



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda

Metropolitan Area Planning Commission

Tuesday, September 12, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-23:084](#) MINUTES: August 22, 2023 MAPC Minutes

Attachments: [August 22, 2023 MAPC Minutes](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-09](#) PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.

Attachments: [Savannah Hills ph 6 Record Plat](#)

[Savannah Hills ph 7 Record Plat](#)

[Savannah Hills, Ph - VI & VII Application](#)

[Staff Report](#)

6. Final Subdivisions

7. Conditional Use

8. Rezonings

RZ-23-09 REZONING: Hancock Road

Dale and Darlene Wood are requesting a rezoning from I-2, general industrial district, to RS-2, single family residential district. This request is for 10 acres located west of 7520 Hancock Road.

Attachments: [Rezoning Application-Hancock Rd](#)
[Hancock Road Rezoning Plat](#)
[Notification Receipt](#)
[Staff Summary](#)

RZ-23-13 REZONING: 5601 Pacific Road

Southard Construction, LLC is requesting a rezoning from R-2, multifamily medium density district, to RM-12, residential multifamily. This request is for 7.58 acres located at 5601 Pacific Road.

Attachments: [Application](#)
[Rezoning Plat](#)
[Mail Cert. Receipt](#)
[Sign Photos](#)
[Staff Summary](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-23:084

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MINUTES: August 22, 2023 MAPC Minutes



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, August 22, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford and Jim Little

Absent 1 - Dennis Zolper

3. Approval of minutes

[MIN-23:082](#) MINUTES: August 8, 2023 MAPC

Attachments: [August 8, 2023 MAPC Minutes](#)

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

[PP-23-07](#) FINAL SUBDIVISION: Southern Oaks Phase I

Crafton Tull is requesting final subdivision approval for Southern Oaks Phase I; 78 lots on 21.54 acres. This property is located north of Jaxon Drive and zoned RS-6, single family residential.

Attachments: [Application](#)
[Record Plat](#)
[Staff Report](#)

Jeremy Bevill – Crafton Tull: We are requesting final plat approval of this

subdivision. Southern Oaks Phase I. All the infrastructure is in place. The sidewalks, speed tables, we've turned in a maintenance bond to the city and they're reviewing it.

Derrel Smith – Staff: We've reviewed it and it does meet all requirements of the city subdivision code and we would recommend approval.

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

[PP-23-08](#)

FINAL SUBDIVISION:Edgemont Park Phase II

Mark Morris is requesting final subdivision approval for Edgemont Park Phase II; 51 lots on 15 acres. This property is located at Edgemont Drive and zoned R-1, single family medium density.

Attachments: [Application](#)
[Final Plat](#)
[Staff Report](#)

Mark Morris – Morris Construction: We're requesting final plat approval on 51 lots. We have everything but the asphalt down.

Derrel Smith – Staff: We've reviewed this, and it does meet the subdivision code. We would recommend approval.

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Paul Ford

Absent: 2 - Jim Little and Dennis Zolper

7. Conditional Use

[CU-23-09](#)

CONDITIONAL USE: 3648 Hudson Drive

Focal Point Investments, LLC is requesting conditional use approval for a climate controlled storage complex at 3648 Hudson Drive. This property is located in the C-3, general commercial district.

Attachments: [Application - Updated](#)
[Plans](#)
[Letter of Intent](#)
[Mail Receipts](#)
[Staff Summary](#)

Kyle Ham – Signal Source: We're seeking conditional use for approval for climate controlled storage.

Derrel Smith – Staff: We would recommend approval with the following conditions.

1. That upon issuance of the Conditional Use Approval, all other permits and inspections required locally and statewide be applied for and obtained by the applicant.
2. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
3. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
4. The site shall follow all overlay district standards.

Lonnie Roberts – Commission: Is there anyone here who would like to make public comments on this?

Paul Ford – Commission: The reason this is before us is because it exceeds 75,000ft otherwise it's all zoned correctly?

Smith: No, a mini storage or storage is only allowed Conditional under C-3. So that's why it's before you.

Jeff Steiling – Commission: Yesterday at the pre-meeting, we talked about getting an example of what you've done similar in the past. Did you bring that? Unable to transcribe

Ham: Those are 2 different examples of what they might look like.

Monroe Pointer – Commission: This example you've given us, is this 2 story?

Ham: Yes, this building will be 2 story.

Commission: It's one big building instead a bunch of mini building.

