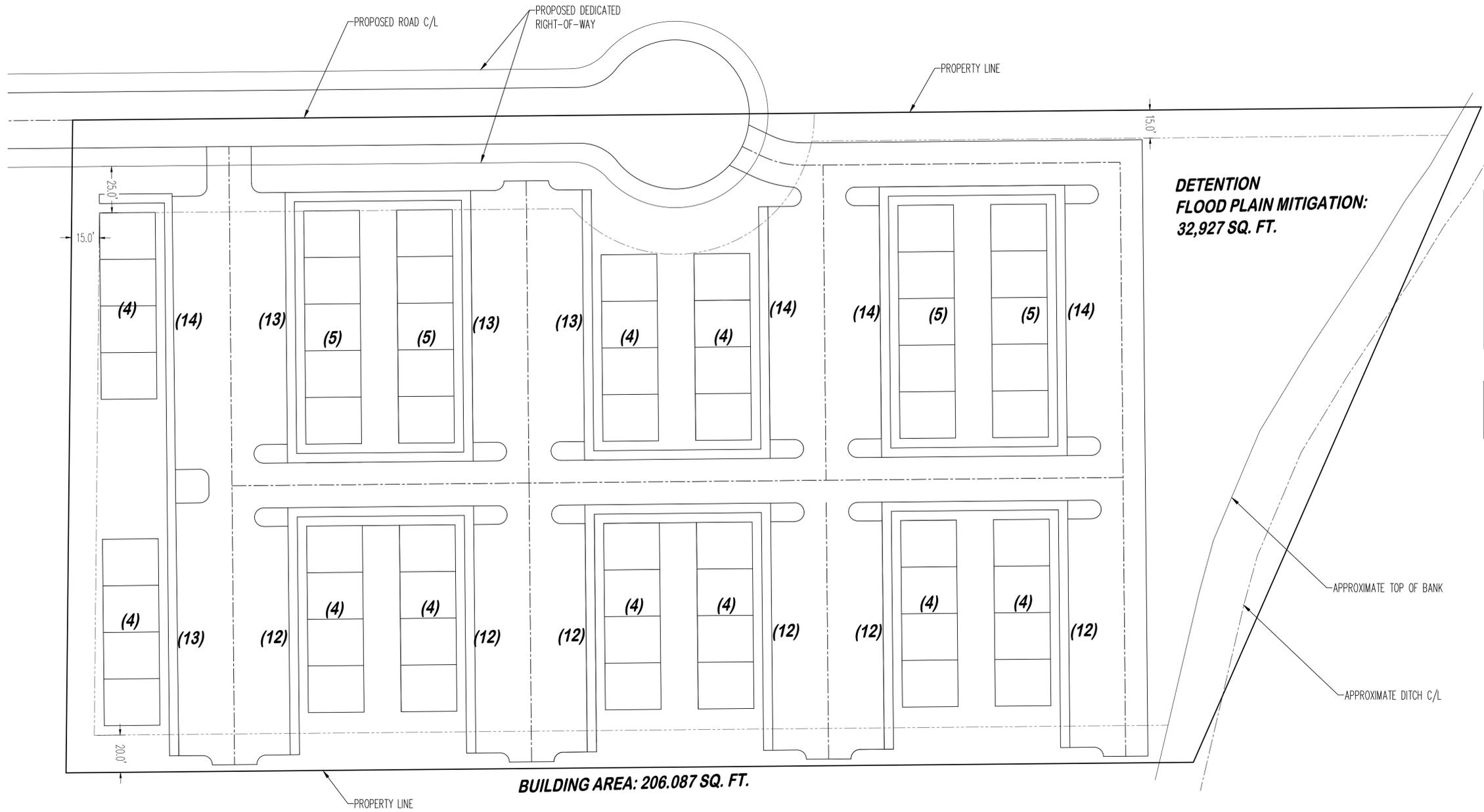
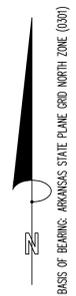
ID 1
mar 159



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



ENGINEERING NOTES:

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

AS SHOWN ENGINEERING NOTES:

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

BUILDING AREA: 206.087 SQ. FT.

SITE PLAN

RM-16 SITE PLAN
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

PRELIMINARY

GARRETT DUNNAM - CIVIL
 ARKANSAS - PE # 20874



FISHER & ARNOLD, INC.
 Arkansas - 248
 CLIENT:
 UNICORN INVESTMENTS LLC
 COPYRIGHT 2022. ALL RIGHTS RESERVED

REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO:
 UNICORNI.0001LD
 DRAWN BY: SD CHECKED BY: GMD
 DATE: 11/3/2023 SCALE: 1"=30'
 SHEET: C3.01 (4)



Know what's below.
 Call before you dig.



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-04, East of 1006 N. Warren St.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 14, 2025

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

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

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

OWNER: Same

LOCATION: East of 1006 N Warren St., Jonesboro, AR 72401
Parcel# 01-144074-15000

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

Existing Development: Vacant

SURROUNDING CONDITIONS:

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

HISTORY: Undeveloped lot

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **Moderate Intensity** Growth Sector.

A wider mix of land uses is appropriate in the **moderate intensity** sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

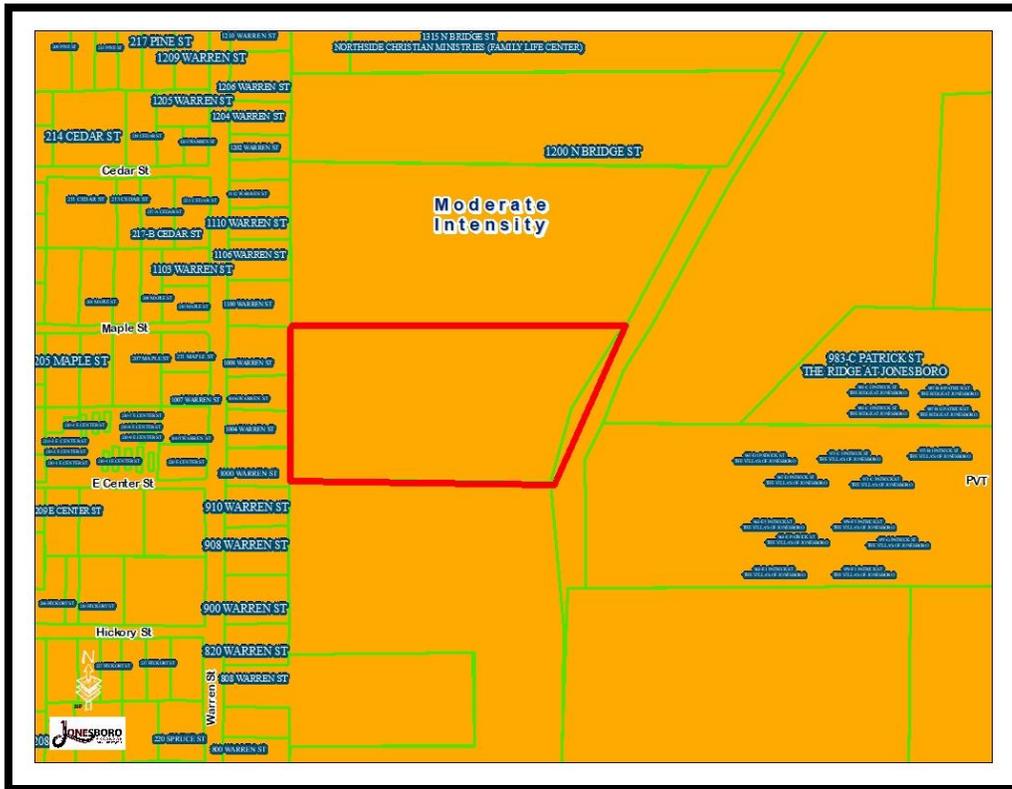
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket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

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

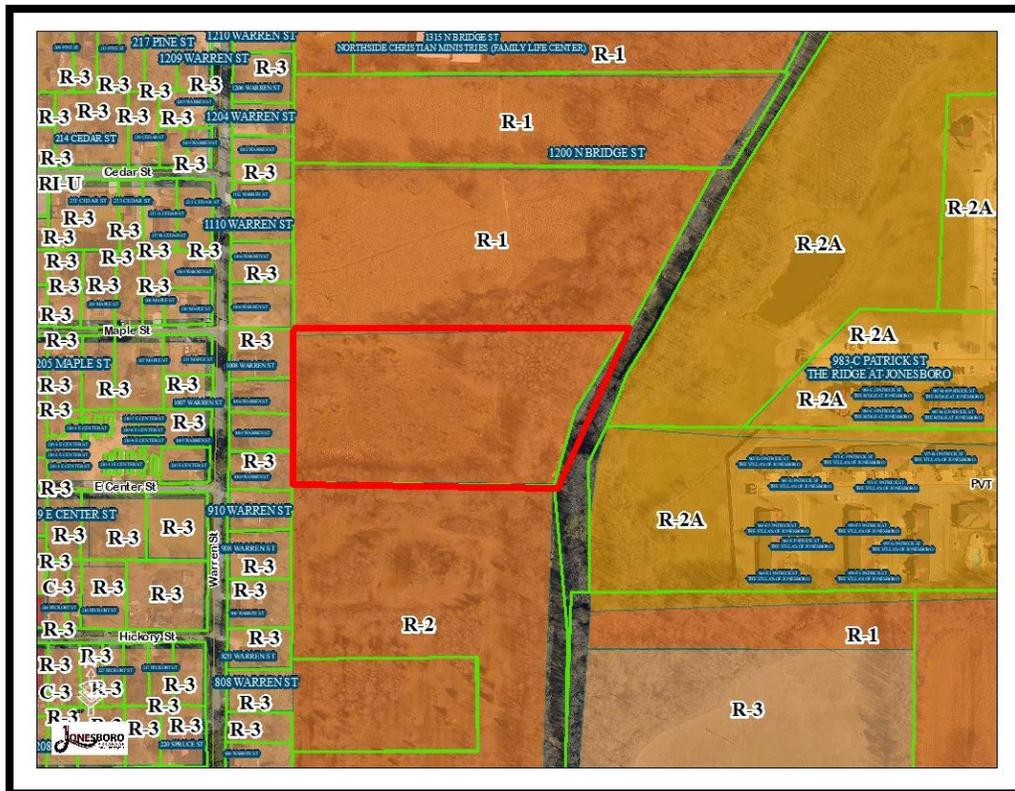
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands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

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map



Zoning Map

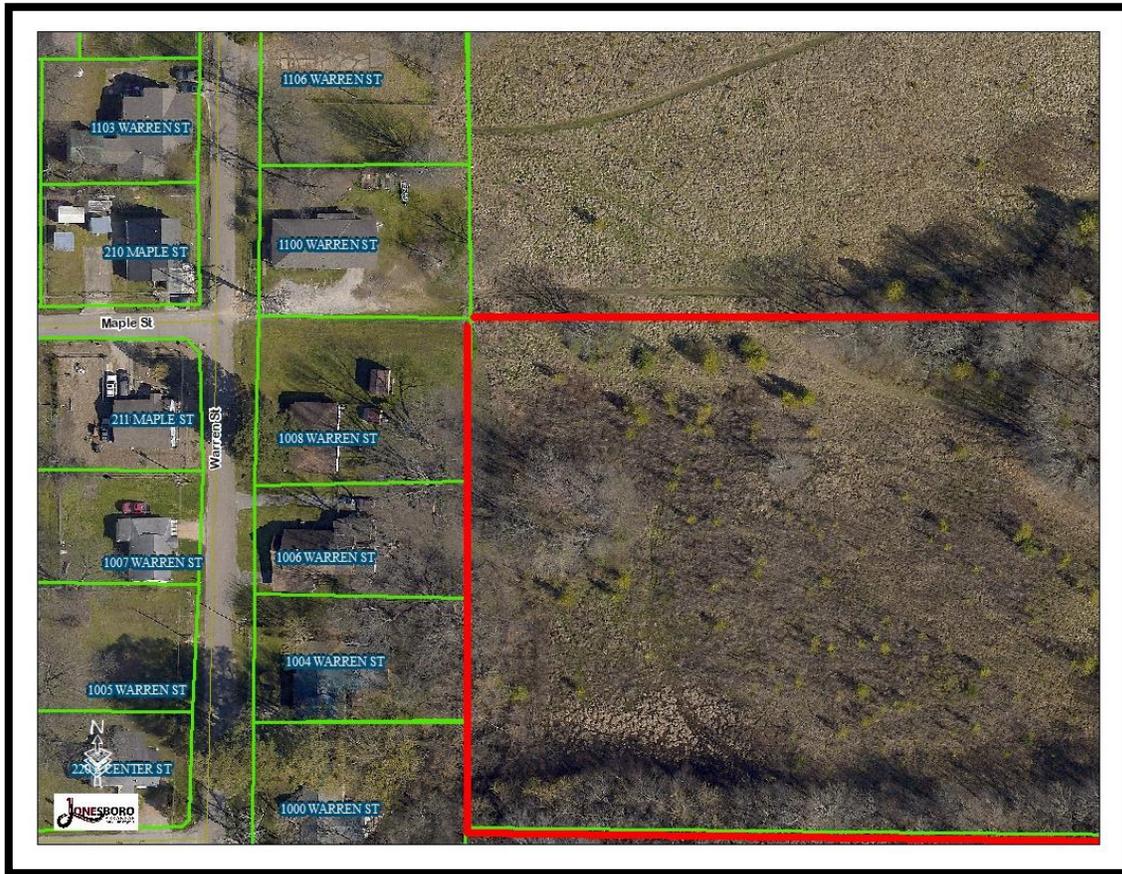
Master Street Plan/Transportation

The subject property will be served by Warren and Maple Street. The Master Street Plan classifies both as **Local Streets**.

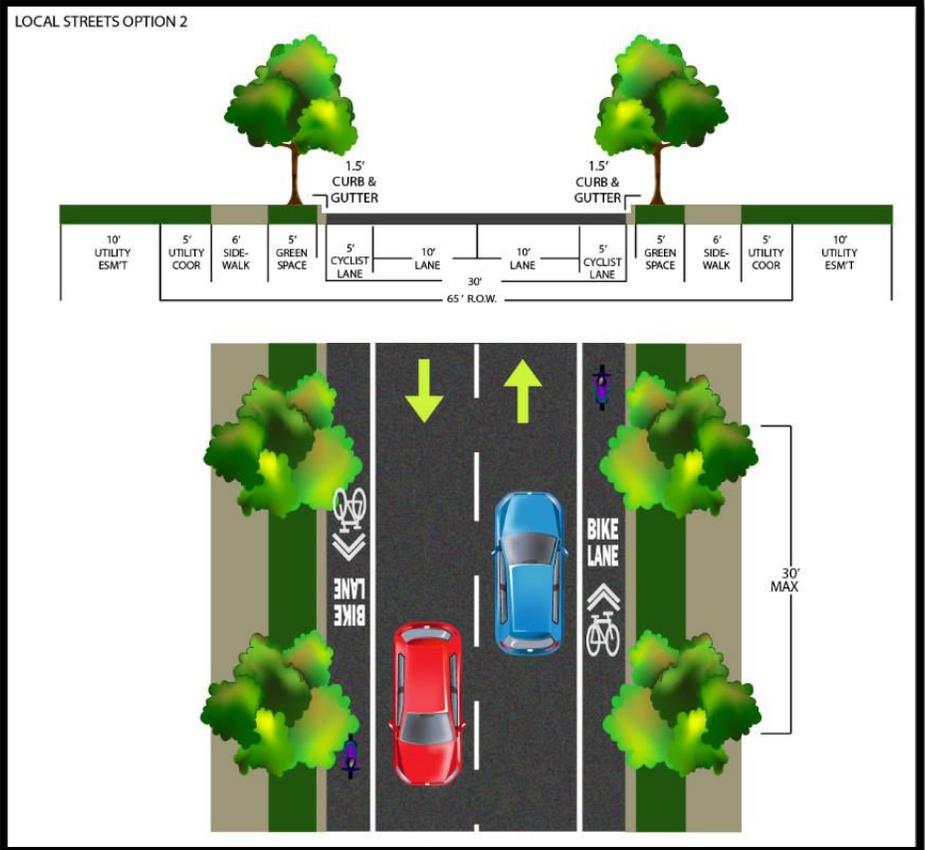
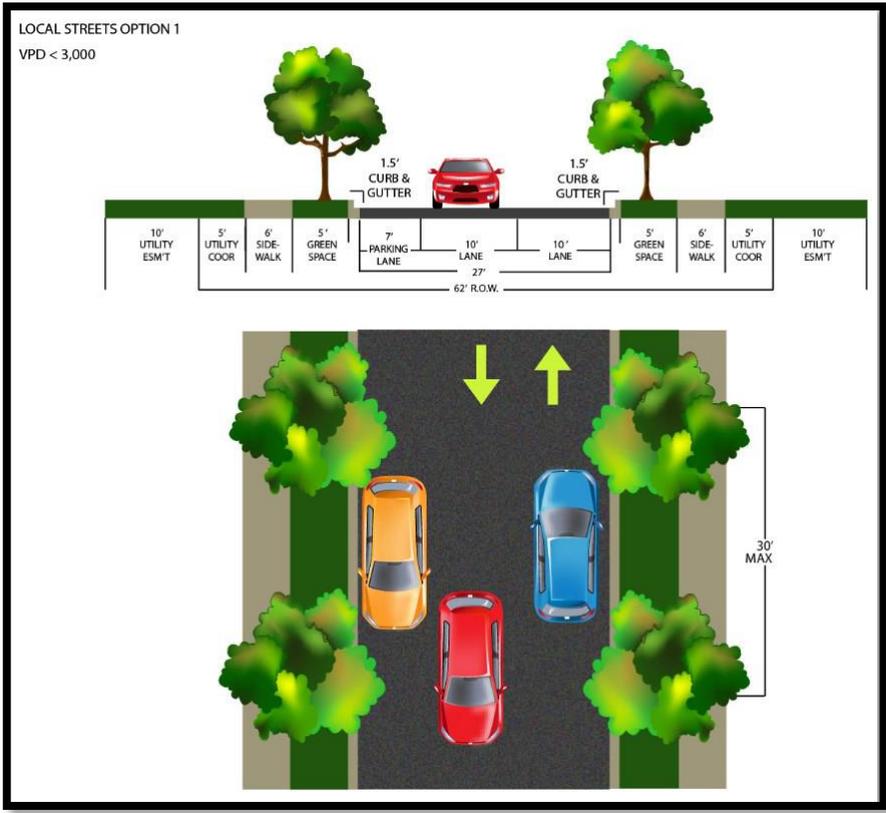
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

