



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Council Agenda City Council

Tuesday, October 4, 2011

6:30 PM

Huntington Building

PUBLIC WORKS COMMITTEE MEETING AT 5:30 P.M.

City Council Chambers, Huntington Building

1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

4. SPECIAL PRESENTATIONS

[COM-11:073](#) Proclamation for the United Way Campaign kick-off

Sponsors: Mayor's Office

5. CONSENT AGENDA

All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.

[MIN-11:083](#) Minutes for the City Council meeting on September 20, 2011.

Attachments: [Minutes](#)

[RES-11:167](#) RESOLUTION APPROVING AN AMENDMENT TO THE PRINCIPAL GROUP ANNUITY CONTRACT

Sponsors: Finance

Attachments: [Principal Amendment](#)

Legislative History

9/27/11	Finance & Administration Council Committee	Recommended to Council
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6. NEW BUSINESS

ORDINANCES ON FIRST READING

[ORD-11:065](#) AN ORDINANCE TO AMEND THE JONESBORO CODE OF ORDINANCES CHAPTER 6, ARTICLE II, SECTION 6-47 (e) CHANGING THE APPEAL PROCESS

AFTER A DECISION IS RENDERED BY THE PUBLIC SAFETY COMMITTEE ON AN ALCOHOL PERMIT VIOLATION.

Sponsors: Mayor's Office and Police Department

Legislative History

9/20/11 Public Safety Council Recommended to Council
Committee

ORD-11:068 AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET FOR THE CITY OF JONESBORO TO ADD AN ADDITIONAL GRANTS PROJECT COORDINATOR TO THE GRANTS DEPARTMENT

Sponsors: Grants and Human Resources

Attachments: [CDBG or GRANTS Project Coord](#)

EMERGENCY CLAUSE

Legislative History

9/27/11 Finance & Administration Recommended to Council
Council Committee

ORD-11:072 AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET AND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A TRANSPORTATION OPTIONS COORDINATOR TO THE JETS DEPARTMENT

Sponsors: JETS and Human Resources

Attachments: [Transportation Options Coordinator](#)

EMERGENCY CLAUSE

Legislative History

9/27/11 Finance & Administration Recommended to Council
Council Committee

ORD-11:073 AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET TO ADD A PARATRANSIT COORDINATOR TO THE JETS DEPARTMENT

Sponsors: JETS and Human Resources

Attachments: [Paratransit Coordinator](#)

EMERGENCY CLAUSE

Legislative History

9/27/11 Finance & Administration Recommended to Council
Council Committee

7. UNFINISHED BUSINESS

ORDINANCES ON SECOND READING

ORD-11:064 AN ORDINANCE AMENDING THE STORMWATER MANAGEMENT REGULATIONS TO INCLUDE ADDITIONAL DEFINITIONS AND FOR CLARITY PURPOSES

Sponsors: Engineering

Legislative History

9/6/11	Public Works Council Committee	Recommended to Council
9/20/11	City Council	Amended

ORD-11:077 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 FOR PROPERTY LOCATED AT 2807 STADIUM AS REQUESTED BY G&P DEVELOPMENT

Attachments: [Plat](#)
[MAPC Report](#)
[Application for Zoning Ordinance Map Amendment](#)
[Development Plan](#)

Legislative History

9/20/11	City Council	Held at one reading
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ORDINANCES ON THIRD READING

ORD-11:075 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 3012 PARKWOOD DRIVE AS REQUESTED BY ROGER BARNHILL

Attachments: [Plat](#)
[MAPC Report](#)

EMERGENCY CLAUSE

Legislative History

9/20/11	City Council	Waive Second Reading
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8. MAYOR'S REPORTS

9. CITY COUNCIL REPORTS

10. PUBLIC COMMENTS

Public Comments are limited to 5 minutes per person for a total of 15 minutes.

11. ADJOURNMENT



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: COM-11:073 **Version:** 1 **Name:** Proclamation for United Way kick-off
Type: Other Communications **Status:** To Be Introduced
File created: 9/20/2011 **In control:** City Council
On agenda: **Final action:**
Title: Proclamation for the United Way Campaign kick-off
Sponsors: Mayor's Office
Indexes: Mayor's Commendations
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title
Proclamation for the United Way Campaign kick-off



City of Jonesboro

515 West Washington
Jonesboro, AR 72401

Legislation Details (With Text)

File #: MIN-11:083 **Version:** 1 **Name:**
Type: Minutes **Status:** To Be Introduced
File created: 9/23/2011 **In control:** City Council
On agenda: **Final action:**
Title: Minutes for the City Council meeting on September 20, 2011.
Sponsors:
Indexes:
Code sections:
Attachments: [Minutes](#)

Date	Ver.	Action By	Action	Result
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title
Minutes for the City Council meeting on September 20, 2011.



City of Jonesboro

900 West Monroe
Jonesboro, AR 72401

Meeting Minutes City Council

Tuesday, September 20, 2011

6:30 PM

Huntington Building

PUBLIC SAFETY COMMITTEE MEETING AT 5:30 P.M.

SPECIAL CALLED PUBLIC SERVICES COMMITTEE MEETING AT 6:05 P.M.

1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ROLL CALL BY CITY CLERK DONNA JACKSON

Present 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

Absent 1 - Mitch Johnson

4. SPECIAL PRESENTATIONS

COM-11:062 Special presentation to the family of Cecil Province, Jr.

Sponsors: Mayor's Office

Mayor Perrin presented the proclamation commending Cecil Province's community service to the family of Mr. Province.

This item was Read.

COM-11:069 "Pink for the Cure" proclamation to Jane McDaniel

Sponsors: Mayor's Office

Mayor Perrin presented the proclamation to Ms. Jane McDaniel. He proclaimed October 7, 2011, as "Go Pink for the Cure Day". Ms. McDaniel noted the Mayor was the first to do a proclamation, with Governor Beebe following. She explained on October 7th they encourage all businesses to wear pink and pay \$5 on the Susan Komen website. She added due to a Komen grant they, along with St. Bernard's, will be able to provide free mammograms to uninsured women at Southwest Church of Christ on October 7th.

This item was Read.

COM-11:070 Housing study presentation by Heather Clements

Sponsors: Grants and Mayor's Office

Grants Administrator Heather Clements gave an update concerning the housing study. She noted the study was paid for by the Residential Housing and Health Care Facilities Board, so it was of no cost to the taxpayers. JQUAD Planning is conducting the study. They are collecting data from other areas, such as the Planning and CDBG Departments and the Vision 2030 work, to include with the study. There are four components to the housing study: a housing market analysis & housing market assessment, property condition survey & neighborhood assessment, housing & neighborhood strategies and recommendations, and housing policies & housing element of 2030 vision. Ms. Clements further discussed each area and stated they have more research to do. She added they will have public hearings and public presentations. Ms. Clements explained there are great implications for the housing study and the data will be available on the City's website. They are hoping to have the study presented to Council in November, at which time they will also submit it to HUD. The final study will be completed in February, 2012, and will also be presented to Council.

Councilman Frierson noted there have been citizen concerns related to converting single family zoning to multi-family zoning. He asked if there is a stopping point to the level of multi-family construction in the City. He questioned if the study will give the City some standards to decide when there is enough multi-family developments. Mr. James Gilleylen, with JQUAD, noted part of the process is to elevate housing policies into the 2030 vision plan that will allow the City to deal with those types of issues. He discussed the City of Chattanooga, Tennessee, in which they did a similar study and started requiring yearly inspections of multi-family housing developments in order to be proactive to make sure the developments were still meeting standards. He explained they will try to apply public policies that will allow the City to address issues.

This item was Read.

5. CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, to Approve the Consent Agenda. A motion was made that these files be approved by consent voice vote

Aye: 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

MIN-11:080 Minutes for the City Council meeting on September 6, 2011.

Attachments: [Minutes](#)

This item was PASSED on the consent agenda.

RES-11:147 A RESOLUTION TO REQUEST FREE UTILITIES AT CITY WATER & LIGHT PARK

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-104-2011

RES-11:150 A RESOLUTION TO CONTRACT WITH QUALITY FARM SUPPLY FOR SPONSORSHIP OF A OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Sponsors: Parks & Recreation

Attachments: [Quality Farm](#)

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-105-2011

RES-11:151 A RESOLUTION TO CONTRACT WITH JONESBORO AUTO AUCTION, LLC FOR SPONSORSHIP OF A OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Sponsors: Parks & Recreation

Attachments: [Jonesboro Auto Auction](#)

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-106-2011

RES-11:155 A RESOLUTION TO CONTRACT WITH CARTER'S CORNER FOR SPONSORSHIP OF A OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Sponsors: Parks & Recreation

Attachments: [Carter's Corner](#)

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-107-2011

RES-11:156 A RESOLUTION TO CONTRACT WITH MR. TROPHY & ENGRAVING FOR SPONSORSHIP OF A OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Sponsors: Parks & Recreation

Attachments: [Mr. Trophy & Engraving](#)

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-108-2011

RES-11:157 A RESOLUTION TO CONTRACT WITH BONO LOCO FOR SPONSORSHIP OF A CONCESSION STAND SIGN AT JOE MACK CAMPBELL PARK

Sponsors: Parks & Recreation

Attachments: [Bono Loco](#)

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-109-2011

RES-11:158 A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO ACCEPT THE LOW BID AND ENTER INTO A CONTRACT WITH ALVIN CRABTREE DBA ALVIN CRABTREE & SON FOR THE 2011 BELT STREET ACCESS TO TRANSIT PROJECT

Sponsors: JETS and Engineering

Attachments: [Contract Documents.pdf](#)
[Bid 2011-37 JETS Sidewalk Tabulation.pdf](#)
[Certification.pdf](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-110-2011

RES-11:159 A RESOLUTION TO CONTRACT WITH LIBERTY BANK OF ARKANSAS FOR SPONSORSHIP OF FIVE SCOREBOARD SIGNS AT SOUTHSIDE SOFTBALL COMPLEX

Sponsors: Parks & Recreation

Attachments: [Liberty Bank of Arkansas](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-111-2011

RES-11:161 A RESOLUTION TO CONTRACT WITH ALLIED CORPORATE FURNITURE FOR SPONSORSHIP OF A OUTFIELD SIGN AT SOUTHSIDE SOFTBALL COMPLEX

Sponsors: Parks & Recreation

Attachments: [Allied Corporate Furniture](#)

This item was PASSED on the consent agenda.

Enactment No: R-EN-112-2011

6. NEW BUSINESS

ORDINANCES ON FIRST READING

ORD-11:063 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF SIEMENS' TACTICS CENTRAL TRAFFIC MANAGEMENT SOFTWARE

Sponsors: Engineering

Attachments: [Quote.pdf](#)

Councilman Street offered the ordinance for first reading by title only.

Councilman Street explained this is for traffic signal coordination and will ease congestion at some of the major intersections.

Councilman Street motioned, seconded by Councilwoman Williams, to suspend the rules and waive second and third readings. All voted aye.

A motion was made by Councilman John Street, seconded by Councilman Chris Moore, that this matter be Passed . The motion PASSED by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Enactment No: O-EN-049-2011

ORD-11:064 AN ORDINANCE AMENDING THE STORMWATER MANAGEMENT REGULATIONS TO INCLUDE ADDITIONAL DEFINITIONS AND FOR CLARITY PURPOSES

Sponsors: Engineering

Councilman Street offered the ordinance for first reading by title only.

Councilman Street requested the ordinance be held at one reading.

Councilman Street motioned, seconded by Councilman Frierson, to amend the ordinance. The ordinance is to be amended by striking "the total volume" from Section 4 (2) paragraphs (a) and (b). Councilman Street explained it is not a federal requirement to have total volume and he did not want to make things more difficult for the developers than what the federal government requires. All voted aye to amend the ordinance.

ORD-11:066 AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF JONESBORO, ARKANSAS, CHAPTER 117, ZONING; BY MODIFYING SECTIONS 117-2 DEFINITIONS, AND SECTION 117-324 PARKING SURFACING, REGULATING THE INSTALLATION OF ALTERNATIVE PARKING SURFACING ON PROPERTIES WITHIN THE CITY LIMITS

Sponsors: Planning and Engineering

Councilman Street offered the ordinance for first reading by title only.

Councilman Street motioned, seconded by Councilman Gibson, to suspend the rules and waive second and third readings. All voted aye, with the exception of Councilman Vance who abstained from voting.

After adoption of the ordinance, Councilman Gibson motioned, seconded by Councilman Moore, to adopt the emergency clause. All voted aye, with the exception of Councilman Vance who abstained.

A motion was made by Councilman John Street, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED by a unanimous vote

Aye: 10 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Abstain: 1 - Gene Vance

Enactment No: O-EN-050-2011

ORD-11:075 AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 3012 PARKWOOD DRIVE AS REQUESTED BY ROGER BARNHILL

Attachments: [Plat](#)
[MAPC Report](#)

Councilman Street offered the ordinance for first reading by title only.