Ham: It's one fully enclosed climate controlled building. There will be doors on the outside, but they're not doors to access the units. They'll be the doors to enter the building and then it'll be a hallway system. You can't access the units from the outside. It's all one building.

Commission: Without access from the outside, is the market to have things people can carry in.

Ham: They won't be big units, they'll be kind of smaller units. I think the biggest one is about 10x10 maybe. It's only things you can get through a normal door. There won't be any roll up gates or garage doors or anything like that.

Steiling: Can we add stipulations to this that if follows this concept and it doesn't change to something different? If we were to approve this, they're not tied to this.

Roberts: I would think within reason.

Smith: They're going to be tied to the overlay district requirements.

Steiling: There's nothing to stick them to a single building. If they decided to change to multiple buildings, they could change their whole concept.

Smith: Yes. If they're going to change to multiple buildings, it would have to be approved by us again.

Roberts: We'll see the final site plan.

Steiling: So we are approving this with a single building?

Smith: Yes. If it changes from that, they'll have to come back.

Pointer: Is that conditional use only to the owner of the property?

Smith: Yes.

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

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford and Jim Little

Absent: 1 - Dennis Zolper

8. Rezonings

[RZ-23-10](#)

REZONING: 5914 E. Johnson Ave.

Junior Das Business Holding Trust is requesting a rezoning from I-1, limited industrial, to C-3 LUO, general commercial with a limited use overlay. This request is for 1.29 acres located at 5914 E. Johnson Avenue.

Attachments: [Application](#)

[Certified Mail Receipts](#)

[Rezoning Plat](#)

[Staff Summary](#)

Michael Bogg – Tralan Engineering: We're looking to get this property rezoned from I-1 to C-3 LUO for the 1.29 acres.

Derrel Smith – Staff: We would recommend approval with the following conditions

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

• Adult Entertainment

Lonnie Robert – Commission: With this rezoning, is there anyone here to give public comments?
(There were none)

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

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford and Jim Little

Absent: 1 - Dennis Zolper

[RZ-23-11](#)

REZONING: 4018 Willow Rd.

Stan Staton is requesting a rezoning from R-1, single family medium density, to RS-7, single family residential. This request is for 18 acres located at 4018 Willow Road.

Attachments:

[Application](#)
[Certified Mail Receipts](#)
[Rezoning Plat](#)
[Rezoning Plat 2](#)
[Staff Summary](#)

Jeremy Bevill – Crafton Tull: We are requesting RS-7 single family residential from R-1. It's on the east side of Willow Rd about 800ft north of Ingles rd. with this rezoning there can be approximately 75 single family lots. Originally we planned for detention on the east property line and the west property line near Willow.

Derrel Smith – Staff: We've reviewed it and we would recommend approval with the following stipulations:

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

Lonnie Robert – Commission: Is there anyone here who would like to give public comments on this application?

David Gibson – 916 Gloster Dr: I don't rise against this development or for this development. I own a house at 4107 House Dr. House Dr has 4 houses on it. It's directly off of Willow Rd. I'm not sure if my property touches the development, but I know my neighbors does. We have severe drainage problems in that area. There's a ditch that runs on the south side of House Dr in front of 3 houses. There's a house on the other side that doesn't have a ditch but they also have drainage issues. I've had the house for 7-10 years and we've always had drainage problems. In 2022 or early 2023 we had a huge rain and water was against the first block of my house, my entire front yard was flooded. The house is built on 2 blocks. My second problem before the drainage is that I don't want this development to make our problem worse. I called the Mayor's office after that first flooding, I spoke to the Mayor's assistant and she directed me to the Engineering Department. Mr. Pillow worked in the Engineering Department. He was extremely professional and polite and kind to me. Mr. Pillow met with me and at that time we were talking about maybe something the city can do with the drainage ditch in front of the property. It's a very shallow drainage ditch I am still confused on this matter and I'd like to hear more from the city engineer. If I understood him right, they investigated it and got back with me and said this was taken into the city after the development had been made and there were no easements given at that time. At the end of House Dr Mr. Pillow pointed at a fence and said even if we were to be able to dig a ditch and help you, there's no place for the water to drain. The land across the fence is a proposed development before you. I just want to make sure the problem won't be made worse and if possible to be resolved. Someone made the comment that they might not be able to do anything until the land gets developed. I would appreciate thorough consideration of the matters I've brought before this body by the City of Jonesboro and the developer from the proposed property.