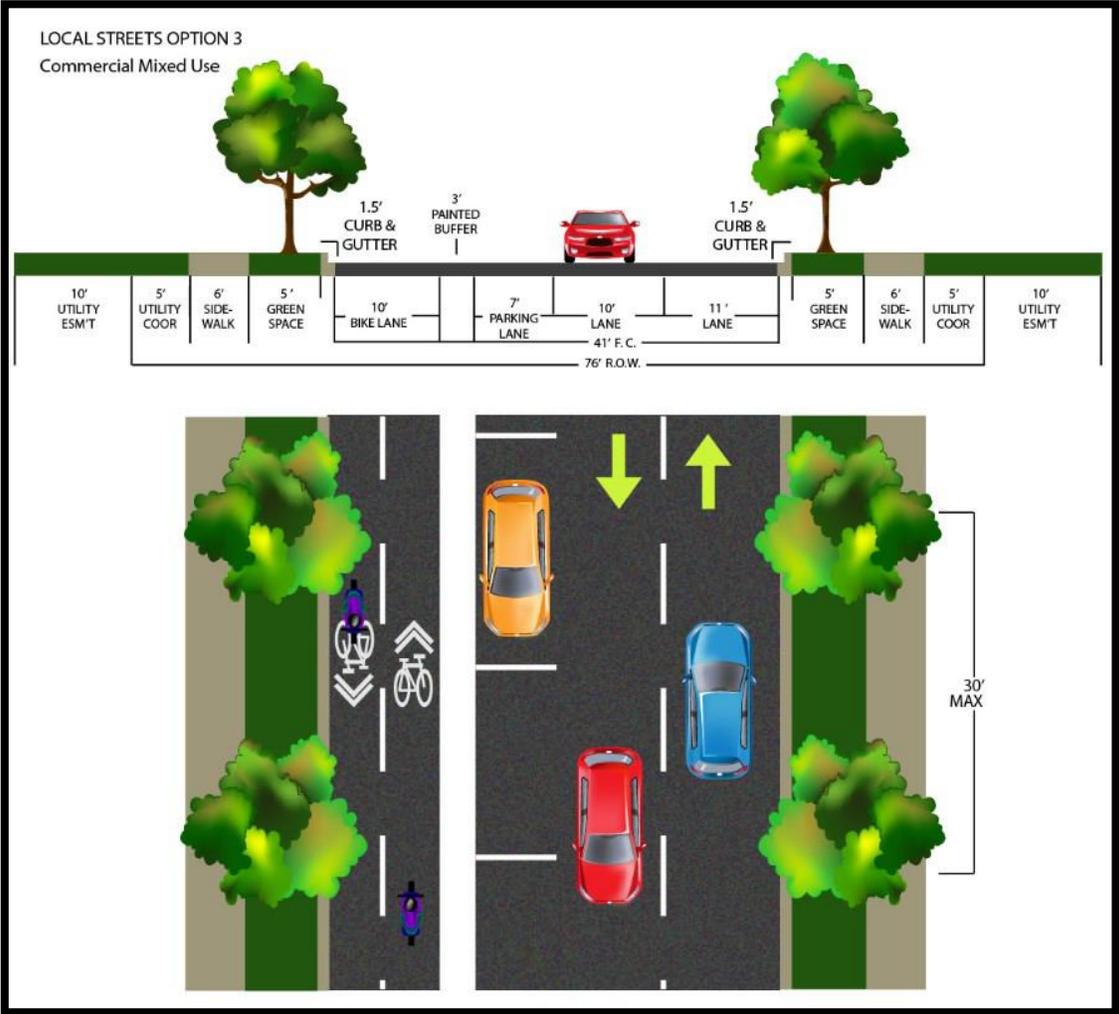
FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

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



Local Street





Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in the moderate intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes high density multifamily zoning (R-3/ 18 units per acre).	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as multifamily use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property if rezoned to multifamily.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that residential uses currently exist in this area.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as “R-1” single family medium density district. The applicant is applying for a rezoning to allow multifamily use at this location.

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

Chapter 117 of the City Code of Ordinances/Zoning defines RM-12 as follows:

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

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 25-04 a request to rezone property “R-1” single family medium density district, to “RM-12” residential multifamily; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

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

Sample Motion:

I move that we place Case: RZ 25-04 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” single family medium density district, to “RM-12” residential multifamily will be compatible and suitable with the zoning, uses, and character of the surrounding area.

OFFICIAL RECEIPT

Receipt Date 01/16/2025 08:49 AM
Receipt Print Date 01/16/2025

Receipt # 00255694
Batch # 00116.01.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:
CR 193.70

Detail:
01-000-0150-00
1006 N WARren RZ 25-04 193.70

Total 193.70

Payment Information:
Credit Car 4832 193.70
Change 0.00

Gramling
Customer #: 000000

Cashier: KMHattenhauer
Station: KMHATTENHAUER

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-04, East of 1006 N. Warren St.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 14, 2025

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

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

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

OWNER: Same

LOCATION: East of 1006 N Warren St., Jonesboro, AR 72401
Parcel# 01-144074-15000

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

Existing Development: Vacant

SURROUNDING CONDITIONS:

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

HISTORY: Undeveloped lot

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **Moderate Intensity** Growth Sector.

A wider mix of land uses is appropriate in the **moderate intensity** sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

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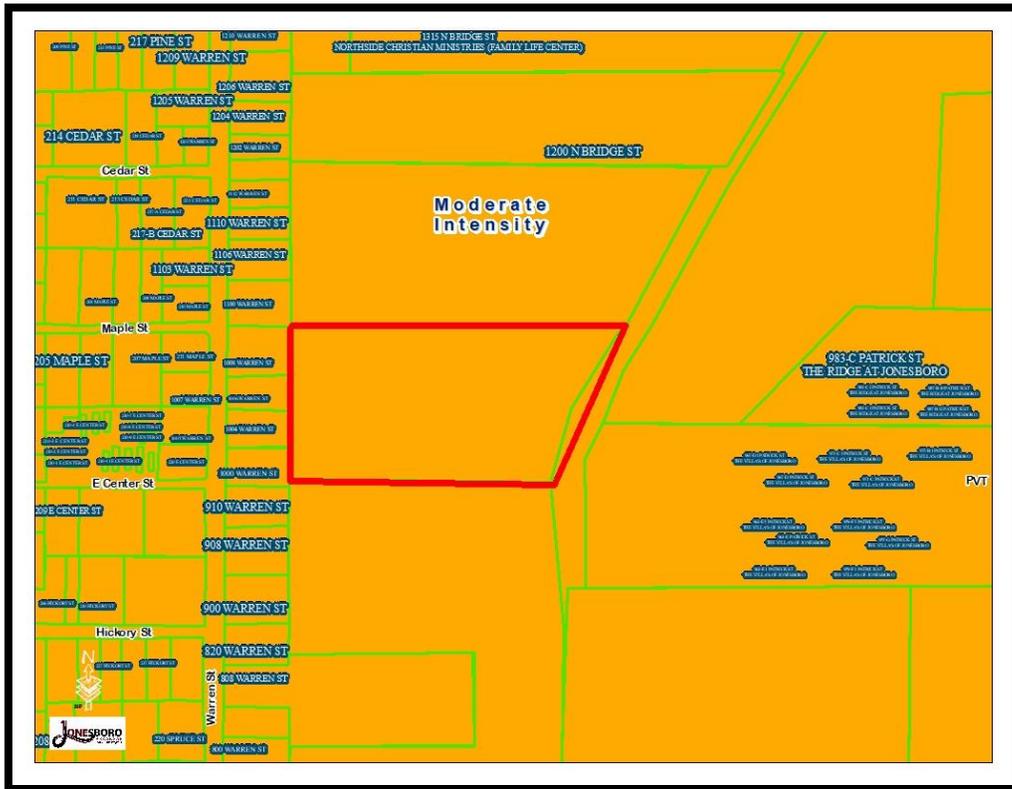
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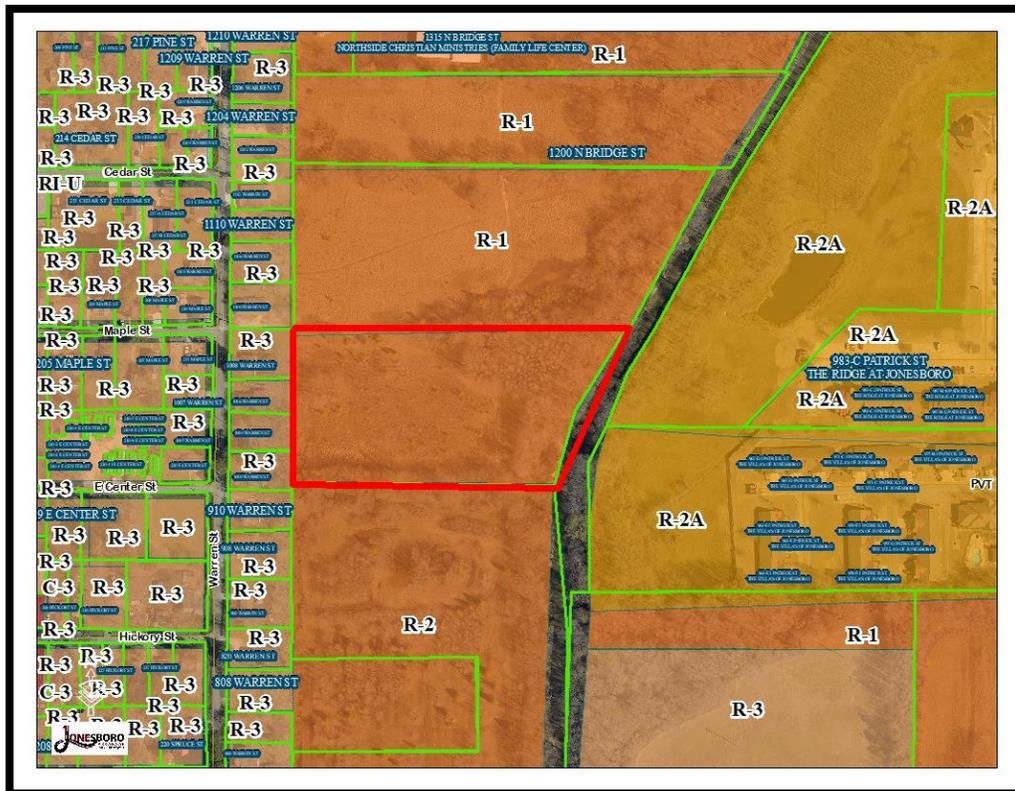
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands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

Height: 4 stories

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Land Use Map



Zoning Map

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The subject property will be served by Warren and Maple Street. The Master Street Plan classifies both as **Local Streets**.

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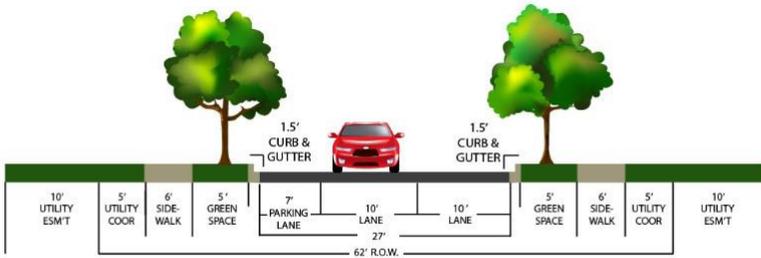
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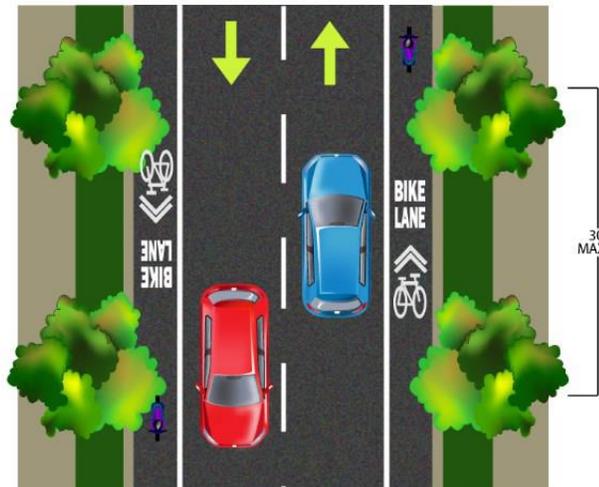
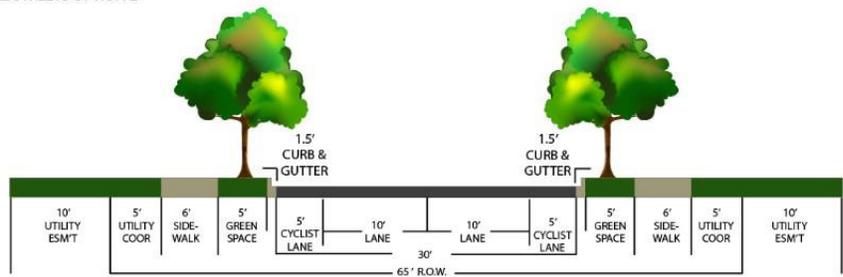