City Planner Otis Spriggs explained the property is adjacent to proposed Aldi's property on Stadium and will be used for additional parking. This property will allow for additional parking and the staff recommends the rezoning. Councilman Vance clarified the proposed rezoning will become part of the other Aldi's property. Mr. Spriggs answered yes, all of the parcels will become one.

A motion was made by Councilman Chris Moore, seconded by Councilman John Street, to Waive Second Reading . The motion PASSED by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

ORD-11:077 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 FOR PROPERTY LOCATED AT 2807 STADIUM AS REQUESTED BY G&P DEVELOPMENT

Attachments: [Plat](#)
[MAPC Report](#)
[Application for Zoning Ordinance Map Amendment](#)
[Development Plan](#)

Councilman Street offered the ordinance for first reading by title only.

Mr. Spriggs explained the property will be a planned commercial district. There were some concerns about access management, but those concerns will be addressed by the Planning Commission.

This item was Held at one reading.

7. UNFINISHED BUSINESS

ORDINANCES ON THIRD READING

ORD-11:058 AN ORDINANCE ESTABLISHING AN ADOPT A STREAM PROGRAM AND ADOPTING GUIDELINES AND POLICES FOR PUBLIC PARTICIPATION IN LITTER REMOVAL FROM PUBLIC DRAINAGEWAYS IN THE CITY OF JONESBORO

Sponsors: Engineering

Attachments: [Adopt a Stream - Agreement.pdf](#)
 [Adopt a Stream - Guidelines.pdf](#)
 [Adopt a Stream - Policy Statement.pdf](#)

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this matter be Passed . The motion PASSED by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Enactment No: O-EN-051-2011

ORD-11:059 AN ORDINANCE TO AMEND SECTION 9.2 OF THE STORMWATER DRAINAGE DESIGN MANUAL WITH REGARDS TO NONRESIDENTIAL STRUCTURES IN ZONES AE, AH, AO, AND A

Sponsors: Engineering

A motion was made by Councilman Chris Moore, seconded by Councilman John Street, that this matter be Passed . The motion PASSED by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Enactment No: O-EN-052-2011

ORD-11:067 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-2 TO RM-16 LUO FOR PROPERTY LOCATED AT 3813/3815 EAST HIGHLAND DRIVE AS REQUESTED BY DUYEN TRAN

Attachments: [Plat](#)
 [MAPC Report](#)

A motion was made by Councilman Chris Moore, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Enactment No: O-EN-053-2011

8. MAYOR'S REPORTS

Mayor Perrin reported on the following items:

The federal grant audit is done. There were no items found in the audit. They will

provide the report to the Council once they receive it.

He, along with Assistance Parks Director Wixson Huffstetler and Softball Coordinator Sharon Turman, visited Springdale and looked at the Miracle Field. They are looking at putting one at Southside Softball Complex.

Tomorrow at 10 a.m. the Highway Commission will be putting up the new population signs. He invited the Council to attend. They will start at the sign by Nestle and go down Highway 63.

Bids will be sent out in October for the Valley View sidewalk project.

The fuel depot at the Dan/Lacy public works facility should be started this week. All buildings are currently under construction.

The new fire station on Harrisburg Road is still in progress.

The 2012 budget is underway. The departments will have their budgets in by Friday, then they will start meeting with each department.

The non-uniform pension plan will be discussed at the Finance meeting on September 27th.

The flashing lights on Church Street near Blessed Sacrament will be moved to Highland Drive near the new school.

The ward boundaries have been redrawn. The proposed redistricting map has been distributed to the Council members. Each district is +/- 1% of the total population. They are working on the ordinance to present to the Council.

The fair housing seminar will be held September 27th at 6:00 p.m. in the Huntington Building.

COM-11:074

Financial reports as presented to the City Council on September 20, 2011.

Attachments: [2011 August State Turnback Budget Comparison](#)
[2011 City Sales Tax Revenue - Cash Basis](#)
[2011 County Sales Tax Revenue - Cash Basis](#)
[2011 Expense Report](#)
[2011 Hotel Occupancy Tax](#)
[2011 Hotel Occupancy Tax Comparison](#)
[2011 Revenue Report](#)
[2011 Sales Tax Revenue \(Combined\)- Cash Basis](#)
[2011 August State Turnback Report](#)
[Deposit Collateralization Report](#)
[Franchise Fees Comparison](#)
[Public safety tax vs Public Safety Expenditures](#)
[Required Reserves-8-31-11](#)
[Stmt of Rev Exp and Changes in FB-8-31-11](#)

Through August, revenues exceeded expenditures by \$1,182,000. Some of the money is extra income due to the sale of buildings. Alcohol beverage tax is up 25.2%. State turnback is up 5.63%. Hotel/motel tax is up 3.04%.

They have sold \$181,050 in sponsorships at the parks.

This item was Read.

9. CITY COUNCIL REPORTS

Councilman Fears stated he has been getting a lot of questions regarding the construction at Old Paragould Road and Aggie Road. City Engineer Craig Light explained construction is nearly complete. They are working on the tie-ins with Aggie Road.

COM-11:075 Resolution from the Board of Directors of the Sage Meadows Property Owners Association

Attachments: [Property Owners Association Resolution](#)

Councilman Gibson stated he and the Mayor were presented with a resolution from the property owners association at Sage Meadows concerning development issues. He read the resolution to the Council.

City Attorney Phillip Crego explained he met with the Mayor and Councilman Gibson. He stated he does not recommend the issuance of a moratorium. He further explained moratoriums have to be narrow in scope and short in duration and the requested moratorium will be neither. He noted development is privately driven and the City, to his knowledge, has no plans to construct a city street in the Sage Meadows area. Mr. Crego explained he does not think it would be wise for the Council to enact this moratorium and go against code. He added if the City had plans to construct a road in the area, then the issue could be revisited because the scope could be narrowed and there would be a defined amount of time.

This item was further discussed under Public Comments.

Councilman Frierson motioned, seconded by Councilman Moore, to suspend the rules and add ORD-11:074, RES-11:165 and RES-11:166 to the agenda. All voted aye.

ORD-11:074 AN ORDINANCE TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE PURCHASE OF A 2007 CHEVROLET DUMP TRUCK FROM STONEBRIDGE CONSTRUCTION.

Councilman Frierson offered the ordinance for first reading by title only.

Councilman Frierson noted the money for the dump truck purchase is in the budget. Mr. Huffstetler explained the truck is needed for the Cemetery Department and will be able to fit between head stones. The Street Department mechanics have already checked the truck out and everything looked good.

Councilman Frierson motioned, seconded by Councilwoman Williams, to suspend the rules and waive second and third readings. All voted aye.

After passage of the ordinance, Councilman Gibson motioned, seconded by Councilman Frierson, to adopt the emergency clause. All voted aye.

A motion was made by Councilman Charles Frierson, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED

by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Enactment No: O-EN-054-2011

RES-11:165 A RESOLUTION TO CONTRACT WITH ARKANSAS RUSH SOCCER CLUB

Sponsors: Parks & Recreation

Attachments: [Rush soccer contract 11-12](#)

Mr. Huffstetler explained Rush used to contract out the soccer program through Craighead County Soccer, but the City has taken it on. Rush is a traveling soccer recreation league. Right now, there are about 1,100 kids playing soccer every Saturday.

A motion was made by Councilman Charles Frierson, seconded by Councilwoman Ann Williams, that this matter be Passed . The motion PASSED by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Enactment No: R-EN-113-2011

RES-11:166 RESOLUTION AUTHORIZING PURCHASE OF DEMAND RESPONSE SOFTWARE FOR JETS FROM ROUTEMATCH

Sponsors: JETS

JETS Director Steve Ewart explained the software will allow them to be more efficient and economical and provide better services to the community.

A motion was made by Councilman Darrel Dover, seconded by Councilman Charles Frierson, that this matter be Passed . The motion PASSED by a unanimous vote

Aye: 11 - Darrel Dover;Ann Williams;Charles Frierson;Chris Moore;John Street;Tim McCall;Gene Vance;Chris Gibson;Rennell Woods;Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

Enactment No: R-EN-114-2011

10. PUBLIC COMMENTS

Delane Hogan, 4504 Lochmoor, represented the Sage Meadows Property Owners Association. He explained he was not surprised by the City Attorney's recommendation concerning the previously discussed Sage Meadows issue. He added they have legal representation, but decided against having him present at the meeting tonight. He referred to the resolution read during City Council Reports and stated they do not have a problem with future building permits for ingress/egress at

the front of the Sage Meadows. He thanked the Mayor and City Council for allowing them time to voice their concerns.

He further explained the City can control what goes on in the City and they are asking for help to find a resolution to this problem. He discussed the construction of Sage Meadows and stated their issue is with Phase 2-C not having an ingress/egress like what was originally planned for the back of the area. He noted Phase 2-C was approved by MAPC and City Council, but as it's being built now it will not have the ingress/egress like the plans show. Mr. Hogan stated there are 1,500 residents in Sage Meadows, which is larger than the City of Brookland. He expressed concern about the effects of the front entrance not being accessible in the event of a major disaster. He questioned how public safety officers would get in to help residents if the only entrance in Sage Meadows was blocked.

He stated condemnation action has been discussed, which the developer may like because it would save him the cost of building the road himself. He noted that while construction of the road would be costly, it would be worth it if it saved lives.

Councilman Gibson, who is also a resident of Sage Meadows, stated he agrees with Mr. Hogan and suggested at the last Property Owners Association meet with County Judge Ed Hill in regards to getting a courtesy grade done on the road. After looking at the road, it was determined that it could not be graded.

Councilman McCall questioned how the ingress/egress could be planned for in the maps, but not actually constructed. Councilman Moore also questioned if they had to post bond for construction of the road since they started developing Phase 2-C. City Planner Otis Spriggs stated the MAPC has approved the subdivision in Phase 2-C up to a certain point and it's been the position of Planning, Engineering and Administration that when development started they would deal with posting of a performance bond to have the rest of the street paved. He added at this time, the phasing of the development has not occurred as fast as they would have preferred but they all support the fact that additional ingress/egress is needed. Councilman Fears questioned whether MAPC saw this type of issue coming. Mr. Spriggs stated MAPC today would not have made the same decision as they did when the development of Sage Meadows was originally approved without an alternative access.

Councilman McCall reiterated his question as to what happened during the processes that allowed for a second road not being built. Mr. Spriggs stated it was due to the way development was done in the past. City Attorney Crego also reiterated that the issue is valid, but it should be addressed through the City's current code not through a moratorium. Councilman McCall stated there is the possibility that due to the current code a second road could be made in Phase 2. Mr. Spriggs answered yes, and that would be discussed via the Planning Commission.

Mayor Perrin stated they will look into the issue.

Ms. Eloise Stanley, a resident of Sage Meadows, stated they understood they would have curb and gutter to the end of their property but it has not been done. The builder informed them it wouldn't be done, so they got the plans from the City and found out the work was supposed to be done in 2009. Then, they were told the work would be done by August 31 of this year, but it has not been done yet. Ms. Stanley stated it is a safety and convenience concern. She asked that the person responsible for the improvements do what they are supposed to do. She then asked that the City enforce what they approved to be done.

11. ADJOURNMENT

A motion was made by Councilman Chris Moore, seconded by Councilman Chris Gibson, that this meeting be Adjourned. The motion CARRIED by a Voice Vote.

Aye: 11 - Darrel Dover; Ann Williams; Charles Frierson; Chris Moore; John Street; Tim McCall; Gene Vance; Chris Gibson; Rennell Woods; Mikel Fears and Charles Coleman

Absent: 1 - Mitch Johnson

_____ **Date:** _____
Harold Perrin, Mayor

Attest:

_____ **Date:** _____
Donna Jackson, City Clerk



Legislation Details (With Text)

File #:	RES-11:167	Version:	1	Name:	Amendment to the Principal contract
Type:	Resolution	Status:		Status:	Recommended to Council
File created:	9/16/2011	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:		Final action:	
Title:	RESOLUTION APPROVING AN AMENDMENT TO THE PRINCIPAL GROUP ANNUITY CONTRACT				
Sponsors:	Finance				
Indexes:	Contract				
Code sections:					
Attachments:	Principal Amendment				

Date	Ver.	Action By	Action	Result
9/27/2011	1	Finance & Administration Council Committee		

Title

RESOLUTION APPROVING AN AMENDMENT TO THE PRINCIPAL GROUP ANNUITY CONTRACT

Body

WHEREAS, the City of Jonesboro currently has a Group Annuity Contract with the Principal for certain non-uniform employees; and

WHEREAS, an amendment is needed to provide expanded investment option for that contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Jonesboro, that:

SECTION ONE: That the group annuity contract for non-uniform employees with the Principal should be amended as recommended by the City's Finance Department and outside counsel, Friday Law Firm.