Michael Morris – Staff: They will be required to reduce the amount of runoff to the precondition. Currently they're allowed to build Single Family Homes, what they're asking for is a few more additional houses for this area.

Roberts: So there are ponds planned?

Morris: It'll have to be to city code.

Bevill: We plan to have detention ponds on the east property line and the west property line. This area is in a floodplain so you would expect to have flooding in this area. We will meet all the floodplain regulations and like Mr. Morris indicated, we're not going to make drainage worse. We'll meet the city's drainage requirements.

Monroe Pointer – Commission: There was a concern about that area. You said it's not going to make it worse, but would this development help?

Bevill: Once drainage infrastructure is in place on the 18 acres, we can have underground drainage system. We can collect the storm water that flows onto the property, convey it to the detention ponds, and release it a little more slowly. It's helping the drainage if the water is coming onto the property. If there's an existing problem on Willow Rd, this project may not touch that.

Gibson: I've talked to the developer, I have no opposition, and the property I'm concerned about is on House Dr. The engineers did tell me that the water cannot run the other direction to Willow Rd. It can only run one direction into their proposed development. If they don't receive their water in a better way, we have no way.

Gary (unable to transcribe) – 4005 Willow: Willow Rd can't take one more ounce of water. The last rain we had, my ditch when they paved the road they asked to have 10ft of my yard, I said sure. South of me is my twin sister Brenda, from there down to the corner, the ditch is smaller plus the subdivision north of me on Longcrest has dug a 6 acre 60ft deep retention pond that holds water. The mosquitoes are up, he dug a ditch around our 5 acres, and it holds water. Willow Rd can't handle another ounce of water. You can't put water on Willow.

Roberts: He's going to keep the water in the subdivision. His drainage plans will keep the water in the subdivision.

Fred Harget – 1811 Carolyn: I own property that fronts on Willow Rd, north of this property. My wife's family owns the property that's going to border this property on the south. Talking about drainage, I'm going to read something that comes from the Comprehensive Land Use Plan. It says even though individual properties can be brought in with confirmation of flood prevention standards to allow construction, limited development is still advisable. So even though they can take in the drainage, limited development in this area by the definition of the books says you should still limit the development. It also recommends for the rural property which adjoins this on the east side, it says houses should be built on lot sizes of 5 acres or more. Not 7 to an acre.

Someone said earlier that a few houses were going to be built on this property. I'm judging by the size of the map, we're looking at 80 acres total. There's about 20 houses in that 80 acres right now, if we had 75 that's more than a few houses in that area. On the findings it said there's 6 criteria is that you who prepares that?

Roberts: It's the city staff. It's part of the city's process.

Harget: Have you seen those results? I went to the package and looked at a few things. The first thing that got my attention is the 6 criteria, the very first one says consistency of the proposal with the comprehensive land use map. In the finding it says it's not consistent, but in the yes and no box it's checked yes. Is that a clerical mistake or did I miss something?

Monica Pearcy – Staff: It was most likely a typo.

Harget: So that should be an X instead of a yes?

Roberts: Is an RS-7 still considered low intensity?

Unable to transcribe

Pearcy: It should be an X on that one.

Harget: So they're not in compliance to do with the land use map. Hopefully we'll get that fixed. A few items I saw on this application for rezoning, on the first page it said Willow Rd is going to be servicing this whole subdivision. Willow Rd according to the master street plan right now should be a 4 lane road. I know it takes money to do that, but it's supposed to be a 4 lane road and its 2 lane right now. I got a feeling someone's going to do a traffic study and say 2 lanes is okay, but to me traffic is already bad enough to add to it. On the second page, why are they requesting this property, it says it's for the best use of the property but I don't know who's going to benefit for that. I don't think anyone thinks it's going to be a benefit. The surveyors, the engineers, and the attorney and spec builders who are going to build the houses will benefit, but I don't see any benefit at all to the people in the neighborhood.

Question 9 says how would the proposed rezoning effect nearby property including the impact of property values, traffic, drainage, visual appearance, noise, hours of operation, and so on. It says the rezoning and future development should have a positive impact on adjacent properties. I think you can ask anyone on that whole map, I don't think there's anyone who's going to have a positive effect on that neighborhood. I'm against it.

Kenneth Hollis: On your rezoning to RS-7, what's the difference between RS-1 to RS-7.