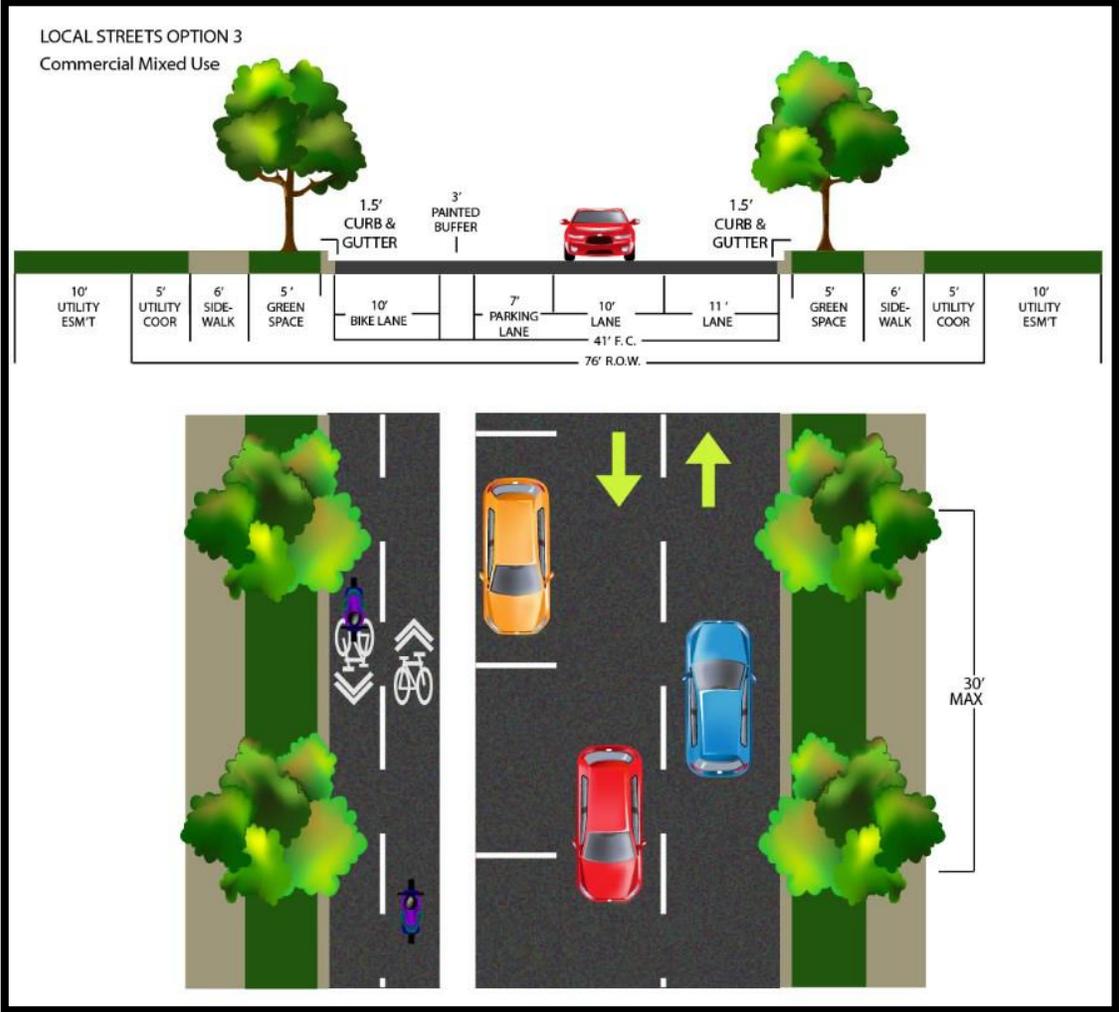
Local Street

LOCAL STREETS OPTION 1
VPD < 3,000



LOCAL STREETS OPTION 2





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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 25-04 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” single family medium density district, to “RM-12” residential multifamily will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JANUARY 14, 2025

RZ-25-04 Rezoning: 1006 Warren Street

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

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

Jim Gramling (Proponent): Yes, Jim Gramling for Carrington Morehouse. As I told the folks at the pre-meeting yesterday, and many of you know, I'm a fan of neighborhood meetings so, in this case we also had a neighborhood meeting, I specifically asked Monica to bring the scope out to 400 feet not 200 feet so, we sent certified letters to anybody within 400 feet, I have attached the minutes to the Legistar entry, nobody showed up to the neighborhood meeting, the only feedback we have gotten is one of our notice letter came back, with a note from the addressee that he was in favor of it. So, we have attached a rendering to the application that sort of shows what's envisioned, as you can see what is being proposed here is really nice, it's modern design and I think that it would be a benefit to that part of the city that is often neglected. I'm happy to answer any questions anyone may have.

Lonnie Roberts: Anybody have any questions at this point? Alright, if not I'll open up for the staff comments, city planner?

Derrel Smith (City Planner): Yes, sir we have reviewed it and it follows all 6 of the rezoning requirements, so we would recommend approval with the following stipulations: 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 with this rezoning request is there anyone here to give public comments? If not, I'll open up for commissioner questions or comments.

Paul Ford (Commission): Are we allowed to ask how many units might be available?

Jim Gramling: Well, the units in total that would be available with acreage is 60, but he has floodplain issues and is going to have to have a retention pond, so I think in reality the number is going to be less than that.

Paul Ford: Do you know how much less?

Jim Gramling: I don't know, and I don't think he'll know until somebody gets in there and sees you know.

Paul Ford: Well that looks like... Okay, is that what is to be expected? Is 14 buildings?

Jim Gramling: Know, I don't think its 14 buildings, I think his original application, I was not involved, at this stage of drafting the application, I think that the original application called for 4 to 5 buildings with a total of 60 units. But again, he's got floodplain issues.

Commission: So the plan being shown is not actually the plan at all?

Jim Gramling: Well, he'll have to come back for final site plan, when the time comes.

Kevin Bailey (Commission): At the pre-meeting yesterday, when we looked at the FEMA map, the floodway and floodplain come quite a bit out to the west.

Lonnie Roberts: Monica is pulling that up.

Unable to transcribe

Derrel Smith: You can build in a floodplain but you have to raise everything up.

Kevin Bailey: In the new codes its 2 foot above freeboard.

Unable to transcribe

Kevin Bailey: So to back up, I don't think, Mr. Ford they're going to be able to get that many apartments in there, density wise because of all of that. Unless they want to invest a lot in fill dirt, to bring that site up.

Lonnie Roberts: Especially that back forth if I'm remembering properly.

Jim Gramling: And he's going to have to have a retention pond, that'll take up some of the space.

Lonnie Roberts: Sure, any other questions from the commissioners or Mr. Ford did that answer your question?

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 25-04, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, 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.

The motion was seconded by Mr. Jim Little.

Roll Call Vote:

Aye: 5 –Dennis Zolper, Kevin Bailey, Jimmy Cooper, Jim Little & Lonnie Roberts

Nay: 2 – Paul Ford & Jeff Steiling

Absent: 2 – Stephanie Nelson & Monroe Pointer



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:006

Agenda Date: 2/4/2025

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO VACATE AND ABANDON A PORTION OF AN ALLEY LOCATED IN PARDEW'S ADDITION AS REQUESTED BY FLEX PROPERTIES, LLC

AN ORDINANCE VACATING A ALLEY LOCATED IN:

PART OF A 10 FOOT ALLEY LYING TO THE SOUTH OF LOT 48 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 47 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS: THENCE SOUTH 89°35'25" WEST ALONG THE SOUTH LINE OF LOTS 47 AND 48 OF SAID PARDEW'S ADDITION, A DISTANCE OF 136.62 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 00°02'18" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 9.94 FEET TO A POINT ON THE NORTH 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 SOUTH 89°37'01" WEST ALONG SAID NORTH LINE A DISTANCE OF 53.30 FEET: THENCE NORTH 00°22'59" WEST DEPARTING SAID NORTH LINE A DISTANCE OF 9.91 FEET TO THE SOUTHWEST CORNER OF LOT 48 OF SAID PARDEW'S ADDITION: THENCE NORTH 89°35'25" EAST ALONG THE SOUTH LINE OF SAID LOT 48 A DISTANCE OF 53.38 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 529 SQ. FT. OR 0.01 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

WHEREAS, the City Council at its regular meeting on Tuesday, February 04, 2025, pursuant to Ark. Stats. Section 14-301-302 through 14-301-304 heard the request to vacate a alley; and

WHEREAS, the City Council held a public hearing and heard all persons desiring to be heard in connection with this matter; and

WHEREAS, the respective utilities have consented to said abandonment; and

WHEREAS, the abandonment of said portion of a alley will not adversely affect the City of

Jonesboro, and would be in the best interest of all parties concerned.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that;

SECTION 1: The City of Jonesboro, Arkansas hereby vacates and abandons all of its rights together with the right of the public generally, in and to the alley described above.

SECTION 2: A copy of the ordinance certified by the City Clerk shall be filed in the office of the Recorder of Craighead County, Arkansas, and shall be filed in the Deed Records of such office.

SECTION 3. The City Council of the City of Jonesboro, Arkansas, finds and declares that the portion of the above ALLEY is not necessary for the general benefit and welfare of the public; that the owners of all the property abutting the above ALLEY are in favor of the closure and vacation of the above ALLEY and that therefore, this ordinance shall take effect and be in full force from and after its passage and approval.



November 4, 2024

Brandon Wood, P.E., P.S.
Engineering & Surveying
112 CR 7625
Brookland, AR 72417

Re: Pardew's Addition Alley Abandonment Concurrence Request

To Whom It May Concern,

The City of Jonesboro Engineering Department and Planning Department concur with the abandonment of a portion of an alley in Pardew's Addition and described as "Tract 2" in a survey recorded in the Circuit Clerk's office of Craighead County, Plat Book 'I' Page 185 in the Craighead County Courthouse located in Jonesboro, Arkansas.

If you have questions or comments, please contact us at the number listed below.

Sincerely,



Craig Light, P.E.
Engineering Director



Derrel Smith, AICP
Director of Planning & Zoning

PETITION

TO: Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

PETITION TO VACATE A RECORDED ALLEY.

We / I the undersigned, being the owner /s of all property of the following described legal description located in the City of Jonesboro, Arkansas, described as follows:

LEGAL DESCRIPTION:

PART OF THE ALLEY LYING TO THE SOUTH OF LOT 48 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS, LYING IN 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:
COMMENCING AT THE SOUTHEAST CORNER OF LOT 47 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS ; THENCE SOUTH 89°35'25" WEST ALONG THE SOUTH LINE OF LOTS 47 & 48 OF SAID PARDEW'S ADDITION, A DISTANCE OF 136.62 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 00°02'18" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 9.94 FEET TO A POINT ON THE NORTH 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 SOUTH 89°37'01" WEST ALONG SAID NORTH LINE A DISTANCE OF 53.30 FEET: THENCE NORTH 00°22'59" WEST DEPARTING SAID NORTH LINE A DISTANCE OF 9.91 FEET TO THE SOUTHWEST CORNER OF LOT 48 OF SAID PARDEW'S ADDITION: THENCE NORTH 89°35'25" EAST ALONG THE SOUTH LINE OF LOT 48 A DISTANCE OF 53.38 FEET TO THE POINT OF BEGINNING.
CONTAINING IN ALL 529 SQ.FT. OR 0.01 ACRES, MORE OR LESS.

herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the alley described above legally closed and abandoned.

DATED this 27th day of NOVEMBER, 2024.

PROPERTY OWNER NAME AND ADDRESS

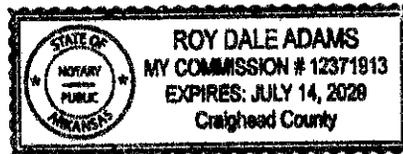
Flex Properties, LLC
Brandon Winters
2318 Moore Road
Jonesboro, AR 72401

[Signature] 11/27/24
Signature Date

Subscribed and sworn to before me this 27th day of Nov, 2024.

[Signature]
NOTARY

Expiration Date: 7-14-29



10/31/2016 14:52PM

2016 OCT 31 PM 5:00

BY *Sharon Wiley*

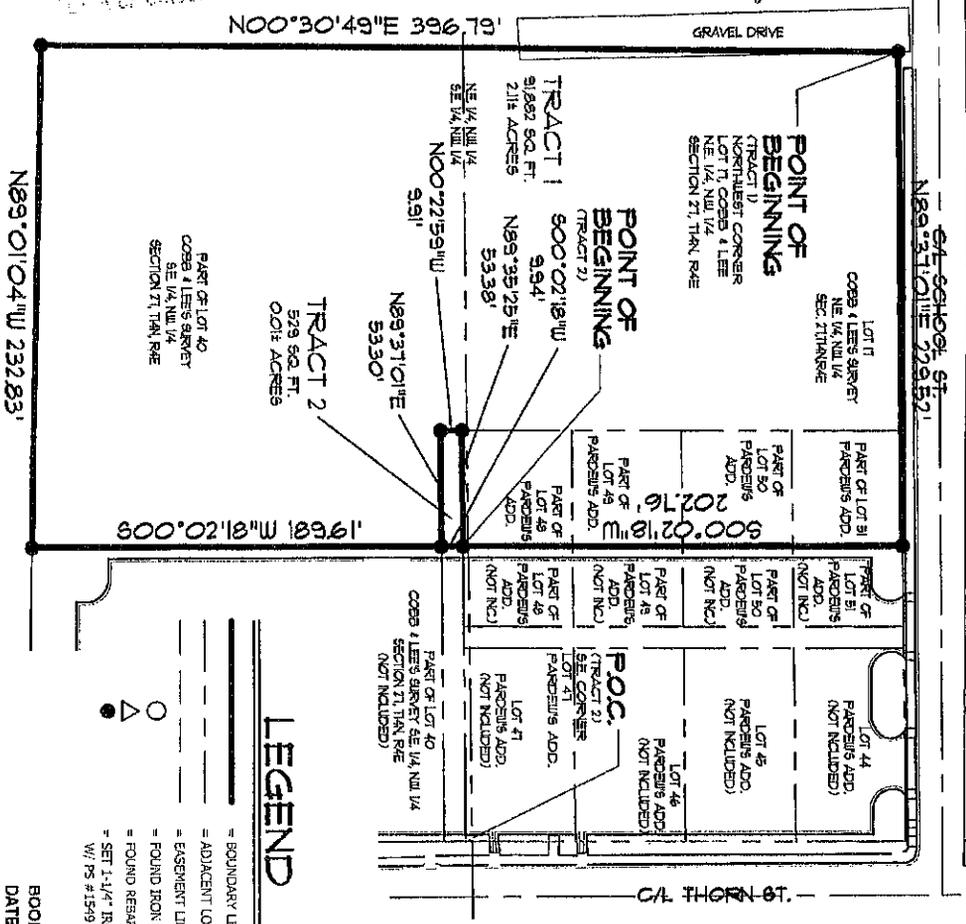
I-185
10-31-2016

DESCRIPTION - TRACT 1

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 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 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 NORTH 89°35'25" WEST ALONG THE NORTH LINE OF SAID ALLEY A DISTANCE OF 53.38 FEET; THENCE SOUTH 00°22'58" EAST ALONG THE WEST END OF SAID ALLEY A DISTANCE OF 9.51 FEET; THENCE NORTH 89°37'01" EAST ALONG THE SOUTH LINE OF SAID LOT 17 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 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 322.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40; THENCE NORTH 00°30'49" EAST ALONG THE WEST LINE OF AGRICULTURAL LOTS 49 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.



SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR NETTLETON BAPTIST CHURCH.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
- SEE ALTA LAND TITLE SURVEY BY PATRICK LEWLEY, DATED MAY 23, 2016 FOR REFERENCES.

BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)

GRAPHIC SCALE
IN FEET

DESCRIPTION - TRACT 2 (ALLEY)

PART OF A 10 FOOT ALLEY LYING TO THE SOUTH OF LOT 48 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

VE 5'

COMMENCING AT THE SOUTHEAST CORNER OF LOT 47 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS; THENCE SOUTH 89°55'25" WEST ALONG THE SOUTH LINE OF LOTS 47 AND 48 OF SAID PARDEW'S ADDITION A DISTANCE OF 136.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'18" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 9.94 FEET TO A POINT ON THE NORTH LINE OF LOT 40 OF COBB AND LEE'S SURVEY OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°37'01" WEST ALONG SAID NORTH LINE A DISTANCE OF 53.30 FEET; THENCE NORTH 00°22'59" WEST DEPARTING SAID NORTH LINE A DISTANCE OF 9.91 FEET TO THE SOUTHWEST CORNER OF LOT 48 OF SAID PARDEW'S ADDITION; THENCE NORTH 89°35'25" EAST ALONG THE SOUTH LINE OF SAID LOT 48 A DISTANCE OF 53.38 FEET TO THE POINT OF BEGINNING.

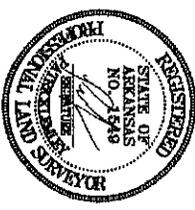
CONTAINING IN ALL 539 SQ. FT. OR 0.012 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

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

DATE OF BOUNDARY SURVEY: 05/20/2016

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.



DESCRIPTION	DATE

DATE: 05/20/16 DRAIN: CCH
CADD FILE: 16127-002 CHECKED: PWL
BY: 0414274 0030 SHEET

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403

BOUNDARY SURVEY
NETTLETON BAPTIST CHURCH
SCHOOL ST. & THORN ST.
JONESBORO ARKANSAS

BOOK 1 RECORDED PAGE 182
DATE 10/31/2016 TIME 5:00 PM
CRAIGHEAD COUNTY
BY *Sharon Wiley*

500-1AN-04E-0-21-400-16-15

OFFICIAL RECEIPT

Receipt Date 01/14/2025 10:22 AM
Receipt Print Date 01/14/2025

Receipt # 00255378
Batch # 00014.01.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 1,919.45

Detail:

01-000-0150-00
Proof of Publication Pardew A
dd ROW 864.50

01-000-0150-00
Proof of Publication Schley S
t ROW 1,054.95

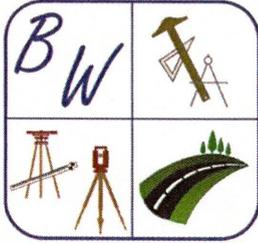
Total 1,919.45

Payment Information:

Check 1265 864.50
Check 1264 1,054.95
Change 0.00

FLEX Properties, LLC
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY



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

112 CR 7625
BROOKLAND, AR 72417
PHONE NO: (870) 930-7504
E-MAIL: [BWOOD@WOODENGR.COM](mailto:bwood@woodengr.com)
WWW.BWOODENGINEERING.COM

November 1, 2024

AT&T - Arkansas
723 S. Church St., Room B27
Jonesboro, AR 72401

RE: Pardew's Addition Alley Abandonment Concurrence Request

To Whom It May Concern,

Please accept this letter as a formal request to concur with the abandonment of a portion of an alley in Pardew's Addition and described as "Tract 2" in a survey recorded in the Circuit Clerk's office of Craighead County, Plat Book 'I' Page 185 in the Craighead County Courthouse located in Jonesboro, Arkansas, as shown on the attached survey.