SECTION TWO: That Mayor Harold Perrin and City Clerk, Donna Jackson are authorized to execute such documents as are necessary to effectuate that agreement.



Legislation Details (With Text)

File #:	ORD-11:065	Version:	1	Name:	Amend Code of Ordinances regarding appeal of alcohol permit violation decisions
Type:	Ordinance	Status:		Status:	First Reading
File created:	8/25/2011	In control:		In control:	Public Safety Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE TO AMEND THE JONESBORO CODE OF ORDINANCES CHAPTER 6, ARTICLE II, SECTION 6-47 (e) CHANGING THE APPEAL PROCESS AFTER A DECISION IS RENDERED BY THE PUBLIC SAFETY COMMITTEE ON AN ALCOHOL PERMIT VIOLATION.				
Sponsors:	Mayor's Office, Police Department				
Indexes:	Code of Ordinances amendment				
Code sections:	Chapter 6 - Alcoholic Beverages				
Attachments:					

Date	Ver.	Action By	Action	Result
9/20/2011	1	Public Safety Council Committee		

Title

AN ORDINANCE TO AMEND THE JONESBORO CODE OF ORDINANCES CHAPTER 6, ARTICLE II, SECTION 6-47 (e) CHANGING THE APPEAL PROCESS AFTER A DECISION IS RENDERED BY THE PUBLIC SAFETY COMMITTEE ON AN ALCOHOL PERMIT VIOLATION.

Body

WHEREAS, THE CITY OF JONESBORO HAS ENACTED AN ALCOHOL ORDINANCE IN CHAPTER 6 OF THE JONESBORO CODE OF ORDINANCES, AND

WHEREAS, CHAPTER 6, ARTICLE II, SECTION 6-47 (e) NEEDS TO BE AMENDED TO REFLECT A CHANGE IN THE APPEAL PROCESS FROM A DECISION RENDERED BY THE PUBLIC SAFETY COMMITTEE;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT THE JONESBORO CODE OF ORDINANCES CHAPTER 6, ARTICLE II, SECTION 6-47 (e) IS HEREBY AMENDED AS FOLLOWS:

SECTION 1: "Once this decision is rendered by the Public Safety Committee a permittee has the right to appeal the decision to the full City Council within 10 working days for consideration." shall be deleted and replaced with the following sentence; "Once this decision is rendered by the Public Safety Committee a permittee has the right to appeal the decision to the Craighead County Circuit Court."

SECTION 2: The remainder of the Ordinance shall remain in full force and effect.



Legislation Details (With Text)

File #:	ORD-11:068	Version:	2	Name:	Amend the budget to add a Grants Project Coordinator to Grants
Type:	Ordinance	Status:		Status:	First Reading
File created:	9/6/2011	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:		Final action:	
Title:	AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET FOR THE CITY OF JONESBORO TO ADD AN ADDITIONAL GRANTS PROJECT COORDINATOR TO THE GRANTS DEPARTMENT				
Sponsors:	Grants, Human Resources				
Indexes:	Position - creation/amendment				
Code sections:					
Attachments:	CDBG or GRANTS Project Coord				

Date	Ver.	Action By	Action	Result
9/27/2011	2	Finance & Administration Council Committee		

title
AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET FOR THE CITY OF JONESBORO TO ADD AN ADDITIONAL GRANTS PROJECT COORDINATOR TO THE GRANTS DEPARTMENT

Body
WHEREAS, Ordinance Number 10:090 adopted the 2011 Budget; and

WHEREAS, it is recommended by the Finance Committee, to ensure sufficient staffing in the Grants Department, that an additional position of Grants Project Coordinator be added;

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

SECTION 1: The annual 2011 budget of the City of Jonesboro is amended by the addition of a Grants Project Coordinator, grade 113, salary range \$30,911 to \$46,367; and

SECTION 2: For the operational continuity of the City of Jonesboro it is hereby found and declared that an emergency exists and that this ordinance shall take effect from and after its passage and approval.

March 2011 CDBG Project Coor Job Description

Exempt: No
Department: Grant Departments
Reports To: CDBG Grants Coordinator and/or Grants Administrator
Location: Grant Departments, Jonesboro AR
Date Prepared: June 03, 2011
Date Revised: September 26, 2011

GENERAL DESCRIPTION OF POSITION

This position assist the Grants Coordinator or Grants Administrator in the daily implementation of grant funded projects and assists in the contract coordination.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Assists the supervisor in the daily activities. This duty is performed daily.
2. Assists the Supervisor in the research, writing, management, and participation in the development and implementation of goals, objectives, policies, procedures and priorities for the Grant program operation and projects, and their adherence to federal policy guidelines; assists in the identification of issues/problems, analysis of alternatives. This duty is performed irregularly.
3. Assists the Supervisor in the management, planning, direction, coordination, and review of work plans for project contractors, and sub-recipients; implements and reviews contracts, reports and other required documentation. This duty is performed irregularly.
4. Assists the Supervisor in the preparation and development of expense reports, the approval of project expense requests, and submission requests for grant reimbursement of funds. This duty is performed irregularly.
5. Assists the Supervisor in the monitoring of project contractors and sub-recipients to maintain federal regulations. This duty is performed irregularly.
6. Assists the Supervisor in implementation of programs and meetings to assist in the coordination of departmental meetings and organizations to improve services and programs. This duty is performed irregularly.
7. Assists in the preparation of responses to inquiries and requests for information from city residents, businesses, and other outside agencies and groups. This duty is performed irregularly.
8. Perform any other related duties as required or assigned.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty mentioned satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

EDUCATION AND EXPERIENCE

Broad knowledge of such fields as advanced accounting, marketing, business administration, finance, etc. Equivalent to four years of college, plus 19 to 23 months related experience and/or training, and 1 to 6 months related management experience, or equivalent combination of education and experience.

RESPONSIBILITY FOR FUNDS, PROPERTY and EQUIPMENT

None.

SUPERVISORY RESPONSIBILITIES

None.

COMMUNICATION SKILLS

Ability to effectively communicate information and respond to questions in person-to-person and small group situations with customers, clients, general public and other employees of the organization.

MATHEMATICAL SKILLS

Ability to add, subtract, multiply, and divide in all units of measure, using whole numbers, common fractions, and decimals. Ability to compute rate, ratio, and percent and to prepare and interpret bar graphs.

CRITICAL THINKING SKILLS

Ability to utilize common sense understanding in order to carry out written, oral or diagrammed instructions. Ability to deal with problems involving several known variables in situations of a routine nature.

SUPERVISION RECEIVED

Under general supervision where standard practice enables the employee to proceed alone on routine work, referring all questionable cases to supervisor.

PLANNING

Considerable responsibility with regard to general assignments in planning time, method, manner, and/or sequence of performance of own work; may also occasionally assist in the planning of work assignments performed by others within a limited area of operation.

DECISION MAKING

Performs work operations which permit infrequent opportunity for decision-making of minor importance and which would only affect the operating efficiency of the individual involved to a slight degree.

MENTAL DEMAND

Moderate mental demand. Operations requiring almost continuous attention, but work is sufficiently repetitive that a habit cycle is formed; operations requiring intermittent directed thinking to determine or select materials, equipment or operations where variable sequences may be selected by the employee.

ANALYTICAL ABILITY / PROBLEM SOLVING

Moderately structured. Fairly broad activities using moderately structured procedures with only generally guided supervision. Interpolation of learned things in somewhat varied situations.

USE OF MACHINES, EQUIPMENT AND/OR COMPUTERS

Regular use of complex machines and equipment (desktop/laptop computer and software, road and production machines and equipment, etc.)

ACCURACY

Probable errors would not likely be detected until they reached another department, office or patron, and would then require considerable time and effort to correct the situation. Frequently, possibility of error that would affect the organization's prestige and relationship with the public to a limited extent, but where succeeding operations or supervision would normally preclude the possibility of a serious situation arising as a result of the error or decision.

PUBLIC CONTACT

Regular contacts with patrons where the contacts are initiated by the employee. Involves both furnishing

and obtaining information and, also, attempting to influence the decisions of those persons contacted. Contacts of considerable importance and of such nature, that failure to exercise proper judgment may result in important tangible or intangible losses to the organization.

EMPLOYEE CONTACT

Contacts with other departments or offices and also frequently with individuals in middle level positions; consulting on problems which necessitate judgment and tact in presentation to obtain cooperation or approval of action to be taken. Also, important contacts with associates as required in advanced supervisory jobs.

REQUIRED CERTIFICATES, LICENSES, REGISTRATIONS

None

PREFERRED CERTIFICATES, LICENSES, REGISTRATIONS

Nonw

SOFTWARE SKILLS REQUIRED

Advanced: Spreadsheet, Word Processing/Typing

Intermediate: 10-Key, Accounting, Alphanumeric Data Entry, Presentation/PowerPoint

Basic: Contact Management, Database, Human Resources Systems, Payroll Systems

ADDITIONAL INFORMATION

Not indicated.

PHYSICAL ACTIVITIES

The following physical activities described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions and expectations.

While performing the functions of this job, the employee is continuously required to use hands to finger, handle, or feel, talk or hear; regularly required to stand, walk, sit, reach with hands and arms; and occasionally required to climb or balance, stoop, kneel, crouch, or crawl, taste or smell. The employee must occasionally lift and/or move up to 25 pounds. Specific vision abilities required by this job include close vision; distance vision; and color vision.

ENVIRONMENTAL CONDITIONS

The following work environment characteristics described here are representative of those an employee encounters while performing essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the functions of this job, the employee is occasionally exposed to outdoor weather conditions. The noise level in the work environment is usually moderate.



Legislation Details (With Text)

File #: ORD-11:072 **Version:** 1 **Name:** Creation of Transportation Options Coordinator position for JETS
Type: Ordinance **Status:** First Reading
File created: 9/6/2011 **In control:** Finance & Administration Council Committee
On agenda: **Final action:**
Title: AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET AND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A TRANSPORTATION OPTIONS COORDINATOR TO THE JETS DEPARTMENT
Sponsors: JETS, Human Resources
Indexes: Position - creation/amendment
Code sections:
Attachments: [Transportation Options Coordinator](#)

Date	Ver.	Action By	Action	Result
9/27/2011	1	Finance & Administration Council Committee		

title
AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET AND THE CITY SALARY & ADMINISTRATION PLAN FOR THE CITY OF JONESBORO TO ADD A TRANSPORTATION OPTIONS COORDINATOR TO THE JETS DEPARTMENT

Body

WHEREAS, Ordinance Number 10:090 adopted the 2011 Budget; and

WHEREAS, Resolution Number 09:201 adopted the City Salary & Administration Plan; and

WHEREAS, it is recommended by the Finance Committee, to ensure sufficient staffing in the JETS Department, that the position of Transportation Options Coordinator be added;

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

SECTION 1: The annual 2011 budget of the City of Jonesboro is amended by the addition of a Transportation Options Coordinator to the JETS Department; and

SECTION 2: The City Salary & Administration Plan is amended to include the position of Transportation Options Coordinator, grade 116 in the JETS Department with a salary range of \$34,770 to \$52,156.

SECTION 3: For the operational continuity of the City of Jonesboro it is hereby found and declared that an emergency exists and that this ordinance shall take effect from and after its passage and approval.

March 2011 Transportation Options Coordinator Job Description

Exempt: Yes
Department: Transit Department (JETS)
Reports To: Transit Director
Location: JETS Administrative Offices
Date Prepared: April 30, 2010
Date Revised: September 15, 2011

GENERAL DESCRIPTION OF POSITION

This position is responsible for transportation planning, travel coordination, resource development and travel training within the City of Jonesboro for the elderly, persons with disabilities, and those with significant income limitations who seek health care, independent living, job training and employment opportunities.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Providing service to clients under the established coordinated transportation plan. This duty is performed daily.
2. Contacting/meeting with users and providers of public transit and human services transportation. This duty is performed daily.
3. Maintaining records. This duty is performed daily.
4. Submitting reports. This duty is performed daily.
5. Coordinating required training, resource procurement, vehicle maintenance, and other allied functions. This duty is performed weekly.
6. Conducting community outreach. This duty is performed monthly.
7. Developing transportation resource materials. This duty is performed monthly.
8. Adhere to all safety guidelines and report any unsafe condition to my supervisor. This duty is performed irregularly.
9. Perform any other related duties as required or assigned.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty mentioned satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

EDUCATION AND EXPERIENCE

Broad knowledge of such fields as advanced accounting, marketing, business administration, finance, etc. Equivalent to four years of college, plus 19 to 23 months related experience and/or training. Or equivalent combination of education and experience.

RESPONSIBILITY FOR FUNDS, PROPERTY and EQUIPMENT

None.

SUPERVISORY RESPONSIBILITIES

None.