Please fill out the attached Abandonment Release Form and send to the Jonesboro City Clerk, April Leggett, indicating AT&T concurs with the request.

Please reply by letter to City Clerk April Leggett at P.O. Box 1845 Jonesboro, AR 72403 with a hard copy of the letter and/or by email at cityclerk@jonesboro.org. Also, please send a copy to bwood@woodengr.com.

Thanks for your assistance.

If you have any questions, contact me at (870) 930-7504 or bwood@woodengr.com at your convenience.

Sincerely,

Brandon Wood, P.E., P.S.

ABANDONMENT RELEASE FORM

GENERAL UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, ALLEY, STREET RIGHT-OF-WAY

REQUESTED ABANDONMENT: ALLEY

I have been notified of the petition to abandon the street right-of-way and alley as described following:

PART OF THE ALLEY LYING TO THE SOUTH OF LOT 48 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS, LYING IN 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:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 47 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS ; THENCE SOUTH 89°35'25" WEST ALONG THE SOUTH LINE OF LOTS 47 & 48 OF SAID PARDEW'S ADDITION, A DISTANCE OF 136.62 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 00°02'18" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 9.94 FEET TO A POINT ON THE NORTH 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 SOUTH 89°37'01" WEST ALONG SAID NORTH LINE A DISTANCE OF 53.30 FEET: THENCE NORTH 00°22'59" WEST DEPARTING SAID NORTH LINE A DISTANCE OF 9.91 FEET TO THE SOUTHWEST CORNER OF LOT 48 OF SAID PARDEW'S ADDITION: THENCE NORTH 89°35'25" EAST ALONG THE SOUTH LINE OF LOT 48 A DISTANCE OF 53.38 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 529 SQ.FT. OR 0.01 ACRES, MORE OR LESS.



No objections to the abandonment described above.



No objections to the abandonment described above, provided the following easements are retained. (Described below)



Objection to the abandonment(s), reasons described below.

Described reasons for objections or easements to be retained.

Southwestern Bell Telephone Company LLC d/b/a AT&T Arkansas

Utility Company / Municipality

Todd R. Gregory
Signature of Representative

Right-of-Way Mgr. AT&T Arkansas
Title



Owned by the Citizens of Jonesboro

November 18, 2024

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: April Leggett, City Clerk

Re: Alley Abandonment
Pardew Addition
Jonesboro, Craighead County, Arkansas

Dear April:

City Water and Light has no objection to the abandonment of the alley in the Pardew Addition lying on the west side of Thorn Street and south of School Street, Jonesboro, Craighead County, Arkansas.

Being more particularly described as follows: *As described on the attached Abandonment Release Form and the Abandonment Plat.*

Please call if you have questions.

A handwritten signature in blue ink, appearing to read 'Jake Rice, III', with a stylized flourish at the end.

Jake Rice, III P.E.
Manager, City Water & Light

Enclosure

Cc: Brandon Wood, P.E., P.S.

ABANDONMENT RELEASE FORM

GENERAL UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, ALLEY, STREET RIGHT-OF-WAY

REQUESTED ABANDONMENT: ALLEY

I have been notified of the petition to abandon the street right-of-way and alley as described following:

PART OF THE ALLEY LYING TO THE SOUTH OF LOT 48 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS, LYING IN 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:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 47 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS ; THENCE SOUTH 89°35'25" WEST ALONG THE SOUTH LINE OF LOTS 47 & 48 OF SAID PARDEW'S ADDITION, A DISTANCE OF 136.62 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 00°02'18" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 9.94 FEET TO A POINT ON THE NORTH 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 SOUTH 89°37'01" WEST ALONG SAID NORTH LINE A DISTANCE OF 53.30 FEET: THENCE NORTH 00°22'59" WEST DEPARTING SAID NORTH LINE A DISTANCE OF 9.91 FEET TO THE SOUTHWEST CORNER OF LOT 48 OF SAID PARDEW'S ADDITION: THENCE NORTH 89°35'25" EAST ALONG THE SOUTH LINE OF LOT 48 A DISTANCE OF 53.38 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 529 SQ.FT. OR 0.01 ACRES, MORE OR LESS.

No objections to the abandonment described above.

No objections to the abandonment described above, provided the following easements are retained. (Described below)

Objection to the abandonment(s), reasons described below.

Described reasons for objections or easements to be retained.

[Empty rectangular box for describing reasons for objections or easements to be retained.]

CITY WATER & LIGHT
Utility Company / Municipality

[Handwritten Signature]
Signature of Representative

Title

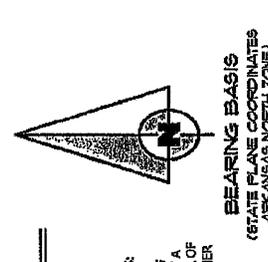
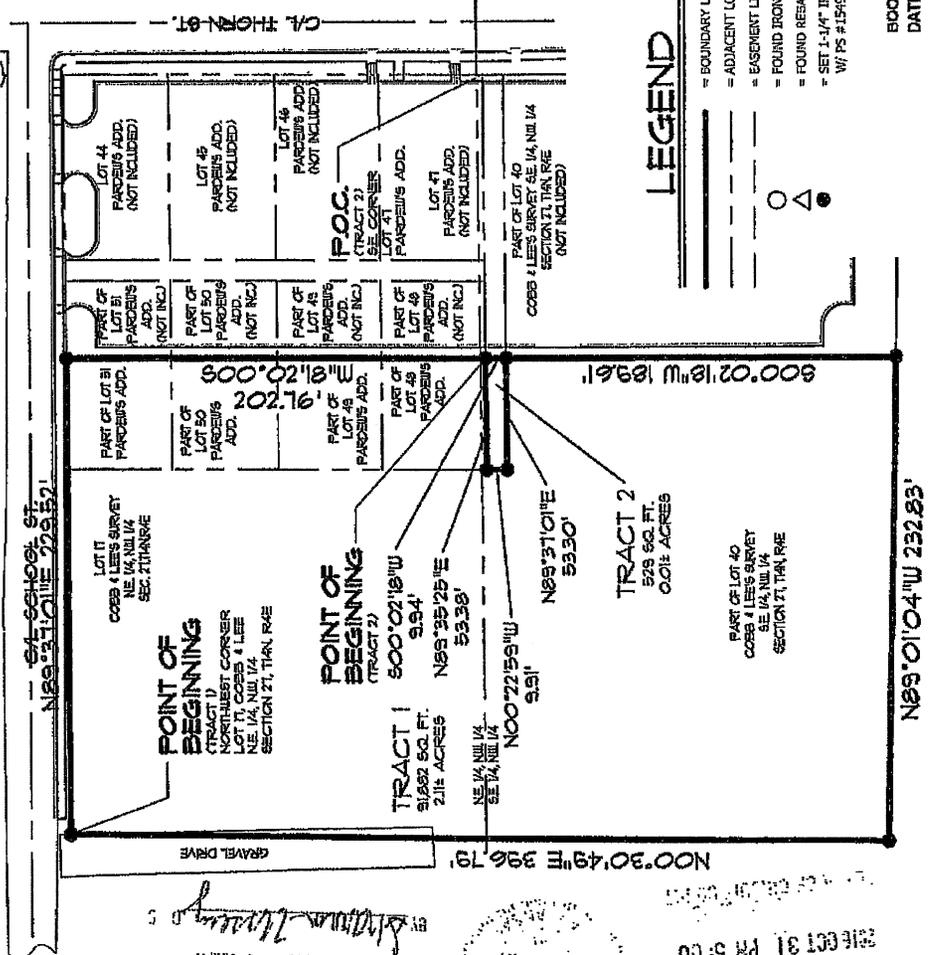
I-185
10-31-2016

DESCRIPTION - TRACT 1

PART OF LOTS 48, 49, 50 AND 51 OF PARDEWS ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS AND LOT 17 OF COBB AND LEES 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 LEES SURVEY OF THE SOUTHWEST 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 LEES SURVEY OF THE NORTHEAST 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 PARDEWS 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 238.52 FEET; THENCE SOUTH 0°02'18" WEST ALONG THE WEST LINE OF SAID SCHOOL STREET A DISTANCE OF 202.10 FEET; THENCE SOUTH 0°02'18" WEST ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 189.61 FEET TO A POINT ON THE SOUTH LINE OF LOT 40 OF COBB AND LEES SURVEY OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 0°02'18" WEST ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 189.61 FEET TO A POINT ON THE SOUTH LINE OF LOT 40 OF COBB AND LEES SURVEY OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°37'01" EAST ALONG SAID SOUTH LINE A DISTANCE OF 232.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 40; THENCE NORTH 0°02'18" EAST ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 189.61 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 91,882.50 SQ. FT. OR 2.11 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.



SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR NETTLETON BAPTIST CHURCH.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SEE ALTA LAND TITLE SURVEY BY PATRICK LEMLEY, DATED MAY 23, 2016 FOR REFERENCES.

DESCRIPTION - TRACT 2 (ALLEY)

PART OF A 10 FOOT ALLEY LYING TO THE SOUTH OF LOT 48 OF PARDEWS ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 47 OF PARDEWS ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS; THENCE SOUTH 89°35'25" WEST ALONG THE SOUTH LINE OF LOTS 47 AND 48 OF SAID PARDEWS ADDITION, A DISTANCE OF 136.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°02'18" EAST DEPARTING SAID SOUTH LINE A DISTANCE OF 9.94 FEET TO A POINT ON THE NORTH LINE OF LOT 40 OF COBB AND LEES SURVEY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°37'01" WEST ALONG SAID NORTH LINE A DISTANCE OF 53.30 FEET; THENCE NORTH 0°02'18" WEST DEPARTING SAID NORTH LINE A DISTANCE OF 9.91 FEET TO THE SOUTHWEST CORNER OF LOT 48 OF SAID PARDEWS ADDITION; THENCE NORTH 89°35'25" EAST ALONG THE SOUTH LINE OF SAID LOT 48 A DISTANCE OF 53.38 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 529 SQ. FT. OR 0.01 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

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

DATE OF BOUNDARY SURVEY: 05/20/2016
 NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.



RECORDED PAGE 185
 DATE 10-31-2016 TIME 10:41 AM
 CRAIGHEAD COUNTY
 CLARENCE EDWARDS, CLERK

ASSOCIATED ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING
 103 SOUTH CHURCH STREET • P.O. BOX 1462
 JONESBORO, AR 72403

BOUNDARY SURVEY
 NETTLETON BAPTIST CHURCH
 SCHOOL ST. & THORN ST.
 JONESBORO ARKANSAS

NO.	DESCRIPTION	DATE	CHECKED	DATE	BY
		05/20/16	DRAMA CCH	16127-002	PWL

500-14N-04E-0-27-400-16-11

RE: External E-mail - Fwd: Flex Properties LLC - Easement

From: Joel Watson (william.watson@alticeusa.com)

To: cwood@woodengr.com; terri.johnston@alticeusa.com; michael.tyer@gmail.com; bwood@woodengr.com; bradley.rachal@alticeusa.com; dennis.moffit@alticeusa.com; tommy.dunlap@alticeusa.com

Cc: bwinters@nettletons.com; karla.hohenberger@alticeusa.com

Date: Friday, January 3, 2025 at 11:16 AM CST

Optimum does not have any plant in these easements.

Thank you,

Joel Watson
Construction Ops Lead
Optimum

870-530-7677

William.watson@AlticeUSA.com

1520 S Caraway Rd
Jonesboro, AR 72401

optimum.com

optimum.

From: Carlos Wood <cwood@woodengr.com>

Sent: Friday, January 3, 2025 9:14 AM

To: Terri Johnston <Terri.Johnston@AlticeUSA.com>; Michael tyer <michael.tyer@gmail.com>; Brandon Wood <bwood@woodengr.com>; Joel Watson <William.Watson@AlticeUSA.com>; Brad Rachal <Bradley.Rachal@AlticeUSA.com>; Dennis Moffit <Dennis.Moffit@AlticeUSA.com>; Tommy Dunlap <Tommy.Dunlap@AlticeUSA.com>

Cc: Brandon Winters <bwinters@nettletons.com>; Karla Hohenberger <Karla.Hohenberger@AlticeUSA.com>

Subject: Re: External E-mail - Fwd: Flex Properties LLC - Easement

Caution: This is an external email and may contain suspicious content. Please do not click links or attachments unless you recognize the sender and know the content is safe

All,

Please check on the status of the following abandonment requests and let us know your anticipated concurrence reply. The city is requiring these to be submitted to them so we can get on the city council agenda, in order for us to obtain a grading permit which we needing as soon as possible,

Thanks for your assistance.

CARLOS WOOD

148 CR 375

BONO, AR 72416

870-972-8335

870-919-3900

cwood@woodengr.com

woodengr@sbcglobal.net

On Tuesday, December 10, 2024 at 03:25:01 PM CST, Tommy Dunlap <tommy.dunlap@alticeusa.com> wrote:

Joel

Please go by and verify we do not have anything in this location

Brad/Dennis

After Joel verifies we do not have any conflicts who do we need to send this to

From: Terri Johnston <Terri.Johnston@AlticeUSA.com>

Sent: Tuesday, December 10, 2024 2:20 PM

To: Michael tyer <michael.tyer@gmail.com>; Carlos Wood <cwood@woodengr.com>; Brandon Wood <bwood@woodengr.com>; Tommy Dunlap <Tommy.Dunlap@AlticeUSA.com>

Cc: Brandon Winters <bwinters@nettletons.com>; Karla Hohenberger <Karla.Hohenberger@AlticeUSA.com>

Subject: Re: External E-mail - Fwd: Flex Properties LLC - Easement

[@Tommy Dunlap](#)

Can you please assist with this request for easement abandonment? Please feel free to add anyone needed.

Thank you!

Terri Johnston

MDU Account Executive – AR, MO, KS

Optimum

870-530-9485

terri.johnston@alticeusa.com

1520 S. Caraway Road

Jonesboro, AR 72401

optimum.com

The logo for Optimum, featuring the word "optimum" in a bold, lowercase, sans-serif font with a small orange dot at the end of the "m".

MDU tech support please call 888-565-5785

From: Brandon Wood <bwood@woodengr.com>

Sent: Tuesday, December 10, 2024 2:08 PM

To: Michael tyer <michael.tyer@gmail.com>; Carlos Wood <cwood@woodengr.com>; Terri Johnston <Terri.Johnston@AlticeUSA.com>

Cc: Brandon Winters <bwinters@nettletons.com>

Subject: Re: External E-mail - Fwd: Flex Properties LLC - Easement

Caution: This is an external email and may contain suspicious content. Please do not click links or attachments unless you recognize the sender and know the content is safe

Here are the attachments.

Brandon Wood, *P.E., P.S.*

Engineering & Surveying

bwood@woodengr.com

Cell: 870-930-7504

<http://www.bwoodengineering.com>

<https://www.linkedin.com/in/brandonwoodpe>

<https://www.facebook.com/bwengineer>

<https://www.AIMdronecrew.com>

On Tuesday, December 10, 2024 at 10:47:59 AM CST, Terri Johnston <terri.johnston@alticeusa.com> wrote:

There are no attachments to the email. I will have to forward this to our legal department for review. I can't sign off on it, they will need to.

Please attach the files so I can send them to the legal team?

Regards,

Terri Johnston

MDU Account Executive – AR, MO, KS

Optimum

870-530-9485

terri.johnston@alticeusa.com

1520 S. Caraway Road

Jonesboro, AR 72401

optimum.com

optimum.

MDU tech support please call 888-565-5785

From: Carlos Wood <cwood@woodengr.com>

Sent: Tuesday, December 10, 2024 10:37 AM

To: Michael tyer <michael.tyer@gmail.com>; Terri Johnston <Terri.Johnston@AlticeUSA.com>

Cc: Brandon Wood <bwood@woodengr.com>; Brandon Winters <bwinters@nettletons.com>

Subject: Re: External E-mail - Fwd: Flex Properties LLC - Easement

Caution: This is an external email and may contain suspicious content. Please do not click links or attachments unless you recognize the sender and know the content is safe

Attached is the documents you requested for the pardew and watts additions abandonments in Jonesboro, Ar.