COMMUNICATION SKILLS

Ability to read, analyze, and understand general business/company related articles and professional journals; Ability to speak effectively before groups of customers or employees.

MATHEMATICAL SKILLS

Ability to work with mathematical concepts such as probability and statistical inference, and fundamentals of plane, algebra, solid geometry and trigonometry.

CRITICAL THINKING SKILLS

Ability to solve practical problems and deal with a variety of known variables in situations where only limited standardization exists. Ability to interpret a variety of instructions furnished in written, oral, or diagram formats.

SUPERVISION RECEIVED

Under general direction, working from policies and general directives. Rarely refers specific cases to supervisor unless clarification or interpretation of the organization's policy is required.

PLANNING

Considerable responsibility with regard to general assignments in planning time, method, manner, and/or sequence of performance of own work, in addition, the organization and delegation of work operations for a group of employees engaged in widely diversified activities.

DECISION MAKING

Performs work operations which permit frequent opportunity for decision-making of minor importance and also frequent opportunity for decision-making of major importance; the latter of which would affect the work operations of other employees and/or clientele to a moderate degree.

MENTAL DEMAND

Close mental demand. Operations requiring close and continuous attention for control of operations. Operations requiring intermittent direct thinking to determine or select the most applicable way of handling situations regarding the organization's administration and operations; also to determine or select material and equipment where highly variable sequences are involved.

ANALYTICAL ABILITY / PROBLEM SOLVING

Moderately directed. Activities covered by wide-ranging policies and courses of action, and generally directed as to execution and review. High order of analytical, interpretative, and/or constructive thinking in varied situations.

USE OF MACHINES, EQUIPMENT AND/OR COMPUTERS

Occasional use of highly complex machines and equipment; specialized or advanced software programs.

ACCURACY

Probable errors of internal and external scope would have a moderate effect on the operational efficiency of the organizational component concerned. Errors might possibly go undetected for a considerable period of time, thereby creating an inaccurate picture of an existing situation. Could cause further errors, losses, or embarrassment to the organization. The possibility for error is always present due to requirements of the job.

PUBLIC CONTACT

Extensive contacts with various diversified sectors of the public environment; wherein, the contacts are of major importance and failure to exercise proper judgment can lead to substantial losses to the organization.

EMPLOYEE CONTACT

Contacts of considerable importance within the department or office, such as those required in coordination of effort, or frequent contacts with other departments or offices, generally in normal course of performing duties. Requires tact in discussing problems and presenting data and making recommendations, but responsibility for action and decision reverts to others.

REQUIRED CERTIFICATES, LICENSES, REGISTRATIONS

None

PREFERRED CERTIFICATES, LICENSES, REGISTRATIONS

None

SOFTWARE SKILLS REQUIRED

Intermediate: Accounting, Presentation/PowerPoint, Spreadsheet, Word Processing/Typing

Basic: Alphanumeric Data Entry, Contact Management, Database

ADDITIONAL INFORMATION

Not indicated.

PHYSICAL ACTIVITIES

The following physical activities described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions and expectations.

While performing the functions of this job, the employee is continuously required to use hands to finger, handle, or feel, talk or hear; regularly required to stand, walk, sit, reach with hands and arms; and occasionally required to climb or balance, stoop, kneel, crouch, or crawl, taste or smell. The employee must occasionally lift and/or move up to 25 pounds; frequently lift and/or move up to 10 pounds. Specific vision abilities required by this job include close vision; and color vision.

ENVIRONMENTAL CONDITIONS

The following work environment characteristics described here are representative of those an employee encounters while performing essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the functions of this job, the employee is occasionally exposed to outdoor weather conditions. The noise level in the work environment is usually moderate.



Legislation Details (With Text)

File #:	ORD-11:073	Version:	1	Name:	Amend the budget to add a Paratransit Coordinator to JETS
Type:	Ordinance	Status:		Status:	First Reading
File created:	9/7/2011	In control:		In control:	Finance & Administration Council Committee
On agenda:		Final action:		Final action:	
Title:	AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET TO ADD A PARATRANSIT COORDINATOR TO THE JETS DEPARTMENT				
Sponsors:	JETS, Human Resources				
Indexes:	Position - creation/amendment				
Code sections:					
Attachments:	Paratransit Coordinator				

Date	Ver.	Action By	Action	Result
9/27/2011	1	Finance & Administration Council Committee		

title

AN ORDINANCE TO AMEND THE 2011 ANNUAL BUDGET TO ADD A PARATRANSIT COORDINATOR TO THE JETS DEPARTMENT

Body

WHEREAS, Ordinance Number 10:090 adopted the 2011 Budget; and

WHEREAS, it is recommended by the Finance Committee, to ensure sufficient staffing in the JETS Department, that the position of Paratransit Coordinator be added;

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

SECTION 1: The annual 2011 budget of the City of Jonesboro is amended by the addition of a Paratransit Coordinator, grade 109 with a salary range of \$25,765 to \$38,648; and

SECTION 2: For the operational continuity of the City of Jonesboro it is hereby found and declared that an emergency exists and that this ordinance shall take effect from and after its passage and approval.

March 2011

Paratransit Coordinator

Job Description

Exempt: No
Department: JETS
Reports To: Transit Supervisor
Location: JETS, 2630 Lacy Drive., Jonesboro, AR 72401
Date Prepared: November 12, 2008
Date Revised: September 07, 2011

GENERAL DESCRIPTION OF POSITION

To coordinate the comprehensive operation of the JETS paratransit service and to serve as the JETS support staff.

ESSENTIAL DUTIES AND RESPONSIBILITIES

1. Schedules paratransit buses from request from clients for services. This duty is performed daily.
2. Records driver manifest , RiderTRAC tally sheets, daily records of fuel purchases. This duty is performed daily.
3. Answers and assist incoming calls, and provide customer service for people entering facility. This duty is performed daily.
4. Maintains PT client records and office files. This duty is performed weekly.
5. Compiles ridership daily information and prepares weekly and monthly reports. This duty is performed daily.
6. Keeps inventory of uniforms. This duty is performed weekly.
7. Prepares payroll records for the department. This duty is performed weekly.
8. Creates spreadsheets for various report. This duty is performed irregularly.
9. Assist in preparation of annual operational reports as required. This duty is performed irregularly.
10. Perform any other related duties as required or assigned.

QUALIFICATIONS

To perform this job successfully, an individual must be able to perform each essential duty mentioned satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

EDUCATION AND EXPERIENCE

High school, plus specialized schooling and/or on the job education in a specific skill area; e.g. data processing, clerical/administrative, equipment operation, etc, plus 7 to 11 months related experience and/or training. Or equivalent combination of education and experience.

RESPONSIBILITY FOR FUNDS, PROPERTY and EQUIPMENT

None.

SUPERVISORY RESPONSIBILITIES

None.

COMMUNICATION SKILLS

Ability to effectively communicate information and respond to questions in person-to-person and small group situations with customers, clients, general public and other employees of the organization.

MATHEMATICAL SKILLS

Ability to add, subtract, multiply, and divide in all units of measure, using whole numbers, common fractions, and decimals. Ability to compute rate, ratio, and percent and to prepare and interpret bar graphs.

CRITICAL THINKING SKILLS

Ability to utilize common sense understanding in order to carry out written, oral or diagrammed instructions. Ability to deal with problems involving several known variables in situations of a routine nature.

SUPERVISION RECEIVED

Under general supervision where standard practice enables the employee to proceed alone on routine work, referring all questionable cases to supervisor.

PLANNING

Limited responsibility with regard to general assignments in planning time, method, manner, and/or sequence of performance of own work operations.

DECISION MAKING

Performs work operations which permit frequent opportunity for decision-making of minor importance and also frequent opportunity for decision-making of major importance; the latter of which would affect the work operations of other employees and/or clientele to a moderate degree.

MENTAL DEMAND

Light mental demand. Operations requiring intermittent directed thinking to carry out predetermined procedure or sequence of operations of limited variability. Operations requiring intermittent attention to control machine or manual motions.

ANALYTICAL ABILITY / PROBLEM SOLVING

Moderately repetitive. Activities with slight variation using a definite set of processes or directions with some degree of supervision. Choice of learned things in situations which conform to clearly established patterns and modes.

USE OF MACHINES, EQUIPMENT AND/OR COMPUTERS

Regular use of complex machines and equipment (desktop/laptop computer and software, road and production machines and equipment, etc.)

ACCURACY

Probable errors of internal and external scope would have a moderate effect on the operational efficiency of the organizational component concerned. Errors might possibly go undetected for a considerable period of time, thereby creating an inaccurate picture of an existing situation. Could cause further errors, losses, or embarrassment to the organization. The possibility for error is always present due to requirements of the job.

PUBLIC CONTACT

Frequent contacts with general public, patrons, or other outside representatives, wherein the manner of handling these contacts has a bearing on the organization's position and operation.

EMPLOYEE CONTACT

Contacts of considerable importance within the department or office, such as those required in coordination of effort, or frequent contacts with other departments or offices, generally in normal course of performing duties. Requires tact in discussing problems and presenting data and making recommendations, but responsibility for action and decision reverts to others.

REQUIRED CERTIFICATES, LICENSES, REGISTRATIONS

Not indicated.

PREFERRED CERTIFICATES, LICENSES, REGISTRATIONS

Not indicated.

SOFTWARE SKILLS REQUIRED

Intermediate: Spreadsheet

Basic: 10-Key, Accounting, Alphanumeric Data Entry, Contact Management, Database, Payroll Systems, Word Processing/Typing

ADDITIONAL INFORMATION

Not indicated.

PHYSICAL ACTIVITIES

The following physical activities described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions and expectations.

While performing the functions of this job, the employee is continuously required to talk or hear; regularly required to sit, use hands to finger, handle, or feel; occasionally required to stand, walk, reach with hands and arms, stoop, kneel, crouch, or crawl. The employee must occasionally lift and/or move up to 10 pounds. Specific vision abilities required by this job include close vision.

ENVIRONMENTAL CONDITIONS

The following work environment characteristics described here are representative of those an employee encounters while performing essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the functions of this job, the employee is occasionally exposed to outdoor weather conditions. The noise level in the work environment is usually moderate.



Legislation Details (With Text)

File #:	ORD-11:064	Version:	1	Name:	Amend Stormwater Regulations to add definitions and for other purposes
Type:	Ordinance	Status:		Status:	Second Reading
File created:	8/19/2011	In control:		In control:	Public Works Council Committee
On agenda:		Final action:			
Title:	AN ORDINANCE AMENDING THE STORMWATER MANANGEMENT REGULATIONS TO INCLUDE ADDITIONAL DEFINITIONS AND FOR CLARITY PURPOSES				
Sponsors:	Engineering				
Indexes:	Technical Code				
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
9/20/2011	1	City Council		
9/6/2011	1	Public Works Council Committee		

Title

AN ORDINANCE AMENDING THE STORMWATER MANANGEMENT REGULATIONS TO INCLUDE ADDITIONAL DEFINITIONS AND FOR CLARITY PURPOSES

Body

WHEREAS, the City Council for the City of Jonesboro, Arkansas adopted specific Stormwater Regulations on December 18, 2008 (ORD-08:099) which are now codified in Chapter 112 of the Jonesboro Municipal Code;

WHEREAS, specific Code Amendments and Definitions are needed to clarify the Stormwater Code requirements for properties being redeveloped.

WHEREAS, the Stormwater Management Board recommends the amendment to the Jonesboro Municipal Code.

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

SECTION 1: That the following definitions be added to Section 112-1 of the Jonesboro Municipal Code.

Redevelopment - the demolition or removal of old buildings, structures, or other improvements to a developed site, and replacement or construction of new buildings, structures, or improvements on the same site.

Undeveloped Property - real property which has not been altered from its natural state by the addition of any improvements such as buildings, structures, or other impervious area.

Subdivision - a division of land into two (2) or more lots or parcels, including the combination or recombination of two (2) or more previously plotted lots. The term subdivision shall apply also to any division of land involving the dedication of a street to the public, provided, however, that any division of land for agricultural purposes into lots or parcels of five (5) acres or more shall not be deemed a subdivision unless street dedication or the installation of utilities are involved.

SECTION 2. That Section 112-7 of the Jonesboro Municipal Code shall be amended to read as follows:

Any person, firm, corporation, business, or legal entity proposing to develop, redevelop, or subdivide land within the city planning jurisdiction shall prepare and submit a SWMP to the City Engineer for review and be issued a Compliance Letter prior to commencement of construction of the improvements, except for the following:

- (1) One new or existing single-family structure;
- (2) One new or existing duplex family structure;
- (3) One existing commercial or industrial structure where proposed structural or site improvements are less than 2,000 square feet cumulatively and no other structural or site improvements have been made in the preceding three (3) years that when combined with the current improvements would exceed 2,000 square feet in aggregate.