Please respond by 5pm tomorrow, if possible, so we can be placed on the city council agenda for the city council meeting on next Tuesday.

Please let us know if you need any additional information.

Thanks for your assistance.

CARLOS WOOD

148 CR 375

BONO, AR 72416

870-972-8335

870-919-3900

cwood@woodengr.com

woodengr@sbcglobal.net

On Monday, December 9, 2024 at 10:41:06 AM CST, Michael tyer <michael.tyer@gmail.com> wrote:

On Mon, Dec 9, 2024, 10:38 AM Terri Johnston <Terri.Johnston@alticeusa.com> wrote:

It looks like [this](#) is something we will need as well.

Terri Johnston

MDU Account Executive – AR, MO, KS

Optimum

870-530-9485

terri.johnston@alticeusa.com

[1520 S. Caraway Road](#)

[Jonesboro, AR 72401](#)

optimum.com

MDU tech support please call 888-565-5785

From: Michael tyer <michael.tyer@gmail.com>

Sent: Monday, December 9, 2024 10:29 AM

To: Terri Johnston <Terri.Johnston@AlticeUSA.com>

Subject: External E-mail - Fwd: Flex Properties LLC - Easement

Caution: This is an external email and may contain suspicious content. Please do not click links or attachments unless you recognize the sender and know the content is safe

On Mon, Dec 9, 2024, 10:21 AM Carlos Wood <cwood@woodengr.com> wrote:

Attached is the City of Jonesboro document for the abandonments referenced below.

Please pass it on to your contact.

Thanks,

CARLOS WOOD

148 CR 375

BONO, AR 72416

870-972-8335

870-919-3900

cwood@woodengr.com

woodengr@sbcglobal.net

On Monday, December 9, 2024 at 09:17:47 AM CST, Michael tyer <michael.tyer@gmail.com> wrote:

On Mon, Dec 9, 2024, 9:13 AM Terri Johnston <Terri.Johnston@alticeusa.com> wrote:

Michael

It was a pleasure to speak with you this morning. The Engineer will need to get with the city for them to release the Easement. Once you have that letter, please send it to me and I will get it to our legal team on our side so we can provide you the proper documentation.

Please let me know if you need anything else.

Regards,

Terri Johnston

MDU Account Executive – AR, MO, KS

Optimum

870-530-9485

terri.johnston@alticeusa.com

[1520 S. Caraway Road](#)

[Jonesboro, AR 72401](#)

optimum.com

MDU tech support please call 888-565-5785

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ABANDONMENT RELEASE FORM

GENERAL UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, ALLEY, STREET RIGHT-OF-WAY

REQUESTED ABANDONMENT: ALLEY

I have been notified of the petition to abandon the street right-of-way and alley as described following:

PART OF THE ALLEY LYING TO THE SOUTH OF LOT 48 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS, LYING IN 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:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 47 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS ; THENCE SOUTH 89°35'25" WEST ALONG THE SOUTH LINE OF LOTS 47 & 48 OF SAID PARDEW'S ADDITION, A DISTANCE OF 136.62 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 00°02'18" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 9.94 FEET TO A POINT ON THE NORTH 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 SOUTH 89°37'01" WEST ALONG SAID NORTH LINE A DISTANCE OF 53.30 FEET: THENCE NORTH 00°22'59" WEST DEPARTING SAID NORTH LINE A DISTANCE OF 9.91 FEET TO THE SOUTHWEST CORNER OF LOT 48 OF SAID PARDEW'S ADDITION: THENCE NORTH 89°35'25" EAST ALONG THE SOUTH LINE OF LOT 48 A DISTANCE OF 53.38 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 529 SQ.FT. OR 0.01 ACRES, MORE OR LESS.

No objections to the abandonment described above.

No objections to the abandonment described above, provided the following easements are retained. (Described below)

Objection to the abandonment(s), reasons described below.

Described reasons for objections or easements to be retained.

Ritter Communications

Utility Company / Municipality

Signature of Representative

Manager - OSP Engineering

Title



Summit Utilities Arkansas, Inc.

1400 Centerview Dr.
Little Rock, AR 72211
summitutilities.com

UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: Summit Utilities Arkansas, Inc. Date: 11/4/2024

Requested Abandonment: Alley Abandonment

Legal Description:

Survey Description:
PART OF THE ALLEY LYING TO THE SOUTH OF LOT 48 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS, LYING IN 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:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 47 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS; THENCE SOUTH 89°35'25" WEST ALONG THE SOUTH LINE OF LOTS 47 & 48 OF SAID PARDEW'S ADDITION, A DISTANCE OF 136.62 FEET TO THE POINT OF BEGINNING: THENCE SOUTH 00°02'18" WEST DEPARTING SAID SOUTH LINE A DISTANCE OF 9.94 FEET TO A POINT ON THE NORTH 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 SOUTH 89°37'01" WEST ALONG SAID NORTH LINE A DISTANCE OF 53.30 FEET: THENCE NORTH 00°22'59" WEST DEPARTING SAID NORTH LINE A DISTANCE OF 9.91 FEET TO THE SOUTHWEST CORNER OF LOT 48 OF SAID PARDEW'S ADDITION: THENCE NORTH 89°35'25" EAST ALONG THE SOUTH LINE OF LOT 48 A DISTANCE OF 53.38 FEET TO THE POINT OF BEGINNING.
CONTAINING IN ALL 529 SQ.FT. OR 0.01 ACRES, MORE OR LESS.

UTILITY COMPANY COMMENTS:

No objections to the abandonment(s) described above.

No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

Objects to the abandonment(s) described above, reason described below.

Described reasons for objection or easements to be retained.

Grace Hohnbaum
Signature of Utility Company Representative

Engineer
Title

I-185
10-31-2016

DESCRIPTION - TRACT 1

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 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.



BEARING BASIS
(STATE PLANE COORDINATES
ARKANSAS NORTH ZONE)

60' 30' 0' 60'



SURVEYOR'S NOTES

1. THIS DRAWING WAS PREPARED FOR NETTLETON BAPTIST CHURCH.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SEE ALTA LAND TITLE SURVEY BY PATRICK LEMLEY, DATED MAY 23, 2016 FOR REFERENCES.

DESCRIPTION - TRACT 2 (ALLEY)

PART OF A 10 FOOT ALLEY LYING TO THE SOUTH OF LOT 48 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 47 OF PARDEW'S ADDITION TO THE TOWN OF NETTLETON, NOW A PART OF THE CITY OF JONESBORO, ARKANSAS; THENCE SOUTH 89°35'25" WEST ALONG THE SOUTH LINE OF LOTS 47 AND 48 OF SAID PARDEW'S ADDITION, A DISTANCE OF 136.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°02'18" EAST DEPARTING SAID SOUTH LINE A DISTANCE OF 9.94 FEET TO A POINT ON THE NORTH 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 SOUTH 89°37'01" WEST ALONG SAID NORTH LINE A DISTANCE OF 53.30 FEET; THENCE NORTH 00°22'59" WEST DEPARTIN SAID NORTH LINE A DISTANCE OF 9.91 FEET TO THE SOUTHWEST CORNER OF LOT 48 OF SAID PARDEW'S ADDITION; THENCE NORTH 89°35'25" EAST ALONG THE SOUTH LINE OF SAID LOT 48 A DISTANCE OF 53.38 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 529 SQ. FT. OR 0.01 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

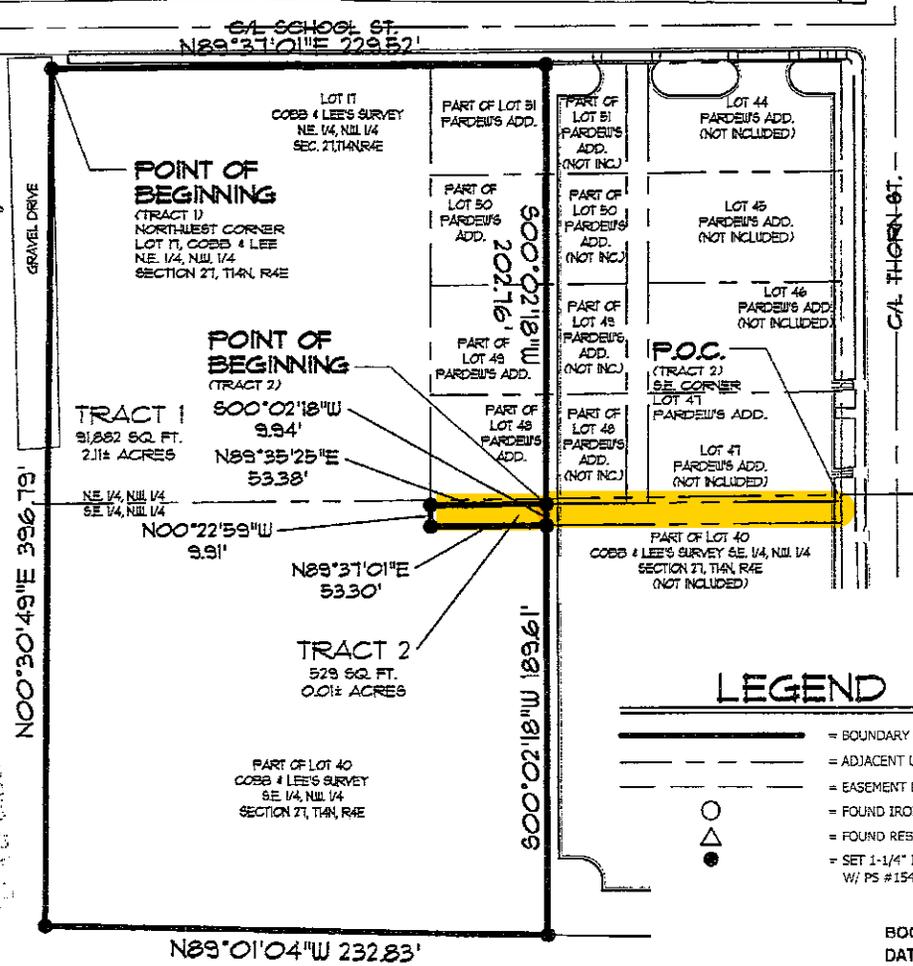
I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN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

DATE OF BOUNDARY SURVEY: 05/20/2016

NOTE: TO BE VALID, COPIES MUST HAVE ORIGINAL SURVEYOR'S SIGNATURE AND SURVEYOR'S SEAL.



BOOK I RECORDED PAGE 182
DATE 10-31-16 TIME 5:00
CRAIGHEAD COUNTY
CANDACE EDWARDS, CLERK
BY [Signature]



LEGEND

- = BOUNDARY LINE
- - - = ADJACENT LOT LINE
- - - - - = EASEMENT LINE
- = FOUND IRON PIPE
- △ = FOUND REBAR
- = SET 1-1/4" IRON PIPE W/ PS #1549 CAP

BOUNDARY SURVEY
 NETTLETON BAPTIST CHURCH
 SCHOOL ST. & THORN ST.
 JONESBORO ARKANSAS

ASSOCIATED ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING
 103 SOUTH CHURCH STREET • P.O. BOX 1462
 JONESBORO, AR 72403

NO.	DESCRIPTION	DATE	DRAWN	CCH	CHECKED	PWL	PERMIT

JE20158-016843
 CANDACE EDWARDS
 CRAIGHEAD COUNTY
 RECORDED ON 10/31/2016 4:53:27P
 BY [Signature]



ELECT 31 PM 5:00



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: ORD-25:007

Agenda Date: 2/4/2025

Version: 1

Status: Third Reading

In Control: City Council

File Type: Ordinance

AN ORDINANCE TO VACATE AND ABANDON A PORTION OF A STREET RIGHT-OF-WAY AND ALLEYS LOCATED ON SCHLEY STREET AS REQUESTED BY FLEX PROPERTIES, LLC

AN ORDINANCE VACATING A STREET RIGHT-OF-WAY AND ALLEYS LOCATED IN:

THE RIGHT-OF-WAY OF SCHLEY STREET BETWEEN BLOCKS 5 AND 8, THE ALLEY BETWEEN LOT 1 AND LOT 2 OF BLOCK 8, AND THE ALLEY ALONG THE EAST SIDE OF BLOCK 5 AND 8 ALL BEING IN WATTS ADDITION, LYING IN THE NORTHEAST 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 NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF THE RECORD PLAT OF WATTS ADDITION TO NETTLETON ARKANSAS, AS RECORDED IN DEED RECORD 18, PAGE 621 IN THE RECORDS OF CRAIGHEAD COUNTY; THENCE NORTH 89°07'16" EAST 32.41 FEET TO THE EAST LINE OF AN EXISTING ALLEY AND THE EAST LINE OF WATTS ADDITION; THENCE SOUTH 00°30'19" WEST 219.24 FEET TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 25.77 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 8 OF WATTS ADDITION; THENCE NORTH 01°13'49" WEST 34.00 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SCHLEY STREET; THENCE SOUTH 89°34'46" WEST 115.08 FEET ALONG THE SOUTH RIGHT-OF-WAY; THENCE SOUTH 00°59'59" EAST 34.10 FEET ALONG THE EAST LINE OF AN ALLEY TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 10.00 FEET; THENCE NORTH 01°00'10" WEST 51.53 FEET; THENCE NORTH 01°13'25" WEST 17.50 FEET TO THE NORTH LINE OF SCHLEY STREET RIGHT-OF-WAY; THENCE NORTH 89°41'51" EAST 45.00 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 5 OF WATTS ADDITION; THENCE NORTH 89°27'46" EAST 80.01 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 5 AND BEING A POINT ON THE WEST LINE OF AN ALLEY; THENCE NORTH 01°13'49" WEST 150.00 FEET ALONG THE WEST LINE OF AN ALLEY TO THE POINT OF BEGINNING PROPER. HAVING AN AREA OF 11,077.6 SQUARE FEET, OR 0.25 ACRES MORE OR LESS.

WHEREAS, the City Council at its regular meeting on Tuesday, February 04, 2025, pursuant to

Ark. Stats. Section 14-301-302 through 14-301-304 heard the request to vacate a alley; and

WHEREAS, the City Council held a public hearing and heard all persons desiring to be heard in connection with this matter; and

WHEREAS, the respective utilities have consented to said abandonment; and

WHEREAS, the abandonment of said portion of a street right-of-way and alleys will not adversely affect the City of Jonesboro, and would be in the best interest of all parties concerned.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Jonesboro, Arkansas, that;

SECTION 1: The City of Jonesboro, Arkansas hereby vacates and abandons all of its rights together with the right of the public generally, in and to the alley described above.

SECTION 2: A copy of the ordinance certified by the City Clerk shall be filed in the office of the Recorder of Craighead County, Arkansas, and shall be filed in the Deed Records of such office.

SECTION 3. The City Council of the City of Jonesboro, Arkansas, finds and declares that the portion of the above STRET RIGHT-OF-WAY and ALLEYS are not necessary for the general benefit and welfare of the public; that the owners of all the property abutting the above STRET RIGHT-OF-WAY and ALLEYS are in favor of the closure and vacation of the above STRET RIGHT-OF-WAY and ALLEYS and that therefore, this ordinance shall take effect and be in full force from and after its passage and approval.



May 22, 2024

Brandon Wood, P.E., P.S.
Engineering & Surveying
112 CR 7625
Brookland, AR 72417

**Re: Schley Street
Right-of-way & alley Abandonment Concurrence Request**

To Whom It May Concern,

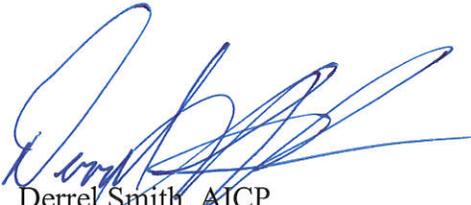
The City of Jonesboro Engineering Department and Planning Department concur with the abandonment of a portion of right-of-way of Schley Street and alleys in Watts Addition, recorded in the Circuit Clerk's office of Craighead County, Deed Record 18 Page 621 in the Craighead County Courthouse located in Jonesboro, Arkansas.

If you have questions or comments, please contact us at the number listed below.

Sincerely,



Craig Light, P.E.
Engineering Director



Derrel Smith, AICP
Director of Planning & Zoning

PETITION

TO: Honorable Harold Copenhaver, Mayor, and Members of the City Council of the City of Jonesboro, Arkansas

PETITION TO VACATE A RECORDED STREET RIGHT-OF-WAY AND ALLEYS.

We / I the undersigned, being the owner /s of all property of the following described legal description located in the City of Jonesboro, Arkansas, described as follows:

LEGAL DESCRIPTION:

THE RIGHT-OF-WAY OF SCHLEY STREET BETWEEN BLOCKS 5 AND 8, THE ALLEY BETWEEN LOT 1 AND LOT 2 OF BLOCK 8, AND THE ALLEY ALONG THE EAST SIDE OF BLOCK 5 AND 8 ALL BEING IN WATTS ADDITION, LYING IN THE NORTHEAST 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 NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF THE RECORD PLAT OF WATTS ADDITION TO NETTLETON ARKANSAS, AS RECORDED IN DEED RECORD 18, PAGE 621 IN THE RECORDS OF CRAIGHEAD COUNTY; THENCE NORTH 89°07'16" EAST 32.41 FEET TO THE EAST LINE OF AN EXISTING ALLEY AND THE EAST LINE OF WATTS ADDITION; THENCE SOUTH 00°30'19" WEST 219.24 FEET TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 25.77 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 8 OF WATTS ADDITION; THENCE NORTH 01°13'49" WEST 34.00 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SCHLEY STREET; THENCE SOUTH 89°34'46" WEST 115.08 FEET ALONG THE SOUTH RIGHT-OF-WAY; THENCE SOUTH 00°59'59" EAST 34.10 FEET ALONG THE EAST LINE OF AN ALLEY TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 10.00 FEET; THENCE NORTH 01°00'10" WEST 51.53 FEET; THENCE NORTH 01°13'25" WEST 17.50 FEET TO THE NORTH LINE OF SCHLEY STREET RIGHT-OF-WAY; THENCE NORTH 89°41'51" EAST 45.00 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 5 OF WATTS ADDITION; THENCE NORTH 89°27'46" EAST 80.01 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 5 AND BEING A POINT ON THE WEST LINE OF AN ALLEY; THENCE NORTH 01°13'49" WEST 150.00 FEET ALONG THE WEST LINE OF AN ALLEY TO THE POINT OF BEGINNING PROPER. HAVING AN AREA OF 11,077.6 SQUARE FEET, OR 0.25 ACRES MORE OR LESS

herewith file and present this petition to the City Council of the City of Jonesboro, Arkansas to have the street right-of-way and alleys described above legally closed and abandoned.

DATED this 27th day of NOVEMBER, 2024.

PROPERTY OWNER NAME AND ADDRESS

Flex Properties, LLC
Brandon Winters
2318 Moore Road
Jonesboro, AR 72401

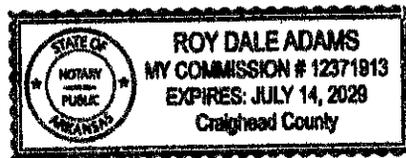
B.S. Winters
Signature

11/27/24
Date

Subscribed and sworn to before me this 27th day of Nov, 2024.

Roy Dale Adams
NOTARY

Expiration Date: 7-14-29

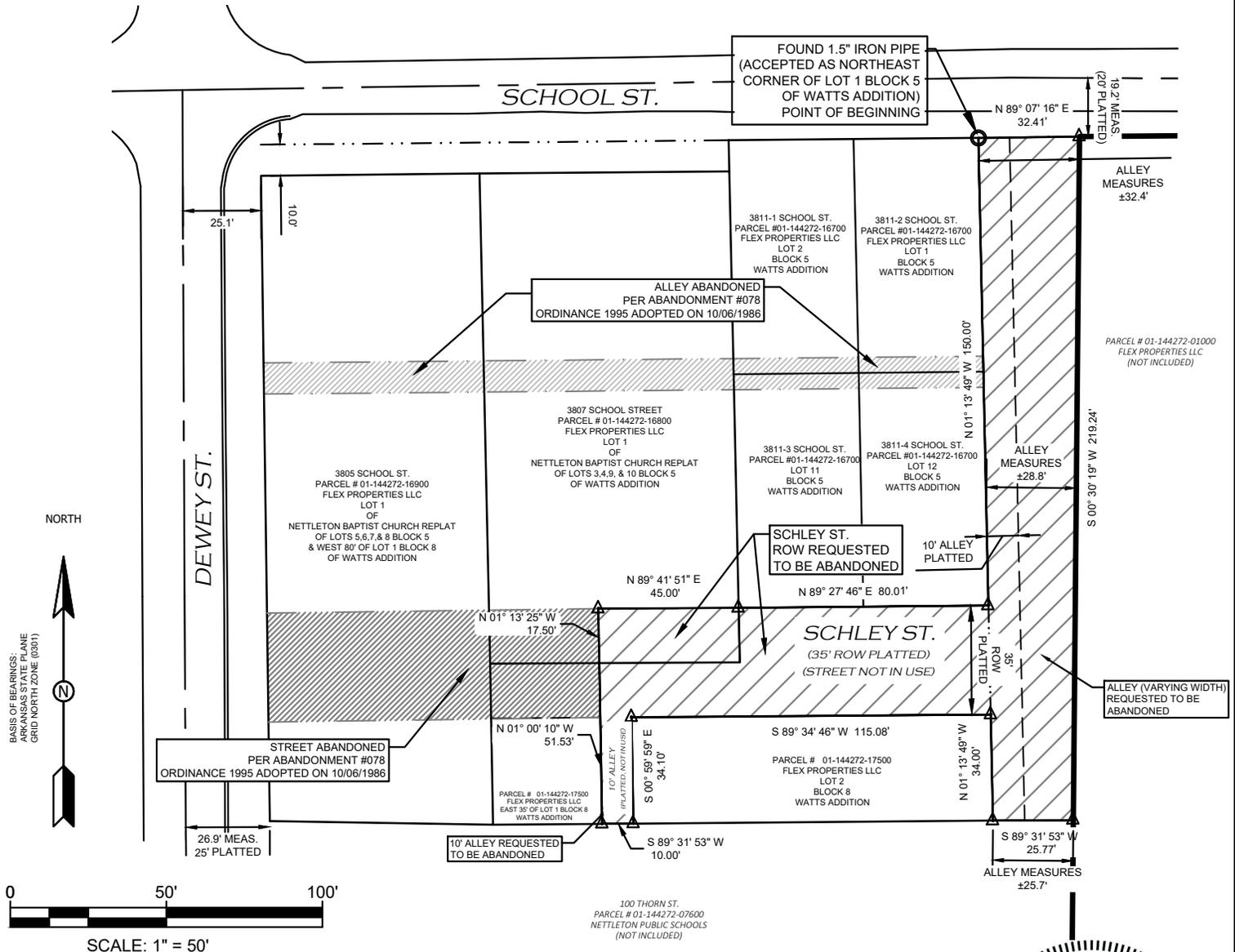


DESCRIPTION OF ABANDONMENT:

THE RIGHT-OF-WAY OF SCHLEY STREET BETWEEN BLOCKS 5 AND 8, THE ALLEY BETWEEN LOT 1 AND LOT 2 OF BLOCK 8, AND THE ALLEY ALONG THE EAST SIDE OF BLOCK 5 AND 8 ALL BEING IN WATTS ADDITION, LYING IN THE NORTHEAST 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 NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF THE RECORD PLAT OF WATTS ADDITION TO NETTLETON ARKANSAS, AS RECORDED IN DEED RECORD 18, PAGE 621 IN THE RECORDS OF CRAIGHEAD COUNTY; THENCE NORTH 89°07'16" EAST 32.41 FEET TO THE EAST LINE OF AN EXISTING ALLEY AND THE EAST LINE OF WATTS ADDITION; THENCE SOUTH 00°30'19" WEST 219.24 FEET TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 25.77 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 8 OF WATTS ADDITION; THENCE NORTH 01°13'49" WEST 34.00 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SCHLEY STREET; THENCE SOUTH 89°34'46" WEST 115.08 FEET ALONG THE SOUTH RIGHT-OF-WAY; THENCE SOUTH 00°59'59" EAST 34.10 FEET ALONG THE EAST LINE OF AN ALLEY TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 10.00 FEET; THENCE NORTH 01°00'10" WEST 51.53 FEET; THENCE NORTH 01°13'25" WEST 17.50 FEET TO THE NORTH LINE OF SCHLEY STREET RIGHT-OF-WAY; THENCE NORTH 89°41'51" EAST 45.00 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 5 OF WATTS ADDITION; THENCE NORTH 89°27'46" EAST 80.01 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 5 AND BEING A POINT ON THE WEST LINE OF AN ALLEY; THENCE NORTH 01°13'49" WEST 150.00 FEET ALONG THE WEST LINE OF AN ALLEY TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 11,077.6 SQUARE FEET, OR 0.25 ACRES MORE OR LESS.



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

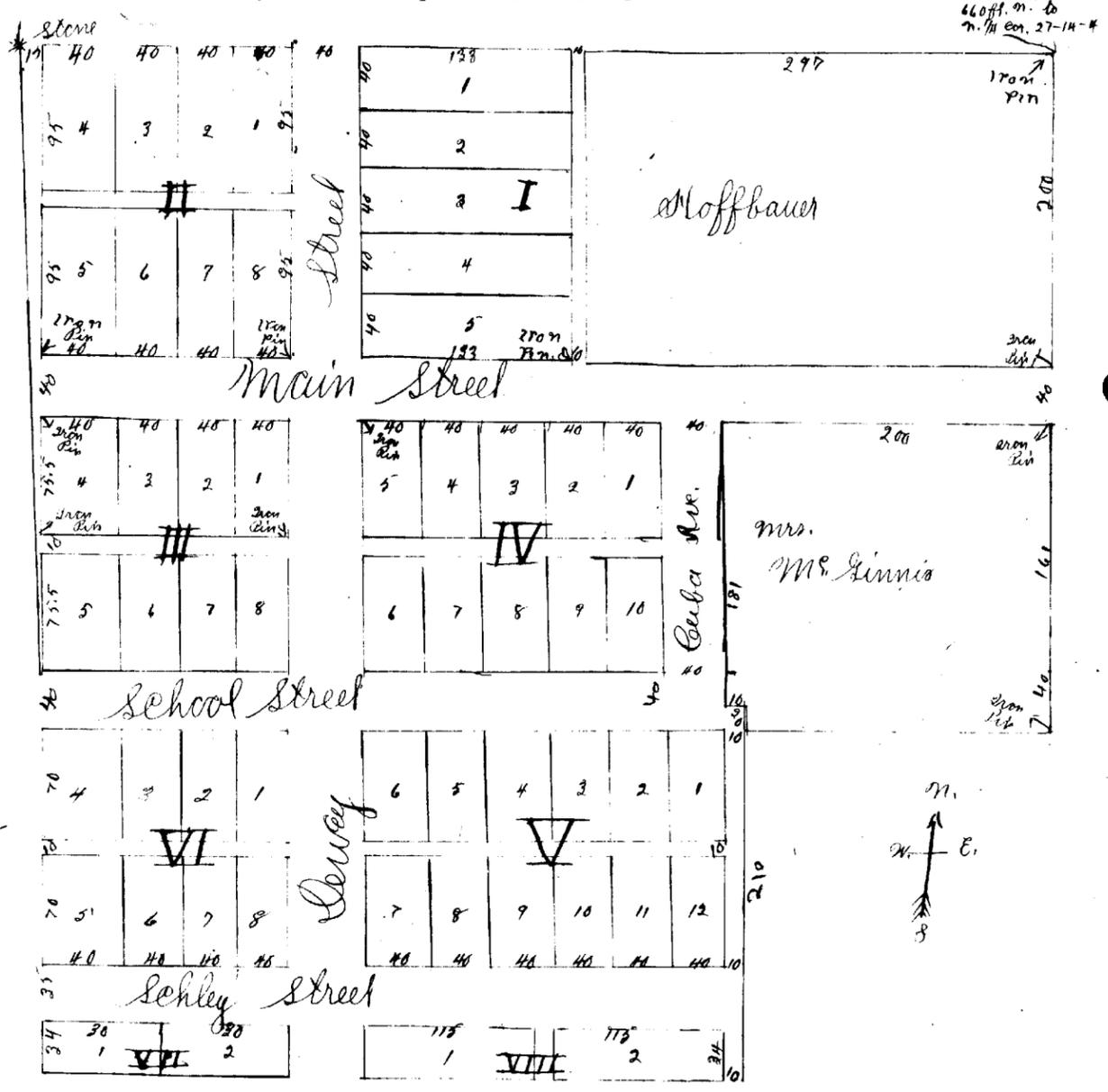
**SCHLEY STREET RIGHT-OF-WAY
& ALLEY
ABANDONMENT PLAT**

LOCATION: JONESBORO, CRAIGHEAD COUNTY, AR
CLIENT: FLEX PROPERTIES LLC
DATE: 05/13/2024
DRAWN BY: BGW



PLAT OF WATTS ADDITION TO NETTLETON.

Scale, 1 Inch equals 100 feet.



Jonesboro Arkansas, Aug. 17th, 1898.

I hereby certify that the above is a correct plat of a survey of Watts Addition to Nettleton Arkansas, made by me August 15th and 16th, 1898.

W.O. Bunce. C.E.

Being part of S-1/2 NE of NW-1/4 section 27, town 14 north, range 4 east, viz: Begin at northwest corner of Lot 58 of Pardew's Addition to Nettleton; Thence west 651 ft.; South 660 ft; East 462 ft; Thence East 190 ft; north 460 ft. to beginning, 9 acres. I hereby dedicate all Streets and Alleys in said Addition to the public use forever. Witness my hand on this 19th, day of December, 1899.

F.C. Watts.

State of Arkansas,)
County of Craighead.) ss.

Be it remembered that on this day came before me the undersigned a Notary Public within and for the County aforesaid, duly commissioned and acting F.C. Watts to me well known as the grantor in the foregoing plat of Watts Addition to Nettleton and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public on this 19th, day of December 1899. (SEAL). My Commission expires July 24th, 1902.

Les J. Ware, N.P.

Filed for record December 19th, 1899.

R.H. West, Clerk.
By T. W. [Signature] D.C.

OFFICIAL RECEIPT

Receipt Date 01/14/2025 10:22 AM
Receipt Print Date 01/14/2025

Receipt # 00255378
Batch # 00014.01.2025

CITY OF JONESBORO
300 S. Church St. Ste 106
PO Box 1845
JONESBORO, AR 72403-1845
870-932-3042

For Permit Inspections call 870-933-4602

Account/License/Permit/Category:

CR 1,919.45

Detail:

01-000-0150-00
Proof of Publication Pardew A
dd ROW 864.50

01-000-0150-00
Proof of Publication Schley S
t ROW 1,054.95

Total 1,919.45

Payment Information:

Check 1265 864.50
Check 1264 1,054.95
Change 0.00

FLEX Properties, LLC
Customer #: 000000

Cashier: ALCooksey
Station: ALCOOKSEY

RE: External E-mail - Fwd: Flex Properties LLC - Easement

From: Joel Watson (william.watson@alticeusa.com)

To: cwood@woodengr.com; terri.johnston@alticeusa.com; michael.tyer@gmail.com; bwood@woodengr.com; bradley.rachal@alticeusa.com; dennis.moffit@alticeusa.com; tommy.dunlap@alticeusa.com

Cc: bwinters@nettletons.com; karla.hohenberger@alticeusa.com

Date: Friday, January 3, 2025 at 11:16 AM CST

Optimum does not have any plant in these easements.

Thank you,

Joel Watson
Construction Ops Lead
Optimum

870-530-7677

William.watson@AlticeUSA.com

1520 S Caraway Rd
Jonesboro, AR 72401
optimum.com

optimum.

From: Carlos Wood <cwood@woodengr.com>

Sent: Friday, January 3, 2025 9:14 AM

To: Terri Johnston <Terri.Johnston@AlticeUSA.com>; Michael tyer <michael.tyer@gmail.com>; Brandon Wood <bwood@woodengr.com>; Joel Watson <William.Watson@AlticeUSA.com>; Brad Rachal <Bradley.Rachal@AlticeUSA.com>; Dennis Moffit <Dennis.Moffit@AlticeUSA.com>; Tommy Dunlap <Tommy.Dunlap@AlticeUSA.com>

Cc: Brandon Winters <bwinters@nettletons.com>; Karla Hohenberger <Karla.Hohenberger@AlticeUSA.com>

Subject: Re: External E-mail - Fwd: Flex Properties LLC - Easement

Caution: This is an external email and may contain suspicious content. Please do not click links or attachments unless you recognize the sender and know the content is safe

All,

Please check on the status of the following abandonment requests and let us know your anticipated concurrence reply. The city is requiring these to be submitted to them so we can get on the city council agenda, in order for us to obtain a grading permit which we needing as soon as possible,

Thanks for your assistance.