SECTION 3. That Section 112-103 of the Jonesboro Municipal Code shall be amended to read as follows:

This article establishes plan preparation and submittal requirements for development and redevelopment projects within the Jonesboro Planning jurisdiction.

SECTION 4. That Section 112-103 (2) of the Jonesboro Municipal Code shall be amended to read as follows:

- (2) Differential Runoff
 - a. For undeveloped property, peak flow rate, and velocity of stormwater runoff from the site, post-development, should to the extent practicable approximate that of the site prior to the development.
 - b. For redeveloped property, peak flow rates, and velocity of Stormwater runoff from this site, post-development, should be reduced by an amount equivalent to a twenty percent (20%) reduction in impervious area from the previously developed site.

SECTION 5. That the provisions of this Ordinance are declared to be severable. In the event any portion or portions may be declared unconstitutional does not render the remaining provisions invalid. Further, all Ordinances and parts of Ordinances in conflict herewith are hereby repealed to the extent of said conflict.

SECTION 6. That the Mayor and the City Clerk are hereby authorized by the City Council for the City of Jonesboro to adopt the above referenced addition to the Jonesboro Municipal Code.



Legislation Details (With Text)

File #:	ORD-11:077	Version:	1	Name:	Rezoning by G&P Development
Type:	Ordinance	Status:		Status:	Second Reading
File created:	9/15/2011	In control:		In control:	City Council
On agenda:		Final action:			
Title:	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 FOR PROPERTY LOCATED AT 2807 STADIUM AS REQUESTED BY G&P DEVELOPMENT				
Sponsors:					
Indexes:	Rezoning				
Code sections:					
Attachments:	Plat MAPC Report Application for Zoning Ordinance Map Amendment Development Plan				

Date	Ver.	Action By	Action	Result
9/20/2011	1	City Council		

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

SECTION I: 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 BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT & I-1 INDUSTRIAL TO (C-3 LU-O) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

TRACT A (C-3 to PD-C):

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°28'37" WEST, 356.01 FEET; THENCE SOUTH 00°40'17" WEST, 29.03 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°40'17" WEST, 1282.35 FEET; THENCE SOUTH 89°46'12" WEST, 324.14 FEET TO THE SOUTHEAST CORNER OF THE REVISED REPLAT OF MACON'S ADDITION; THENCE NORTH 00°33'22" EAST, ALONG

THE EAST LINE OF SAID REVISED REPLAT OF MACON'S ADDITION, 984.46 FEET; THENCE SOUTH 89°55'06" EAST, 149.80 FEET; THENCE NORTH 00°46'07" EAST, 300.02 FEET; THENCE SOUTH 89°48'00" EAST, 175.79 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 8.55 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT B (C-3 to PD-C):

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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TRACT C (C-3 to PD-C):

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SECTION II: THE REQUESTED REZONING CLASSIFICATION IS PD-C AND IS FURTHER RESTRICTED AS FOLLOWS:

1. A FINAL DEVELOPMENT PLAN SHALL BE REVIEWED AND APPROVED BY THE MAPC AND SHALL INCLUDE FINAL DETAILS ON DRAINAGE, GRADING, ACCESS MANAGEMENT, SIGNAGE, LIGHTING PHOTOMETRICS, LANDSCAPING AND ALL SITE IMPROVEMENTS.
2. PARKING LOT CALCULATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE C-3 COMMERCIAL DISTRICT STANDARDS.

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING

DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.



MICHAEL A. DANIELS - SURVEYOR
ARKANSAS - 1563



Haywood, Kenward, Bare, and Associates, Inc
ARKANSAS - 234

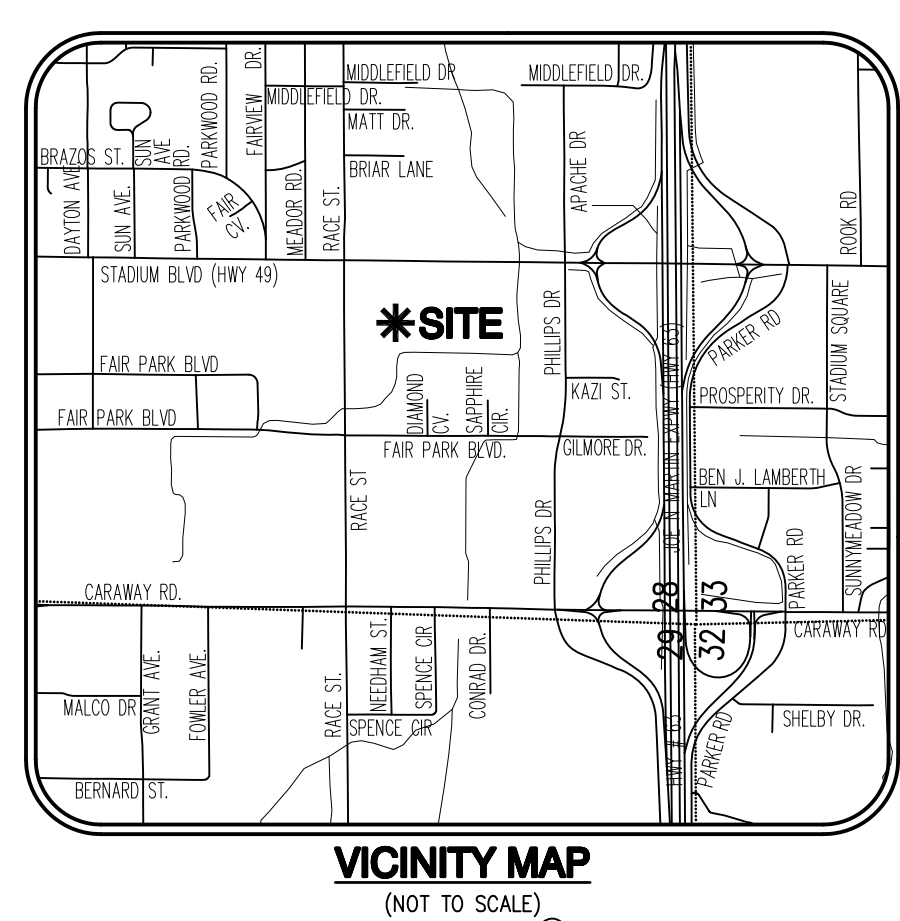
PROJECT NO. G022-0001-12	
DRAWN BY JUN	CHECKED BY MAD
SHEET 1 OF 1	SCALE 1"=50'
DATE 06/17/11	DRAWING NO. 31-62

SURVEYOR'S NOTES:

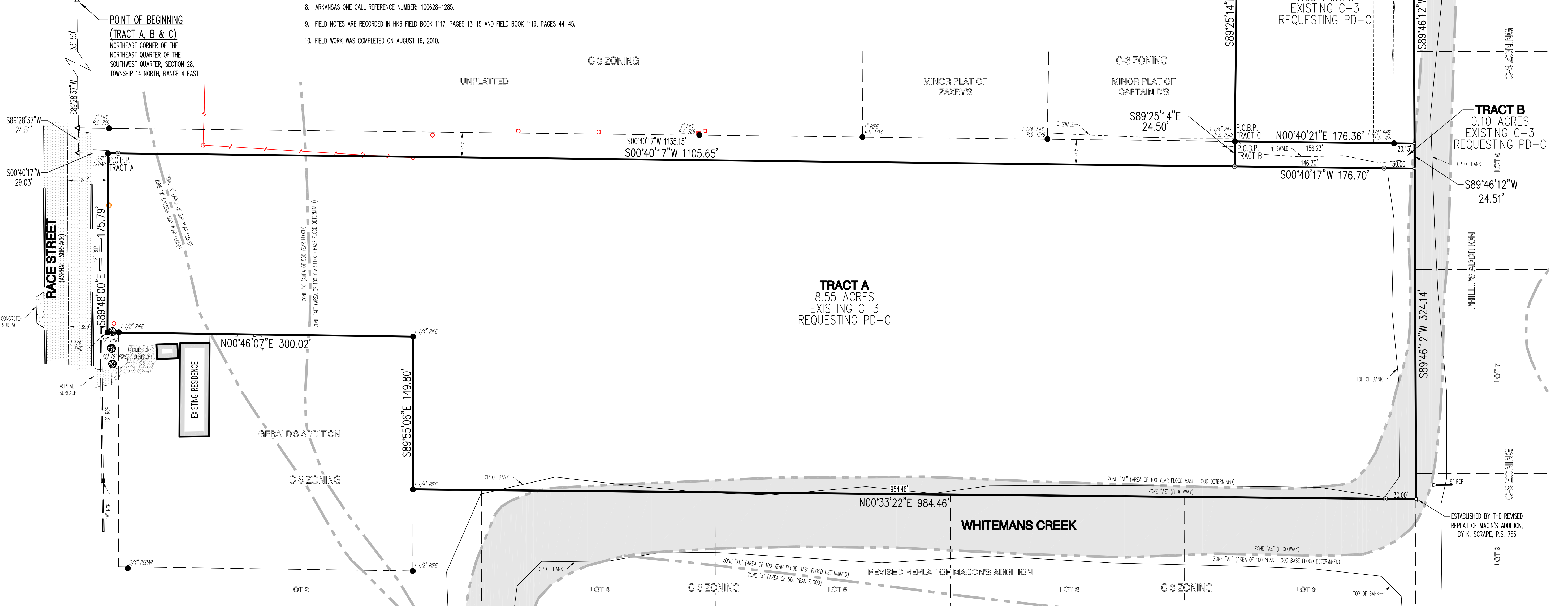
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301), LAT: 35°48'38.20595"; LONG: 90°40'11.31968" CON: 0.77403581; CAF: 99993547
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - RECORD PLAT, GERALD'S ADDITION, BY CLAY KENWARD, P.S. 256, FILED IN HKB DRAWING NUMBER 50-175.
 - PLAT OF SURVEY, BY J.L. SCRAPE, P.S. 515, FOR DALTON FARMER, FILED IN HKB DRAWING NUMBER 4-26, DATED SEPTEMBER 15, 1971.
 - RECORD PLAT, PHILLIPS ADDITION, BY DAN B. MULHOLLEN, P.S. 646, RECORDED IN BOOK A, PAGE 7, DATED MAY 24, 1977.
 - RECORD REPLAT, REVISED REPLAT OF MACON'S ADDITION, BY KENNETH L. SCRAPE, P.S. 766, RECORDED IN BOOK C, PAGE 45, DATED JANUARY 9, 1998.
 - MINOR PLAT, CAPTAIN D'S, BY PATRICK W. LEMLEY, P.S. 1549, RECORDED IN BOOK C, PAGE 183, DATED MARCH 29, 2007.
 - MINOR PLAT, ZAXBY'S, BY PATRICK W. LEMLEY, P.S. 1549, RECORDED IN BOOK C, PAGE 183, DATED MARCH 29, 2007.
 - PLAT OF SURVEY, BY PATRICK W. LEMLEY, P.S. 1549, FOR FARMER ENTERPRISES, INC., DATED FEBRUARY 21, 2008.
 - PLAT OF SURVEY, BY DANNY R. BURNS, P.S. 1590, JOB NUMBER 109155, DATED NOVEMBER 19, 2009.
- A PORTION OF THE SUBJECT PROPERTY LIES WITH IN THE 100-YEAR SPECIAL FLOOD HAZARD ZONE "AE" AND THE FLOODWAY, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05031C0132C, EFFECTIVE DATE JUNE 25, 2007.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. HAYWOOD, KENWARD, BARE & ASSOCIATES INC. MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 BEFORE YOU DIG!
- SUBJECT PROPERTY IS ZONED C-3, GENERAL COMMERCIAL DISTRICT.
- BUILDING SETBACKS FOR C-3 ZONING:
 - STREET SETBACK: 25'
 - SIDE SETBACK: 10'
 - REAR SETBACK: 20'
- ARKANSAS ONE CALL REFERENCE NUMBER: 100628-1285.
- FIELD NOTES ARE RECORDED IN HKB FIELD BOOK 1117, PAGES 13-15 AND FIELD BOOK 1119, PAGES 44-45.
- FIELD WORK WAS COMPLETED ON AUGUST 16, 2010.

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "M.A. DANIELS P.S. 1563"
- △ COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- GRATE INLET
- TELEPHONE PEDESTAL
- SIGN (AS NOTED)
- TREE (AS NOTED)
- (AS NOTED)
- OVERHEAD ELECTRIC LINE
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- TELECOMMUNICATION LINE
- WOOD FENCE LINE



BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301).



CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING PARCELS OF LAND:

TRACT A:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 89°28'37" WEST, 356.01 FEET; THENCE SOUTH 00°40'17" WEST, 29.03 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE SOUTH 00°40'17" WEST, 1282.35 FEET; THENCE SOUTH 89°46'12" WEST, 324.14 FEET TO THE SOUTHEAST CORNER OF THE REVISED REPLAT OF MACON'S ADDITION; THENCE NORTH 00°33'22" EAST, ALONG THE EAST LINE OF SAID REVISED REPLAT OF MACON'S ADDITION, 984.46 FEET; THENCE SOUTH 89°55'06" EAST, 149.80 FEET; THENCE NORTH 00°46'07" EAST, 300.02 FEET; THENCE SOUTH 89°48'00" EAST, 175.79 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 8.55 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

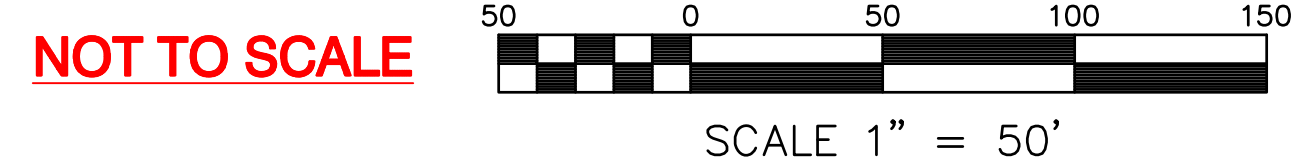
TRACT B:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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TRACT C:
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM (C-3) GENERAL COMMERCIAL DISTRICT TO (PD-C) COMMERCIAL BUSINESS PLANNED DEVELOPMENT.

SIGNED THIS 17TH DAY OF JUNE 2011
BY NAME HUJE YANG TITLE AGENT - G & P DEVELOPMENT
SIGNATURE *Huye Yang*



SCALE 1" = 50'

REZONING PLAT

City of Jonesboro City Council
Staff Report – RZ 11-14: G&P Stadium Commercial Development

Huntington Building - 900 W. Monroe
For Consideration by the Council on September 20, 2011

- REQUEST:** To consider a rezoning of a parcel of land containing 9.7 acres more or less
- PURPOSE:** A request to consider recommendation by Council for a rezoning from “C-3” Low General Commercial to “PD-C”- Planned District- Commercial as recommended by MAPC.
- APPLICANT OWNER:** G&P Development, LLC, P.O. Box 17426, Jonesboro, AR. 72403
SAME
- LOCATION:** 2807 Stadium Blvd. /2833 Race Street, Jonesboro, AR
- SITE DESCRIPTION:** Tract Size: Approx. +/- 9.7 Acres
Frontage: Approx. 173’ +/- Stadium Blvd.; 175’ +/- on Race Street
Topography: Gently Sloping
Existing Dvlpmt: Vacant Lot
- | | | |
|--------------------------------|----------------|-------------------------------------|
| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| | North: R-1/C-3 | Church/Bank |
| | South: C-3 | Hotels |
| | East: C-3 | Retail/Restaurants |
| | West: C-3 | Vacant Commercial Subdivision Lots. |
- HISTORY:** None.
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as General Commercial. The proposed rezoning is consistent with the land use map.

Approval Criteria- Section 14.44.05, (5a-g) - Amendments:

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

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



HKB
Haywood, Kenward, Bare
AND ASSOCIATES, INC.
 CIVIL Engineering, Surveying & Planning Services
 1801 Johnsons Drive, Jacksonville, AR, 72404
 P. 501.922.2018 F. 571.322.1076

PRELIMINARY CONCEPT
 A PART OF THE PRELIMINARY CONCEPT FOR THE DEVELOPMENT OF THE
 PROJECT, CONTAINGEN, COUNTY, MISSISSIPPI

SCALE: AS SHOWN - SEE SHEETS
 10/21/17

NO.	DATE	DESCRIPTION
1	10/21/17	PRELIMINARY CONCEPT

Findings:

Master Street Plan/Transportation

The subject site is bordered by Stadium Blvd. (State highway route), a principal arterial, and Race Street which is a Collector road. The rezoning plat shows Stadium Blvd. right of way at 120 ft. and Race Street at 38ft. to 39.7 ft. along Race Street (fraction less than the 40 ft. from centerline recommended). Driveway access drives shall be submitted and coordinated with the appropriate reviewing agency for approval.

Land Use Plan

The proposed site falls within a recommended General Commercial Area on the future land use map. Consistency is achieved with the submitted petition.

Zoning compliance:

The applicant is requesting a change to a Planned District- Commercial District (PD-C) which will allow the development to be developed in a more private manner with private access drives serving six (6) individual commercial restaurants and retailers. The preliminary plan reflects this as well as the conceptual layout of greenspace and walkways throughout the site. Details on greenspace percentage are lacking and should be quantified by the applicant. Maximum building square-footages should also be demonstrated by the applicant.

Landscaping/Lighting/Dumpster Location/Screening/ Signage:

The preliminary conceptual plan should be enhanced to illustrate location and details on Landscaping, Lighting, Dumpster Location and Screening for MAPC consideration in the Final Development Plan process. Signage details will be required during the Final Development Plan process as well. Parking lot calculations shall meet the minimum requirements of the C-3 Commercial District standards.

Record of Proceedings- MAPC Public Hearing Held on July 12, 2011.

Applicant: Mr. Michael Daniels, HKB appeared before the Commission and welcomed any questions or comments. Mr. Spriggs gave staff input summarizing the case details. The developer is proposing 6 commercial buildings served by private drive/access from the mentioned right of ways. Zoning compliance would need to be met by each commercial use planned, regarding building setbacks, maximum lot coverage, etc. Since the staff report was posted, we have before the Commission a revised preliminary plan that was submitted by the applicant that addresses those issues. The Engineering Dept. and Planning Dept. Staff also reviewed the plan in terms of the site layout in reference to our access management ordinances; as it relates to the number and location of access drives in proximity to other drives. And there were some questions raised by Engineering in terms of the alignment of the access drives to assure that there are no conflicts with what occurs on the opposite side of Race Street, and what is coordinated along Stadium Blvd.

The Planning Department has listed the following five (5) conditions:

1. Race Street right of way should be shown at 40 ft. from centerline. Driveway access drives shall be submitted and coordinated with the appropriate reviewing agency for approval. (This item is no longer an issue and can be removed).
2. Details on maximum building sizes and percentage of open/greenspace shall be submitted for MAPC consideration in the Final Development Plan process.
3. Signage details shall be required during the Final Development Plan process as well.
4. Parking lot calculations shall meet the minimum requirements of the C-3 Commercial District standards.
5. A final development plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

The greenspace/openspace for Phase I, we plan for 34% of phase I to be open space on the 2 lots on the southern end. We will continue that drive to Race Street. As far as parking we have 131 spaces

and we are required 120. We do not have an exact plan/time for the other easement. Mr. Spriggs asked if the applicant had coordinated with CWL concerning easements under the Planned Development District. Mr. Daniels: our planned 25 ft. wide utility corridor is shown on the east end (runs east of the North/south road).

Engineering Department:

Michael Morris: Have you had a chance to look at the access driveway and the one to the north? Yes, it is over 80 ft.: Mr. Daniels replied. We would like this drive align with the church drive across the street. Michael Daniel stated that it won't be exactly lined up; it will be an offset because of the requirement to offset the drive 20 ft. from the line. Mr. Morris: Even though this is labeled private drive, it will operate like a City street, because you are serving multiple buildings. If the bank develops, which is east, we will restrict their driveway location, because we would want them further spaced.

Terry Bare: HKB, Our driveway along Race comes half way between the bank and the church. We feel that is the best and safest entrance to the property. Last month we had a commercial subdivision before you in which the driveway was a little less than the 80 ft. and Engineering asked that we dead-end the street with a cul-de-sac because it did not align with the driveway of a residence. If we move it to the south we will not match that driveway ; We will ask the owner if they would like to do that, but we do not want to make it a stipulation of approval. Mr. Morris: We feel once the bank is developed there will be a congestion between them and the bank. The church will be accessing the property on Sunday and Wednesday night . Mr. Daniels noted consideration of the automotive business to the west and to move it closer to the west, there is a residence that we will be jamming it against when there is a 20 ft. setback requirement off the line.

Mr. White: Do you know with certainty that the bank will develop the drive at that location. Mr. Morris noted that it was a temporary facility previously approved and that is probably where they wanted the final drive. Mr. White: The way I see is that they are requesting a rezoning and those things will come later. Mr. Halsey concurred. Joe Tomlinson: If you do this in phases will this come back as a final plan? Mr. Spriggs noted that this submittal is a conceptual plan attached to the rezoning. Afterwards it will following similar to a subdivision. Mr. Spriggs noted that consistency is achieved with the land use plan.

Opposition: NONE.

Commission Action: A motion was made by Jim Scurlock, seconded by Margaret Norris, that this matter be approved and Recommended to Council . The motion carried by the following vote.

Aye: 6: Ms. Margaret Norris; Mr. Joe Tomlinson; Mr. Paul Hoelscher; Mr. Ron Kelton; Mr. John White, and Mr. Jim Scurlock. **Case Approved Unanimously- 6-0.**

Absent: 2 - Lonnie Roberts Jr. and Brian Dover

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by G&P Development, should be evaluated based on the above observations and criteria, of Case RZ 11-14, a request to rezone property from "C-3" to PD-C, and is hereby recommended for approval to the Jonesboro City Council.

The conditions for recommendation of approval shall include the following:

1. Race Street right of way should be shown at 40 ft. from centerline. Driveway access drives shall be submitted and coordinated with the appropriate reviewing agency for approval.
2. Details on maximum building sizes and percentage of open/greenspace shall be submitted for MAPC consideration in the Final Development Plan process.
3. Signage details shall be required during the Final Development Plan process as well.
4. Parking lot calculations shall meet the minimum requirements of the C-3 Commercial District standards.
5. A final development plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking South towards site.



View looking East towards site.



View looking West across from the site.



View looking South of site.



View looking North across from site entrance along Race Street.



View looking East towards Stadium/Race intersection.



View looking West of abutting residence.



View looking West of abutting residence's rear property.



View looking South of site.



View looking North along Stadium Blvd. (of site frontage).



View looking East of ingress/egress for site from Stadium Blvd.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: **2807 Stadium Boulevard & 2833 Race Street**

Side of Street: **West & South** between **Race Street** and **Phillips Drive**

Quarter: **SW** Section: **28** Township: **14 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: **C-3** Proposed Zoning: **PD-C**

Size of site (square feet and acres): **9.7 Total** Street frontage (feet): **173' +/- Stadium Boulevard**
175' +/- Race Street

Existing Use of the Site: **Vacant**

Character and adequacy of adjoining streets: **Asphalt surface, good condition, adequate for traffic flow.**

Does public water serve the site? **YES**

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

Does public sanitary sewer serve the site? **YES**

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

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 the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Use of adjoining properties:

North **Zoned R-1 & C-3 –Church & Bank**
South **Zoned C-3 – Hotels**
East **Zoned C-3 – Retail & Restaurants**
West **Zoned C-3 – Vacant Commercial Subdivison Lots**

Physical characteristics of the site: **See attached aerial photo.**

Characteristics of the neighborhood: **See attached aerial photo.**

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? **C-3**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **Best use of property considering recent developments, access and layout.**
- (3). If rezoned, how would the property be developed and used? **Within the restriction of the proposed PD-C zoning.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **Within the restriction of the proposed PD-C 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? **By serving the needs of the area.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **Due to the current developments in the area, the PD-C would be compatible with the surrounding area.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Due to the potential growth and current developments in the surrounding area this property would be best used as the requested 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. **Positive impact.**
- (10). How long has the property remained vacant? **The subject parcel has never been developed.**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **N/A**
- (12). If the rezoning is approved, when would development or redevelopment begin? **Not determined at this time.**

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 the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

- (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.*
The public is aware of ongoing development development of area and rezoning is to meet the need of the surrounding area.