CARLOS WOOD

148 CR 375

BONO, AR 72416

870-972-8335

870-919-3900

cwood@woodengr.com

woodengr@sbcglobal.net

On Tuesday, December 10, 2024 at 03:25:01 PM CST, Tommy Dunlap <tommy.dunlap@alticeusa.com> wrote:

Joel

Please go by and verify we do not have anything in this location

Brad/Dennis

After Joel verifies we do not have any conflicts who do we need to send this to

From: Terri Johnston <Terri.Johnston@AlticeUSA.com>

Sent: Tuesday, December 10, 2024 2:20 PM

To: Michael tyer <michael.tyer@gmail.com>; Carlos Wood <cwood@woodengr.com>; Brandon Wood <bwood@woodengr.com>; Tommy Dunlap <Tommy.Dunlap@AlticeUSA.com>

Cc: Brandon Winters <bwinters@nettletons.com>; Karla Hohenberger <Karla.Hohenberger@AlticeUSA.com>

Subject: Re: External E-mail - Fwd: Flex Properties LLC - Easement

[@Tommy Dunlap](#)

Can you please assist with this request for easement abandonment? Please feel free to add anyone needed.

Thank you!

Terri Johnston

MDU Account Executive – AR, MO, KS

Optimum

870-530-9485

terri.johnston@alticeusa.com

1520 S. Caraway Road

Jonesboro, AR 72401

optimum.com

optimum.

MDU tech support please call 888-565-5785

From: Brandon Wood <bwood@woodengr.com>

Sent: Tuesday, December 10, 2024 2:08 PM

To: Michael tyer <michael.tyer@gmail.com>; Carlos Wood <cwood@woodengr.com>; Terri Johnston <Terri.Johnston@AlticeUSA.com>

Cc: Brandon Winters <bwinters@nettletons.com>

Subject: Re: External E-mail - Fwd: Flex Properties LLC - Easement

Caution: This is an external email and may contain suspicious content. Please do not click links or attachments unless you recognize the sender and know the content is safe

Here are the attachments.

Brandon Wood, *P.E., P.S.*

Engineering & Surveying

bwood@woodengr.com

Cell: 870-930-7504

<http://www.bwoodengineering.com>

<https://www.linkedin.com/in/brandonwoodpe>

<https://www.facebook.com/bwengineer>

<https://www.AIMdronecrew.com>

On Tuesday, December 10, 2024 at 10:47:59 AM CST, Terri Johnston <terri.johnston@alticeusa.com> wrote:

There are no attachments to the email. I will have to forward this to our legal department for review. I can't sign off on it, they will need to.

Please attach the files so I can send them to the legal team?

Regards,

Terri Johnston

MDU Account Executive – AR, MO, KS

Optimum

870-530-9485

terri.johnston@alticeusa.com

1520 S. Caraway Road

Jonesboro, AR 72401

optimum.com

The logo for Optimum, featuring the word "optimum" in a bold, lowercase, sans-serif font with a small orange dot at the end of the "m".

MDU tech support please call 888-565-5785

From: Carlos Wood <cwood@woodengr.com>

Sent: Tuesday, December 10, 2024 10:37 AM

To: Michael tyer <michael.tyer@gmail.com>; Terri Johnston <Terri.Johnston@AlticeUSA.com>

Cc: Brandon Wood <bwood@woodengr.com>; Brandon Winters <bwinters@nettletons.com>

Subject: Re: External E-mail - Fwd: Flex Properties LLC - Easement

Caution: This is an external email and may contain suspicious content. Please do not click links or attachments unless you recognize the sender and know the content is safe

Attached is the documents you requested for the pardew and watts additions abandonments in Jonesboro, Ar.

Please respond by 5pm tomorrow, if possible, so we can be placed on the city council agenda for the city council meeting on next Tuesday.

Please let us know if you need any additional information.

Thanks for your assistance.

CARLOS WOOD

148 CR 375

BONO, AR 72416

870-972-8335

870-919-3900

cwood@woodengr.com

woodengr@sbcglobal.net

On Monday, December 9, 2024 at 10:41:06 AM CST, Michael tyer <michael.tyer@gmail.com> wrote:

On Mon, Dec 9, 2024, 10:38 AM Terri Johnston <Terri.Johnston@alticeusa.com> wrote:

It looks like [this](#) is something we will need as well.

Terri Johnston

MDU Account Executive – AR, MO, KS

Optimum

870-530-9485

terri.johnston@alticeusa.com

[1520 S. Caraway Road](#)

[Jonesboro, AR 72401](#)

optimum.com

MDU tech support please call 888-565-5785

From: Michael tyer <michael.tyer@gmail.com>

Sent: Monday, December 9, 2024 10:29 AM

To: Terri Johnston <Terri.Johnston@AlticeUSA.com>

Subject: External E-mail - Fwd: Flex Properties LLC - Easement

Caution: This is an external email and may contain suspicious content. Please do not click links or attachments unless you recognize the sender and know the content is safe

On Mon, Dec 9, 2024, 10:21 AM Carlos Wood <cwood@woodengr.com> wrote:

Attached is the City of Jonesboro document for the abandonments referenced below.

Please pass it on to your contact.

Thanks,

CARLOS WOOD

148 CR 375

BONO, AR 72416

870-972-8335

870-919-3900

cwood@woodengr.com

woodengr@sbcglobal.net

On Monday, December 9, 2024 at 09:17:47 AM CST, Michael tyer <michael.tyer@gmail.com> wrote:

On Mon, Dec 9, 2024, 9:13 AM Terri Johnston <Terri.Johnston@alticeusa.com> wrote:

Michael

It was a pleasure to speak with you this morning. The Engineer will need to get with the city for them to release the Easement. Once you have that letter, please send it to me and I will get it to our legal team on our side so we can provide you the proper documentation.

Please let me know if you need anything else.

Regards,

Terri Johnston

MDU Account Executive – AR, MO, KS

Optimum

870-530-9485

terri.johnston@alticeusa.com

[1520 S. Caraway Road](#)

[Jonesboro, AR 72401](#)

optimum.com

MDU tech support please call 888-565-5785

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ABANDONMENT RELEASE FORM

GENERAL UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, ALLEY, STREET RIGHT-OF-WAY

REQUESTED ABANDONMENT: RIGHT-OF-WAY & ALLEY

I have been notified of the petition to abandon the street right-of-way and alley as described following:

THE RIGHT-OF-WAY OF SCHLEY STREET BETWEEN BLOCKS 5 AND 8, THE ALLEY BETWEEN LOT 1 AND LOT 2 OF BLOCK 8, AND THE ALLEY ALONG THE EAST SIDE OF BLOCK 5 AND 8 ALL BEING IN WATTS ADDITION, LYING IN THE NORTHEAST 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 NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF THE RECORD PLAT OF WATTS ADDITION TO NETTLETON ARKANSAS, AS RECORDED IN DEED RECORD 18, PAGE 621 IN THE RECORDS OF CRAIGHEAD COUNTY; THENCE NORTH 89°07'16" EAST 32.41 FEET TO THE EAST LINE OF AN EXISTING ALLEY AND THE EAST LINE OF WATTS ADDITION; THENCE SOUTH 00°30'19" WEST 219.24 FEET TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 25.77 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 8 OF WATTS ADDITION; THENCE NORTH 01°13'49" WEST 34.00 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SCHLEY STREET; THENCE SOUTH 89°34'46" WEST 115.08 FEET ALONG THE SOUTH RIGHT-OF-WAY; THENCE SOUTH 00°59'59" EAST 34.10 FEET ALONG THE EAST LINE OF AN ALLEY TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 10.00 FEET; THENCE NORTH 01°00'10" WEST 51.53 FEET; THENCE NORTH 01°13'25" WEST 17.50 FEET TO THE NORTH LINE OF SCHLEY STREET RIGHT-OF-WAY; THENCE NORTH 89°41'51" EAST 45.00 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 5 OF WATTS ADDITION; THENCE NORTH 89°27'46" EAST 80.01 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 5 AND BEING A POINT ON THE WEST LINE OF AN ALLEY; THENCE NORTH 01°13'49" WEST 150.00 FEET ALONG THE WEST LINE OF AN ALLEY TO THE POINT OF BEGINNING PROPER. HAVING AN AREA OF 11,077.6 SQUARE FEET, OR 0.25 ACRES MORE OR LESS

JW

No objections to the abandonment described above.

No objections to the abandonment described above, provided the following easements are retained. (Described below)

Objection to the abandonment(s), reasons described below.

Described reasons for objections or easements to be retained.

Ritter Communications

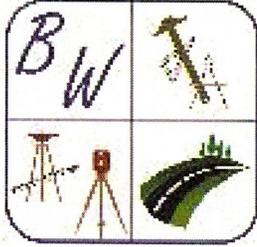
Utility Company / Municipality

Josh Worley

Signature of Representative

Director - OSP Engineering, Planning, Mapping

Title



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

112 CR 7625
BROOKLAND, AR 72417
PHONE NO: (870) 930-7504
E-MAIL: [BWOOD@WOODENGR.COM](mailto:bwood@woodengr.com)
WWW.BWOODENGINEERING.COM

May 16, 2024

AT&T - Arkansas
723 S. Church St., Room B27
Jonesboro, AR 72401

**RE: Schley Street
Right-of-way & alley Abandonment Concurrence Request**

To Whom It May Concern,

Please accept this letter as a formal request to concur with the abandonment of a portion of right-of-way of Schley Street and alleys in Watts Addition, recorded in the Circuit Clerk's office of Craighead County, Deed Record 18 Page 621 in the Craighead County Courthouse located in Jonesboro, Arkansas, as shown on the attached plat.

Please fill out the attached Abandonment Release Form and send to the Jonesboro City Clerk, April Leggett, indicating AT&T concurs with the request.

Please reply by letter to City Clerk April Leggett at P.O. Box 1845 Jonesboro, AR 72403 with a hard copy of the letter and/or by email at cityclerk@jonesboro.org. Also, please send a copy to me at bwood@woodengr.com.

Thanks for your assistance.

If you have any questions, contact me at (870) 930-7504 or bwood@woodengr.com at your convenience.

Sincerely,

Brandon Wood, P.E., P.S.

ABANDONMENT RELEASE FORM

GENERAL UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, ALLEY, STREET RIGHT-OF-WAY

REQUESTED ABANDONMENT: RIGHT-OF-WAY & ALLEY

I have been notified of the petition to abandon the street right-of-way and alley as described following:

THE RIGHT-OF-WAY OF SCHLEY STREET BETWEEN BLOCKS 5 AND 8, THE ALLEY BETWEEN LOT 1 AND LOT 2 OF BLOCK 8, AND THE ALLEY ALONG THE EAST SIDE OF BLOCK 5 AND 8 ALL BEING IN WATTS ADDITION, LYING IN THE NORTHEAST 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 NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF THE RECORD PLAT OF WATTS ADDITION TO NETTLETON ARKANSAS, AS RECORDED IN DEED RECORD 18, PAGE 621 IN THE RECORDS OF CRAIGHEAD COUNTY; THENCE NORTH 89°07'16" EAST 32.41 FEET TO THE EAST LINE OF AN EXISTING ALLEY AND THE EAST LINE OF WATTS ADDITION; THENCE SOUTH 00°30'19" WEST 219.24 FEET TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 25.77 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 8 OF WATTS ADDITION; THENCE NORTH 01°13'49" WEST 34.00 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SCHLEY STREET; THENCE SOUTH 89°34'46" WEST 115.08 FEET ALONG THE SOUTH RIGHT-OF-WAY; THENCE SOUTH 00°59'59" EAST 34.10 FEET ALONG THE EAST LINE OF AN ALLEY TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 10.00 FEET; THENCE NORTH 01°00'10" WEST 51.53 FEET; THENCE NORTH 01°13'25" WEST 17.50 FEET TO THE NORTH LINE OF SCHLEY STREET RIGHT-OF-WAY; THENCE NORTH 89°41'51" EAST 45.00 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 5 OF WATTS ADDITION; THENCE NORTH 89°27'46" EAST 80.01 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 5 AND BEING A POINT ON THE WEST LINE OF AN ALLEY; THENCE NORTH 01°13'49" WEST 150.00 FEET ALONG THE WEST LINE OF AN ALLEY TO THE POINT OF BEGINNING PROPER. HAVING AN AREA OF 11,077.6 SQUARE FEET, OR 0.25 ACRES MORE OR LESS



No objections to the abandonment described above.



No objections to the abandonment described above, provided the following easements are retained. (Described below)



Objection to the abandonment(s), reasons described below.

Described reasons for objections or easements to be retained.

Southwestern Bell Telephone Company LLC d/b/a AT&T Arkansas

Utility Company / Municipality

Todd R. Gregory

Signature of Representative

Right-of-Way Mgr. AT&T Arkansas

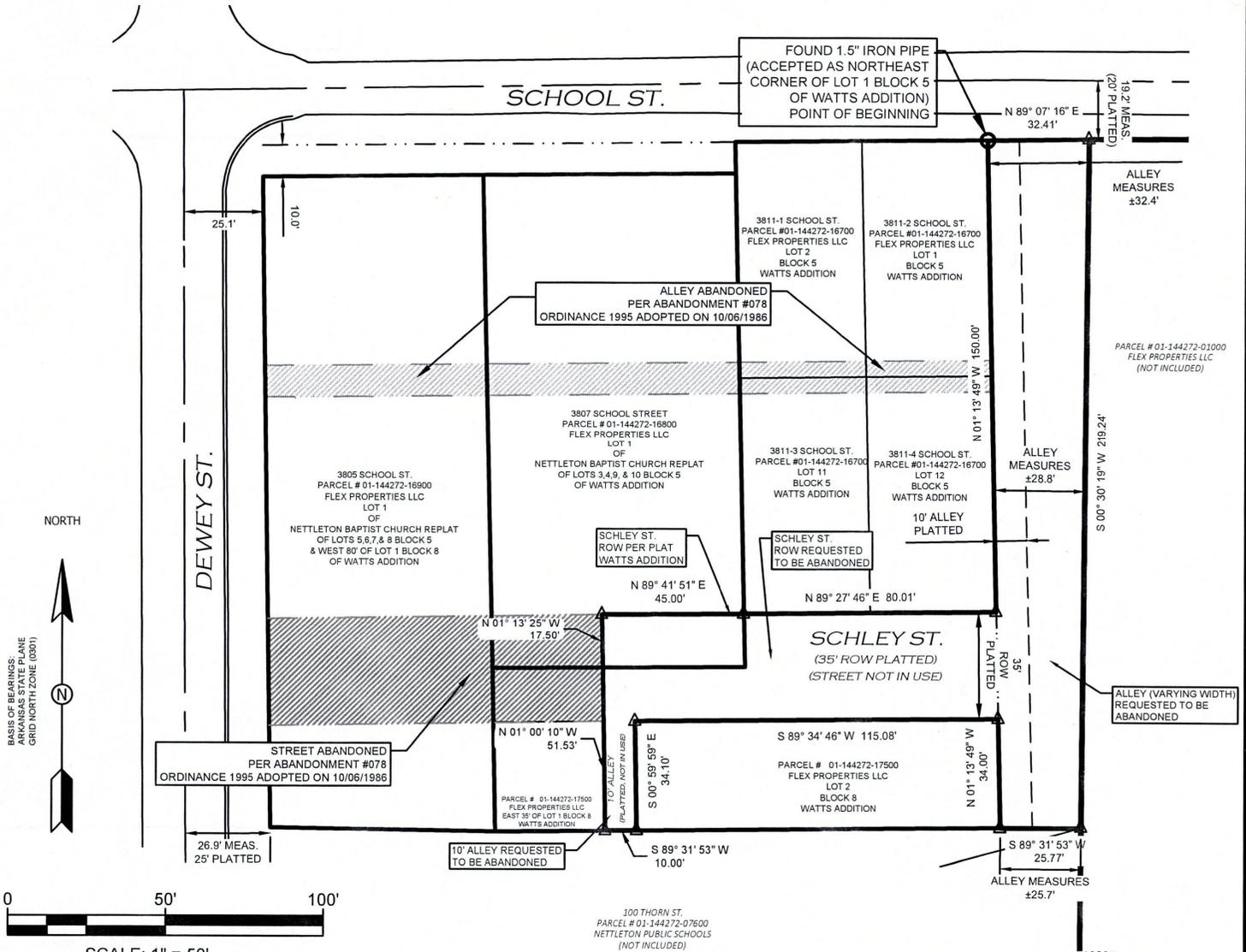
Title

DESCRIPTION OF ABANDONMENT:

THE RIGHT-OF-WAY OF SCHLEY STREET BETWEEN BLOCKS 5 AND 8, THE ALLEY BETWEEN LOT 1 AND LOT 2 OF BLOCK 8, AND THE ALLEY ALONG THE EAST SIDE OF BLOCK 5 AND 8 ALL BEING IN WATTS ADDITION, LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

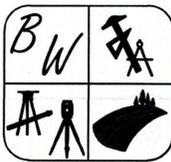
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF THE RECORD PLAT OF WATTS ADDITION TO NETTLETON ARKANSAS, AS RECORDED IN DEED RECORD 18, PAGE 621 IN THE RECORDS OF CRAIGHEAD COUNTY; THENCE NORTH 89°07'16" EAST 32.41 FEET TO THE EAST LINE OF AN EXISTING ALLEY AND THE EAST LINE OF WATTS ADDITION; THENCE SOUTH 00°30'19" WEST 219.24 FEET TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 25.77 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 8 OF WATTS ADDITION; THENCE NORTH 01°13'49" WEST 34.00 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SCHLEY STREET; THENCE SOUTH 89°34'46" WEST 115.08 FEET ALONG THE SOUTH RIGHT-OF-WAY; THENCE SOUTH 00°59'59" EAST 34.10 FEET ALONG THE EAST LINE OF AN ALLEY TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 10.00 FEET; THENCE NORTH 01°00'10" WEST 51.53 FEET; THENCE NORTH 01°13'25" WEST 17.50 FEET TO THE NORTH LINE OF SCHLEY STREET RIGHT-OF-WAY; THENCE NORTH 89°41'51" EAST 45.00 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 5 OF WATTS ADDITION; THENCE NORTH 89°27'46" EAST 80.01 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 5 AND BEING A POINT ON THE WEST LINE OF AN ALLEY; THENCE NORTH 01°13'49" WEST 150.00 FEET ALONG THE WEST LINE OF AN ALLEY TO THE POINT OF BEGINNING PROPER.

HAVING AN AREA OF 11,077.6 SQUARE FEET, OR 0.25 ACRES MORE OR LESS.



**SCHLEY STREET RIGHT-OF-WAY
& ALLEY
ABANDONMENT PLAT**

LOCATION: JONESBORO, CRAIGHEAD COUNTY, AR
 CLIENT: FLEX PROPERTIES LLC
 DATE: 05/13/2024
 DRAWN BY: BGW



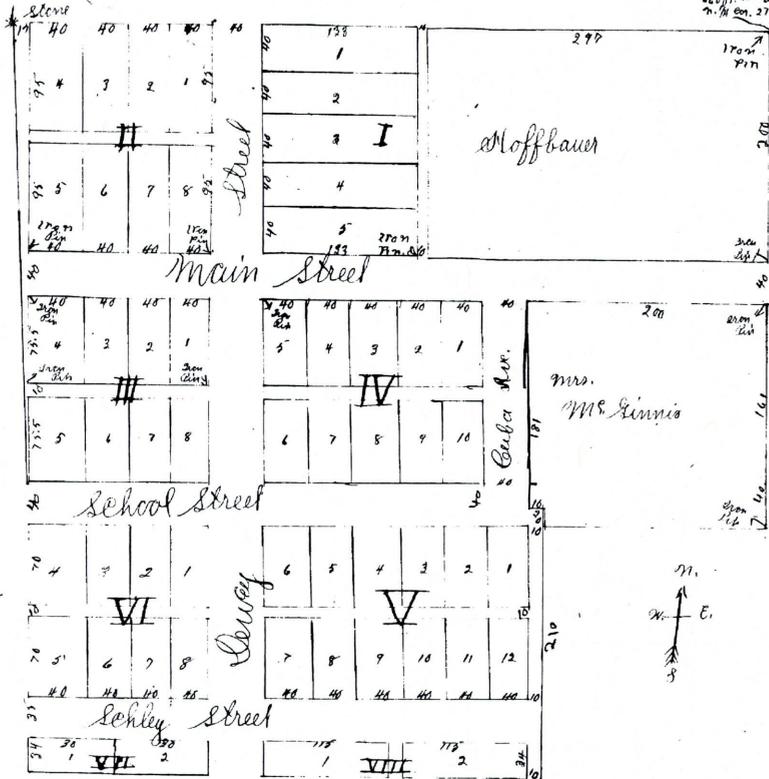
BRANDON WOOD, P.E., P.S.
 ENGINEERING & SURVEYING
 112 CR 7625
 BROOKLAND, AR 72417
 PH: (870) 930-7504
 FAX: (870) 972-0027
 BWOOD@WOODENGR.COM
 WWW.BWOODENGINEERING.COM



PLAT OF WATTS ADDITION TO NETTLETON.

Scale, 1 Inch equals 100 feet.

631 p. E. and
460 ft. N. to
7 1/2 Sec. 27-14-4



Jonesboro Arkansas, Aug. 17th, 1898.
 I hereby certify that the above is a correct plat of a survey of Watts Addition to Nettleton Arkansas, made by me August 15th and 16th, 1898.

W.O. Bunce. C.E.
 Being part of S-1/2 NE of NW-1/4 section 27, town 14 north, range 4 east, viz: Begin at northwest corner of Lot 58 of Pardew's Addition to Nettleton; Thence west 651 ft.; South 660 ft; East 462 ft; North 200 ft; Thence East 190 ft; north 460 ft. to beginning, 9 acres. I hereby dedicate all Streets and Alleys in said Addition to the public use forever. Witness my hand on this 19th, day of December, 1899.

State of Arkansas,)
 County of Craighead.) ss.

F.C. Watts.

Be it remembered that on this day came before me the undersigned a Notary Public within and for the County aforesaid, duly commissioned and acting F.C. Watts to me well known as the grantor in the foregoing plat of Watts Addition to Nettleton and stated that he had executed the same for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public on this 19th, day of December 1899. (SEAL). My Commission expires July 24th, 1902.

Les J. Ware, N.P.

Filed for record December 19th, 1899.

R.H. West, Clerk.

By F. C. Watts D.C.



Summit Utilities Arkansas, Inc.

1400 Centerview Dr.
Little Rock, AR 72211
summitutilities.com

UTILITY RELEASE FORM

General Utility Easement, Public Access Easement, Alley, Street, R.O.W.

Utility Company: Summit Utilities Arkansas, Inc. Date: 8/28/2024

Requested Abandonment: Right-of-way & Alley to be abandoned

Legal Description:

THE RIGHT-OF-WAY OF SCHLEY STREET BETWEEN BLOCKS 5 AND 8, THE ALLEY BETWEEN LOT 1 AND LOT 2 OF BLOCK 8, AND THE ALLEY ALONG THE EAST SIDE OF BLOCK 5 AND 8 ALL BEING IN WATTS ADDITION, LYING IN THE NORTHEAST 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 NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF THE RECORD PLAT OF WATTS ADDITION TO NETTLETON ARKANSAS, AS RECORDED IN DEED RECORD 18, PAGE 621 IN THE RECORDS OF CRAIGHEAD COUNTY; THENCE NORTH 89°07'16" EAST 32.41 FEET TO THE EAST LINE OF AN EXISTING ALLEY AND THE EAST LINE OF WATTS ADDITION; THENCE SOUTH 00°30'19" WEST 219.24 FEET TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 25.77 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 8 OF WATTS ADDITION; THENCE NORTH 01°13'49" WEST 34.00 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SCHLEY STREET; THENCE SOUTH 89°34'46" WEST 115.08 FEET ALONG THE SOUTH RIGHT-OF-WAY; THENCE SOUTH 00°59'59" EAST 34.10 FEET ALONG THE EAST LINE OF AN ALLEY TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 10.00 FEET; THENCE NORTH 01°00'10" WEST 51.53 FEET; THENCE NORTH 01°13'25" WEST 17.50 FEET TO THE NORTH LINE OF SCHLEY STREET RIGHT-OF-WAY; THENCE NORTH 89°41'51" EAST 45.00 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 5 OF WATTS ADDITION; THENCE NORTH 89°27'46" EAST 80.01 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 5 AND BEING A POINT ON THE WEST LINE OF AN ALLEY; THENCE NORTH 01°13'49" WEST 150.00 FEET ALONG THE WEST LINE OF AN ALLEY TO THE POINT OF BEGINNING PROPER. HAVING AN AREA OF 11,077.6 SQUARE FEET, OR 0.25 ACRES MORE OR LESS

UTILITY COMPANY COMMENTS:

No objections to the abandonment(s) described above.

No objections to the abandonment (s) described above, provided the following easements are retained (Exhibit A).

Objects to the abandonment(s) described above, reason described below.

Described reasons for objection or easements to be retained.

Grace Hohnbaum
Signature of Utility Company Representative

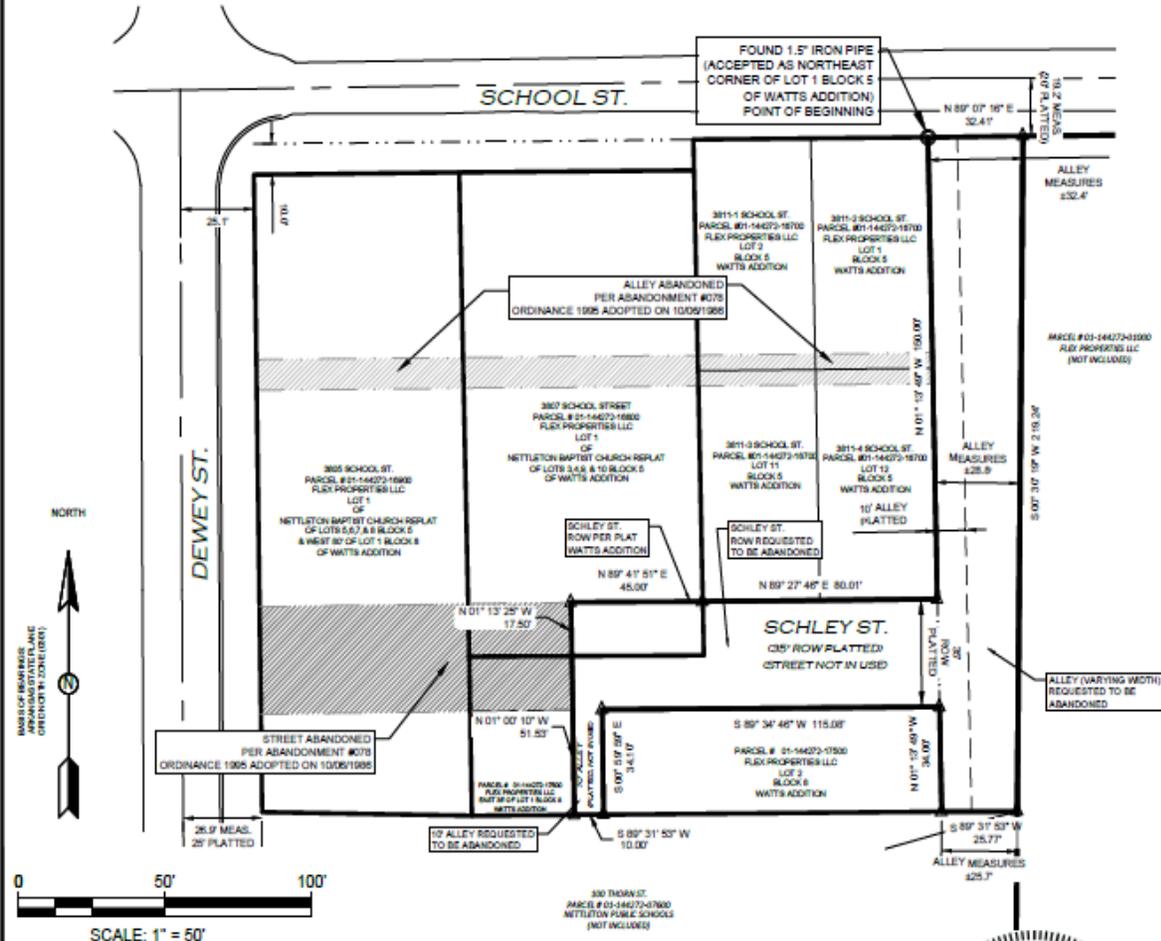
Engineer
Title

DESCRIPTION OF ABANDONMENT:

THE RIGHT-OF-WAY OF SCHLEY STREET BETWEEN BLOCKS 3 AND 8, THE ALLEY BETWEEN LOT 1 AND LOT 2 OF BLOCK 8, AND THE ALLEY ALONG THE EAST SIDE OF BLOCK 3 AND 8 ALL BEING IN WATTS ADDITION, LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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HAVING AN AREA OF 11,077.6 SQUARE FEET, OR 0.25 ACRES MORE OR LESS.



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

**SCHLEY STREET RIGHT-OF-WAY
 & ALLEY
 ABANDONMENT PLAT**

LOCATION: JONESBORO, CRAIGHEAD COUNTY, AR
 CLIENT: FLEX PROPERTIES LLC
 DATE: 05/13/2024
 DRAWN BY:BGW



ABANDONMENT RELEASE FORM

GENERAL UTILITY EASEMENT, PUBLIC ACCESS EASEMENT, ALLEY, STREET RIGHT-OF-WAY

REQUESTED ABANDONMENT: RIGHT-OF-WAY & ALLEY

I have been notified of the petition to abandon the street right-of-way and alley as described following:

THE RIGHT-OF-WAY OF SCHLEY STREET BETWEEN BLOCKS 5 AND 8, THE ALLEY BETWEEN LOT 1 AND LOT 2 OF BLOCK 8, AND THE ALLEY ALONG THE EAST SIDE OF BLOCK 5 AND 8 ALL BEING IN WATTS ADDITION, LYING IN THE NORTHEAST 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 NORTHEAST CORNER OF LOT 1 OF BLOCK 5 OF THE RECORD PLAT OF WATTS ADDITION TO NETTLETON ARKANSAS, AS RECORDED IN DEED RECORD 18, PAGE 621 IN THE RECORDS OF CRAIGHEAD COUNTY; THENCE NORTH 89°07'16" EAST 32.41 FEET TO THE EAST LINE OF AN EXISTING ALLEY AND THE EAST LINE OF WATTS ADDITION; THENCE SOUTH 00°30'19" WEST 219.24 FEET TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 25.77 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF BLOCK 8 OF WATTS ADDITION; THENCE NORTH 01°13'49" WEST 34.00 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF SCHLEY STREET; THENCE SOUTH 89°34'46" WEST 115.08 FEET ALONG THE SOUTH RIGHT-OF-WAY; THENCE SOUTH 00°59'59" EAST 34.10 FEET ALONG THE EAST LINE OF AN ALLEY TO THE SOUTH LINE OF WATTS ADDITION; THENCE SOUTH 89°31'53" WEST 10.00 FEET; THENCE NORTH 01°00'10" WEST 51.53 FEET; THENCE NORTH 01°13'25" WEST 17.50 FEET TO THE NORTH LINE OF SCHLEY STREET RIGHT-OF-WAY; THENCE NORTH 89°41'51" EAST 45.00 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 11 BLOCK 5 OF WATTS ADDITION; THENCE NORTH 89°27'46" EAST 80.01 FEET ALONG THE NORTH RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF LOT 12 BLOCK 5 AND BEING A POINT ON THE WEST LINE OF AN ALLEY; THENCE NORTH 01°13'49" WEST 150.00 FEET ALONG THE WEST LINE OF AN ALLEY TO THE POINT OF BEGINNING PROPER. HAVING AN AREA OF 11,077.6 SQUARE FEET, OR 0.25 ACRES MORE OR LESS

No objections to the abandonment described above.

No objections to the abandonment described above, provided the following easements are retained. (Described below)

Objection to the abandonment(s), reasons described below.

Described reasons for objections or easements to be retained.

[Empty rectangular box for describing reasons for objections or easements to be retained.]

Cory Waters & Lewis
Utility Company / Municipality

[Signature]
Signature of Representative

General Manager
Title



Owned by the Citizens of Jonesboro

June 6, 2024

City of Jonesboro
P.O. Box 1845
Jonesboro, AR 72403
Attn: April Leggett, City Clerk

Re: Right-Of-Way & Alley Abandonment
Schley St & Alleys in Watts Addition
Jonesboro, Craighead County, Arkansas

Dear April:

City Water and Light has no objection to the abandonment of a portion right-of-way of Schley Street and two alleys in the Watts Addition all lying on the east side of Dewey Street and south of School Street, Jonesboro, Craighead County, Arkansas.

Being more particularly described as follows: *As described on the attached Abandonment Release Form and the Abandonment Plat.*

Please call if you have questions.

A handwritten signature in blue ink, appearing to read 'Jake Rice, III', is written over the typed name.

Jake Rice, III P.E.
Manager, City Water & Light

Enclosure

Cc: Brandon Wood, P.E., P.S.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-25:004

Agenda Date: 2/18/2025

Version: 1

Status: To Be Introduced

In Control: City Council

File Type: Other
Communications

ENGINEERING DEPARTMENT CAPITAL PROJECTS UPDATE