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: **G&P Development, LLC**

Name: _____

Address: **PO Box 17426**

Address: _____

City, State: **Jonesboro, AR** ZIP **72403**

City, State: _____ ZIP _____

Telephone: **870-897-5623**

Telephone: _____

Facsimile: **870-972-5571**

Facsimile: _____

Signature: _____

Signature: _____

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 the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

PD-C PRELIMINARY DEVELOPMENT PLAN

A PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



MICHAEL A. DANIELS - SURVEYOR
ARKANSAS - 1563



Haywood, Kenward, Bare, and Associates, Inc
ARKANSAS - 234

CLIENT:
G & P DEVELOPMENT

REVISIONS

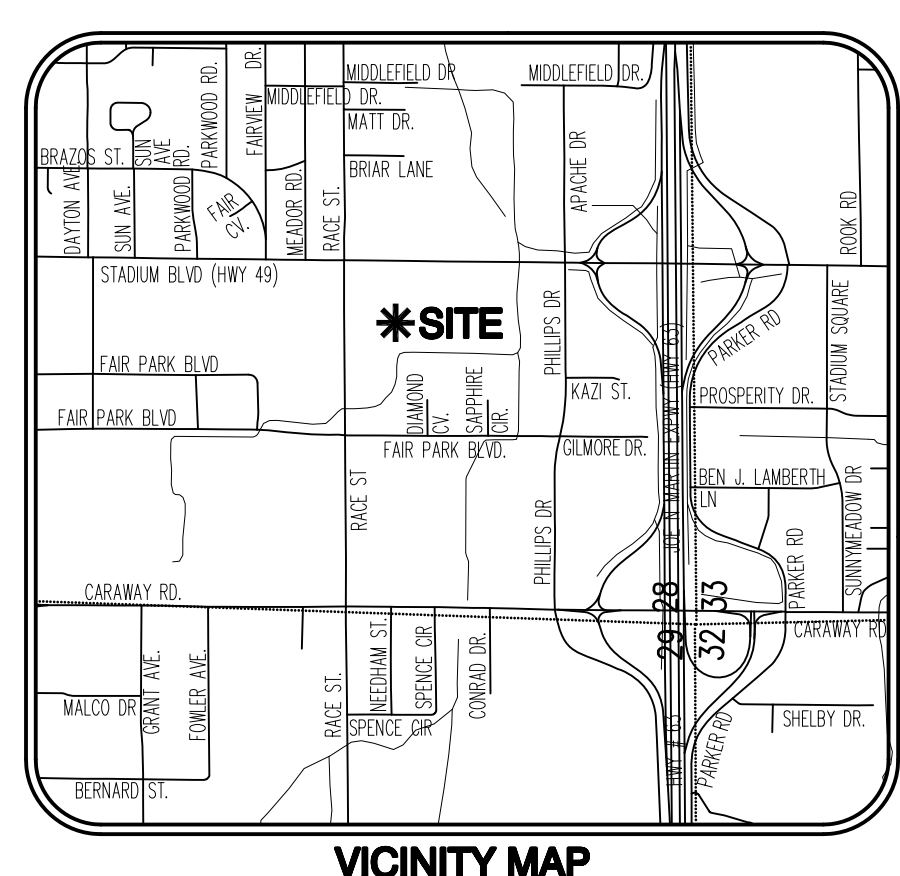
DATE	BY	DESCRIPTION

PROJECT NO.
G022-0001-08

DRAWN BY: JUN CHECKED BY: MAD

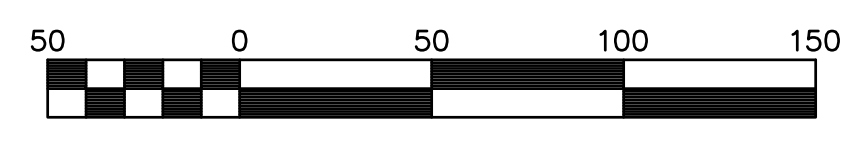
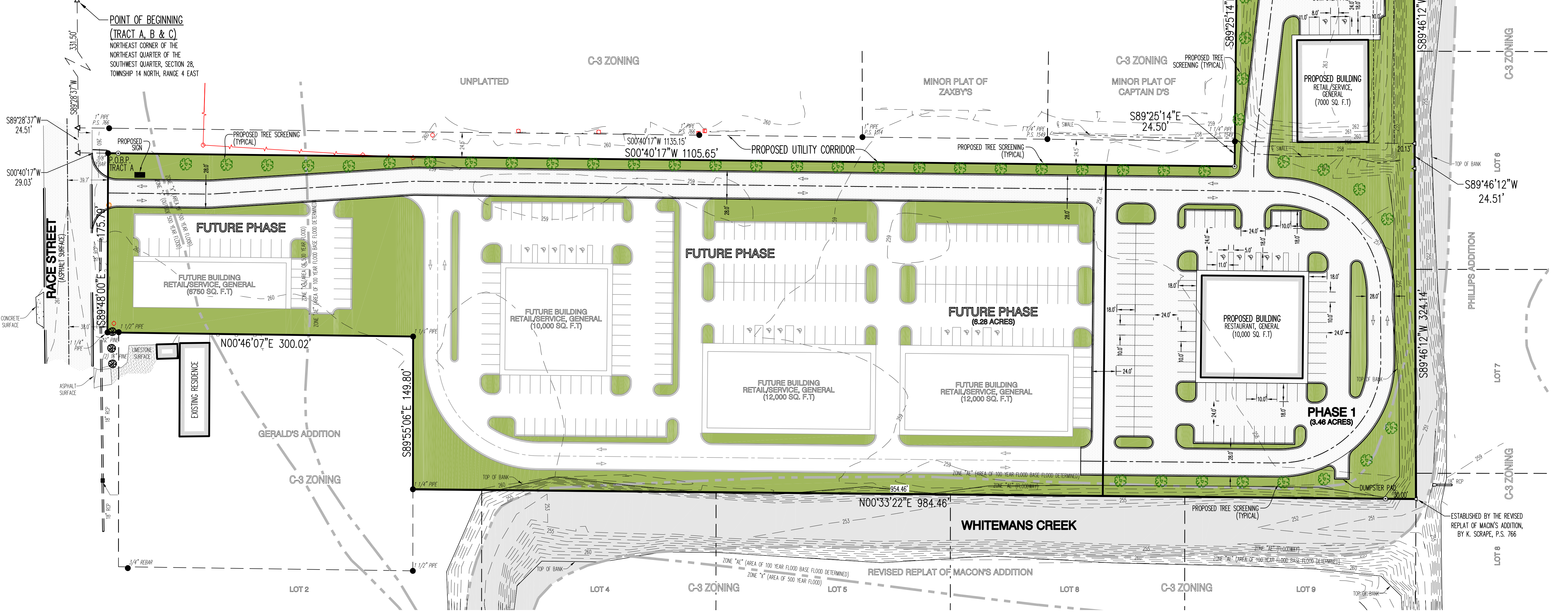
SHEET: 1 OF 1 SCALE: 1"=50'

DATE: 06/17/11 DRAWING NO.: 31-62



VICINITY MAP
(NOT TO SCALE)

BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)



SCALE 1" = 50'

PD-C PRELIMINARY DEVELOPMENT PLAN



Legislation Details (With Text)

File #:	ORD-11:075	Version:	1	Name:	Rezoning by Roger Barnhill
Type:	Ordinance	Status:		Status:	Third Reading
File created:	9/14/2011	In control:		In control:	City Council
On agenda:		Final action:		Final action:	
Title:	AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 LUO FOR PROPERTY LOCATED AT 3012 PARKWOOD DRIVE AS REQUESTED BY ROGER BARNHILL				
Sponsors:					
Indexes:	Rezoning				
Code sections:					
Attachments:	Plat MAPC Report				

Date	Ver.	Action By	Action	Result
9/20/2011	1	City Council		

title
AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES LOCATED AT 3012 PARKWOOD DRIVE.
body
BE IT ORDAINED by the City Council of City of Jonesboro, Arkansas:

SECTION I: That Chapter 117, Article III, known as the Zoning Ordinance of the City of Jonesboro, Arkansas be amended by the changes in zoning classification as follows:

From Residential (R-1) to Commercial (C-3, Limited Use Overlay - Aldi's Grocery for parking), the following described property:

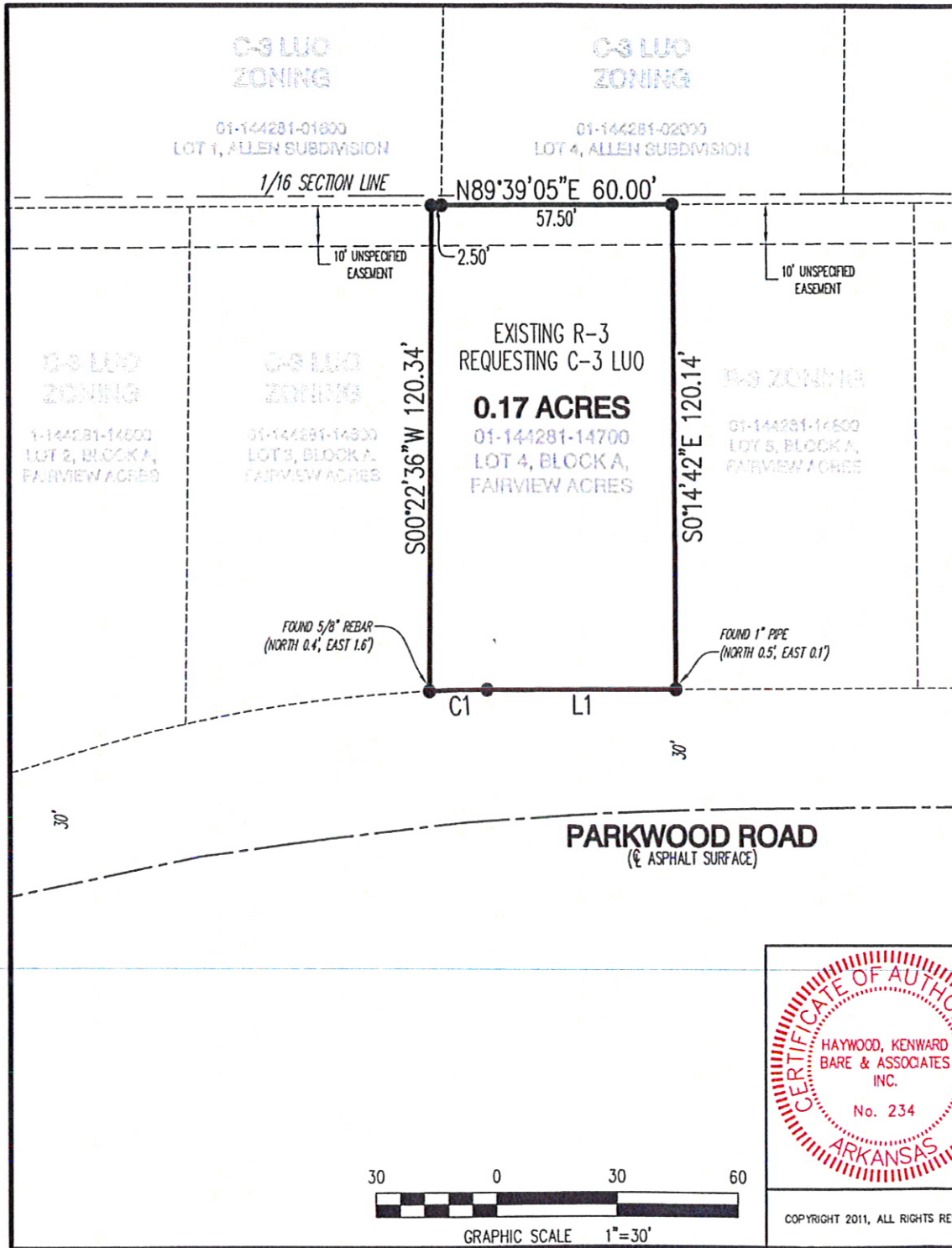
Lot 4 in Block "A" of Fairview Acres, Jonesboro, Arkansas as shown by Plat in Book 123 at Page 126 in the Office Circuit Clerk and Ex-Officio Recorder, Craighead County, Arkansas.

The limited uses imposed are as follows: 1. Building permits shall not be issued in the zoned area for any new commercial uses until such proposals have been submitted, reviewed and approved by the Planning Commission. 2. Billboards, high-volume retail uses such as convenience store, car wash, pawn shop, restaurant - fast food, vehicle repair - limited, vehicle repair - general, agriculture farmers' market, and service station shall not be permitted. A grocery store owned and operated by Aldi's, Inc., or its successors shall be permitted. A 6 ft. privacy shall be constructed and maintained to screen adjacent residential to the east with coordination of site obstruction regulations along Parkwood Drive.

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

SECTION III. The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this Ordinance.

SECTION IV. It is found and declared by the City Council that proper use of the tract of land described in this Ordinance is being delayed because of improper zoning and that, therefore, an emergency exists and this Ordinance being necessary for the preservation of the public peace, health and safety, it shall take effect from and after its passage and approval.



CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	14.38'	353.77'	02°19'44"	S88°34'41"W	14.38'

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S89°44'33"W	46.93'

C-3 LUO:

LIMITED USE TO EXCLUDE:

- BILLBOARDS
- HIGH-VOLUME RETAIL USES SUCH AS CONVENIENCE STORE
- CAR WASH
- PAWN SHOP
- VEHICLE REPAIR - LIMITED
- VEHICLE REPAIR - GENERAL
- AGRICULTURE FARMERS' MARKET
- SERVICE STATION
- RESTAURANT - FAST FOOD

LEGEND:

- FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "MA DANIELS P.S. 1563"

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05031C0132C, EFFECTIVE DATE JUNE 25, 2007.

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE & ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING PARCEL OF LAND:

LOT 4 IN BLOCK A OF FAIRVIEW ACRES SUBDIVISION IN THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT OF RECORD IN DEED BOOK 123, AT PAGE 126, SUBJECT TO BILL OF ASSURANCE OF RECORD IN BOOK 149, AT PAGE 98, AND EASEMENTS SHOWN ON RECORD PLAT. ALSO KNOWN AS 3012 PARKWOOD, JONESBORO, AR.

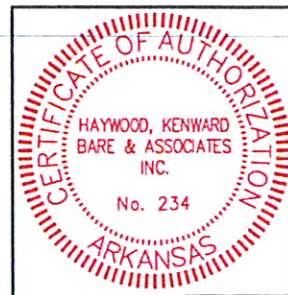
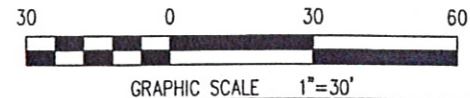
OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM: (R-3) MULTI-FAMILY HIGH DENSITY DISTRICT TO (C-3 LUO) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY

SIGNED THIS 17TH DAY OF AUGUST 17, 2011

Roger Barnhill
ROGER BARNHILL

BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301),
LAT: 35°49'00.80016"; LONG: 90°40'07.91459"
CON: 0.77456620; CAF: 0.99993597



REZONING PLAT

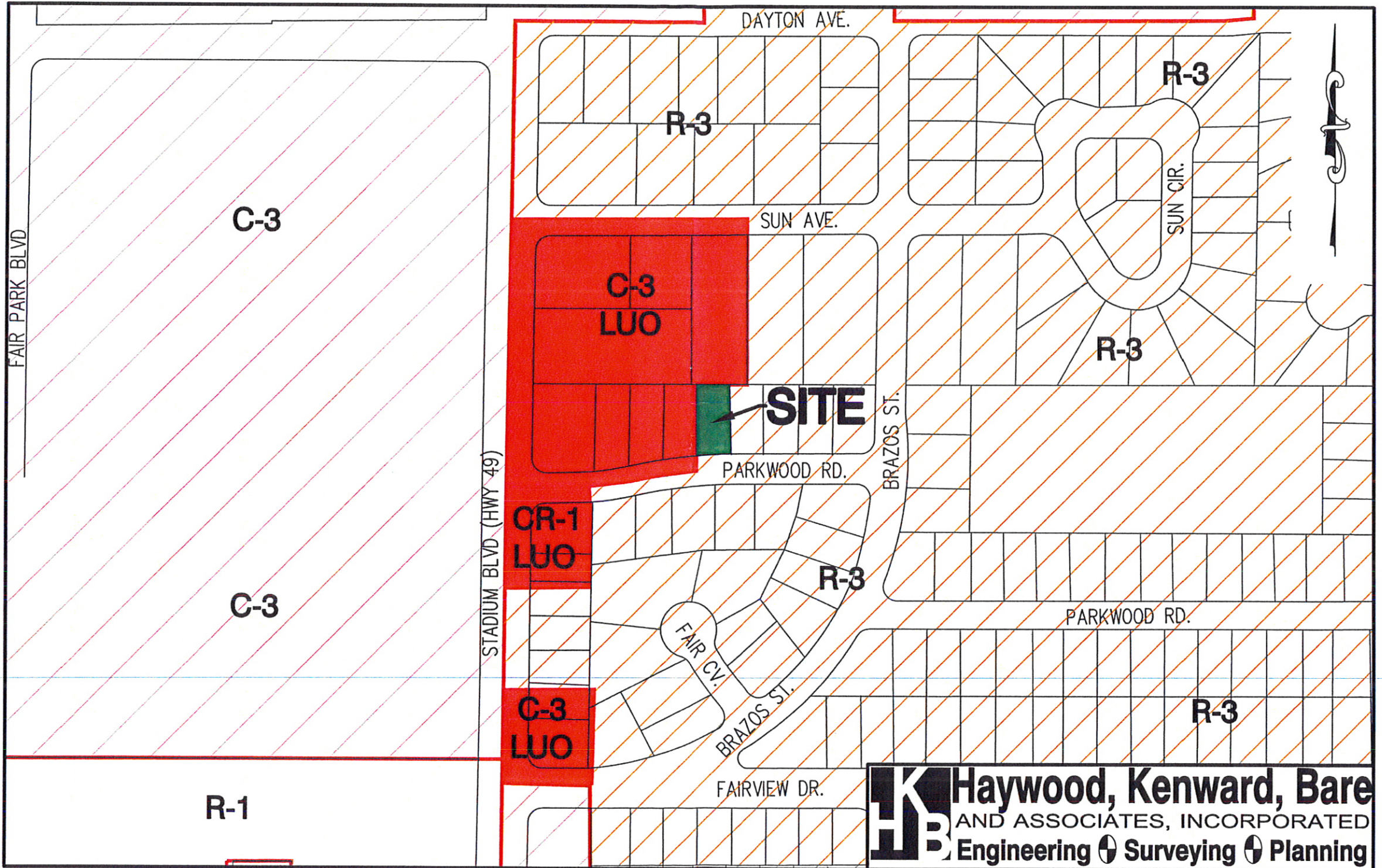
LOT 4, BLOCK A, FAIRVIEW ACRES SUBDIVISION
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
CIVIL ENGINEERING - SURVEYING - PLANNING
1801 LATOURETTE DRIVE
JONESBORO, ARKANSAS 72404
TEL 870-932-2019 FAX 870-932-1076

REVISIONS	
DATE	DESCRIPTION
SURVEY INDEX CODE	
PROJECT NO. S063-0002-12	
DRAWN BY JUN	CHECKED BY JHB
SHEET 1 OF 1	SCALE 1"=30'
DATE 08/17/11	DRAWING NO. B-204

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CLIENT
JOHN SAWYER



KB Haywood, Kenward, Bare
AND ASSOCIATES, INCORPORATED
Engineering Surveying Planning



City of Jonesboro City Council
Staff Report – RZ 11-20: Roger Barnhill Rezoning-Parkwood
Huntington Building - 900 W. Monroe
For Consideration by the Council on September 20, 2011

REQUEST: To re-consider a rezoning of a parcel of property containing approximately 0.17 acres more or less as C-3 L.U.O.

PURPOSE: A request as recommend by the Metropolitan Area Planning Commission to rezone a parcel of land from R-3 High Density Multi-family to C-3 L.U.O, ALDI's Grocery Parking.

**APPLICANT/
OWNER:** Roger Barnhill, 3617 Oak Vista Dr., Jonesboro, AR

LOCATION: 3012 Parkwood Rd. (Approximately 312 ft. east of Stadium Blvd./North side of street)

**SITE
DESCRIPTION:** Tract Size: Approx. 0.17 +/- acres,
 Frontage: Approx. 61.31 ft. on Parkwood Rd.
 Topography: Predominantly Flat
 Existing Dvlpmt: Residential Home

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3 Multi-Family	Residential
South:	R-3 Multi-Family	Residential
East:	R-3 Multi-Family	Residential
West:	C-3	Fairgrounds

HISTORY: None.

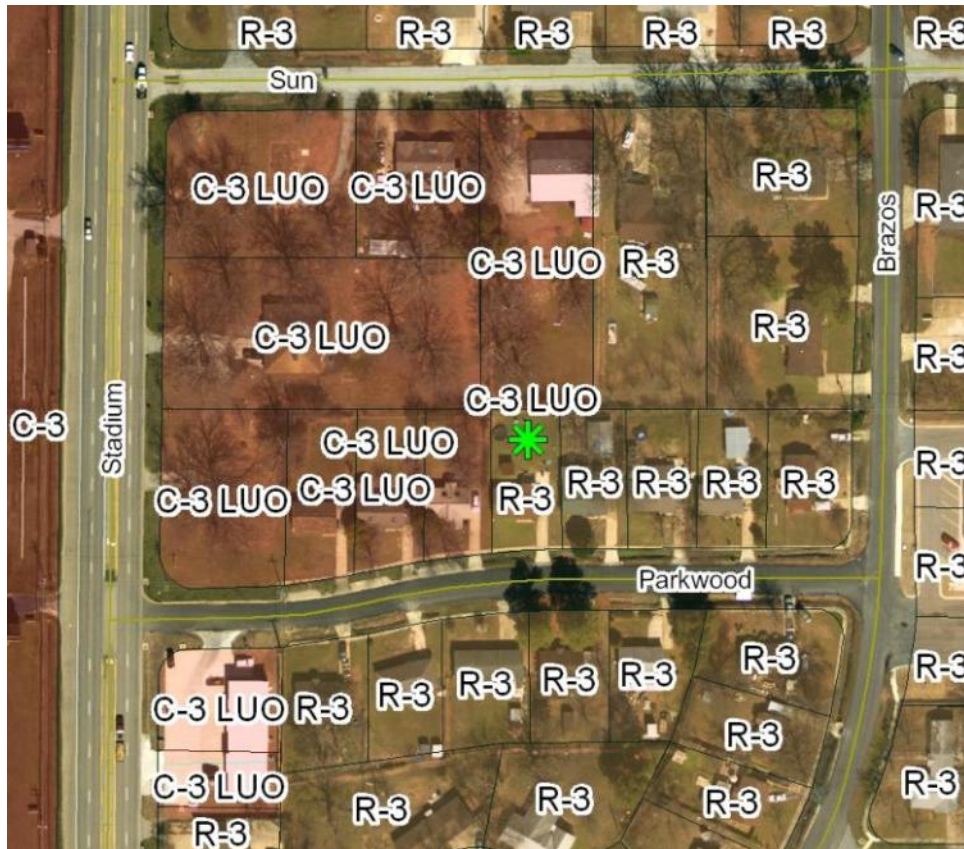
ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

Approval Criteria- Section 14.44.05, (5a-g)- Amendments:

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

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.



Zoning/Vicinity Map

Findings:

With the new mall development, this area abuts an evolving commercial corridor which includes other new retail development east and north of the subject property. The previously approved request for rezoning allows for a more planned opportunity as opposed to the typical piece-meal developments brought before the commission and council in the past. With proper buffering a quality commercial development can be incorporated into this planning area.

This area will prove conducive for commercial uses along Stadium Drive north and south of the mall given the traffic volume. The primary request in this Case centers around recent commercially approved property directly abutting to the west and northwest for an Aldi Grocery store that was approved by the Planning Commission on August 9, 2011 for a site plan. This lot will be utilized to complete the parking lot for the adjacent grocery store.

MAPC Record of Proceedings- Public Hearing Held on September 13, 2011:

Applicant: Donald L. Parker II, Wilcox Parker Hurst & Lacy PLC, representing ALDI, Inc. stating that he appeared before the Commission last month for a Site Plan approval for an Aldi store for property adjacent to this lot to the north and west. One of the conditions of the site plan approval was that this additional acreage be obtained and rezoned. It is a lot that is located at 3012 Parkwood (approx. 2/10 of an acre). Roger Barnhill is the owner, and he has it under contract with Aldi. The request is to conform to the rest of the property that was subject to the site plan. Stated that his client is requesting a change from R-3 Multi-family to C-3 L.U. for the Aldi Grocery Store to comply with the parking requirements. The property to the east and south is R-3. We do not know of any opposition. If this is approved, Staff had recommended that we install a 6 ft. privacy fence and we are in agreement; we appreciate your approval and at closing of the acquisition, all these lots will be platted into one lot.

Staff: Mr. Spriggs gave the Staff Report Summary, noting that all of the surrounding site conditions. This property will provide for the necessary parking (6 spaces) required for the Aldi Grocery Store. We feel that if proper buffering/screening is installed as recommended by staff, this request will not cause any adverse impact on the abutting residence to the east. We recommending approval based upon final site plan review and approval to be completed by Planning, Engineering, Building, and Fire Inspections.

Public Input: NONE.

Commission Action: *Motion was made by Mr. Scurlock to approve the rezoning subject to the Staff recommended conditions; Motion was 2nd by Ms. Norris.*

Roll Call Vote: *Mr. Kelton- Aye; Mr. Hoelscher- Aye; Mr. Scurlock- Aye; Mrs. Nix- Aye; Mr. White- Aye; Mr. Tomlinson- Aye; Ms. Norris- Aye; Mr. Dover- Absent; Mr. Roberts- Chair. 7-0 Vote unanimously approved.*

Conclusion:

MPAC and the Planning Staff are recommending approval of the rezoning request for the said property to be rezoned to C-3 L.U.O., Aldi's Grocery (Parking) to City Council subject to the following:

1. Final Site plan review and approval by Planning and Engineering Departments, and
2. That a 6 ft. privacy fence be installed and maintained to screen adjacent residential to remain to the east with coordination of site obstruction regulations along Parkwood Dr.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking North Along Stadium Dr.



View looking east along Parkwood Rd.



View looking Easterly at Proposed Site from Stadium Dr.



View looking northeast toward subject property



View of the subject property looking to the north along Parkwood St.



View Looking West of Stadium/Parkwood St. intersection.