Smith: RS-7 allows a 50ft wide lot where RS-1 is 60ft. It's so you can get more lots in there.

Hollis: You're wanting 75 houses on that property, right?

Smith: That's what they're saying.

Hollis: Where are they going to put retention ponds?

Smith: He said on the east and west property lines. They haven't designed it yet, so I don't know.

Hollis: So it might fall through?

Smith: Well, they'll have detention ponds. There will be detention there.

Hollis: I own the 30 just to the east of it. I just don't see where he's going to put them.

Smith: I don't know where he's going to put them.

Hollis: So this is just to put more houses in more spots?

Smith: Yes, sir. 7 to the acre.

Roberts: Jeremy, what did we come up yesterday as the current number you can put on there?

Bevill: Under the existing zoning, it was 60 lots as it sits.

Roberts: So the proposal is for an additional 15 lots?

Bevill: Approximately. We have to work out the size of the detention ponds, and we could lose a lot or something like that.

Commission: Do that many lots require two exits?

Bevill: Yes. Once we're over 30 homes it requires 2. The intention is to extend House Dr into the development and have a new connection into Willow Rd.

Ultimately, two connections to Willow Rd.

Commission: That would be an opportunity for the drainage to connect. It could be improving House?

Morris: They'll have to look. It'll still have to be submitted through this body. Once it gets approved or not by rezoning, the RS-1 or RS-7 will have to come back to this body for review.

Paul Ford – Commission: To connect a house, will you have to get an

easement outside this development?

Bevill: I believe that's a public right of way. There's lots that front Houses drive, so that would be a public right of way. We would connect to that.

Commission: So you do have a legal right to connect to House Dr. Is it yet to be determined?

Bevill: I believe it's a public road. We plan to extend it into the development.

Morris: Those things will be determined in the subdivision process.

Buddy Davis – I own property to the southwest of this. Is he saying House Dr will be the only access to that?

Roberts: No.

Davis: What about the narrow spot on the west end?

Roberts: Jeremy, didn't you say there was going to be another access to it?

Bevill: Correct. There will be a new road that connects to Willow Rd as well as House Dr. So for the 17.5 acres it'll have 2 roads to serve that residential neighborhood.

Davis: I've lived there all my life, where that narrow spot is on the west end that used to be underwater every time we got a rain. With that water coming through the northwest, if we get a big rain that will be underwater. There's an old slew that meanders at that property, and I don't know what they're going to do with all that water. That's my question. If that was going to be the access or if House Dr was going to be the access.

Roberts: It'll have 2 accesses.

A motion was made by Jim Little, seconded by Kevin Bailey, that this matter be Approved . The motion FAILED with the following vote.

Nay: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling;Paul Ford and Jim Little

Absent: 1 - Dennis Zolper

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-23-09

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.

SAVANNAH HILLS PHASE VII

JONESBORO, ARKANSAS

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5, RUN N89°14'53"E A DISTANCE OF 579.71 FT. TO A POINT; THENCE N01°06'42"W A DISTANCE OF 10.00 FT. TO A POINT; THENCE S89°14'18"W A DISTANCE OF 154.62 FT. TO A POINT; THENCE N00°02'39"E A DISTANCE OF 785.01 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE N00°02'39"E A DISTANCE OF 252.50 FT. TO A POINT; THENCE N88°00'54"E A DISTANCE OF 6.57 FT. TO A POINT; THENCE N00°24'17"E A DISTANCE OF 305.04 FT. TO A POINT; THENCE N00°59'21"E A DISTANCE OF 103.91 FT. TO A POINT; THENCE N89°22'19"E A DISTANCE OF 1238.93 FT. TO A POINT; THENCE N89°40'33"E A DISTANCE OF 199.18 FT. TO A POINT ON THE WEST LINE OF MAKALA LANE; THENCE RUN ALONG SAID WEST LINE AS FOLLOWS: S01°41'23"W A DISTANCE OF 5.17 FT. TO A POINT ON A CURVE; THENCE RUN ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 51.22 FT., A RADIUS OF 170.00 FT., A CHORD BEARING OF S10°19'16"W AND A CHORD LENGTH OF 51.02 FT. TO A POINT; THENCE S18°57'08"W A DISTANCE OF 94.14 FT. TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC OF 75.11 FT., A RADIUS OF 30.00 FT., A CHORD BEARING OF S09°35'50"W AND A CHORD LENGTH OF 74.78 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 151.35 FT. TO A POINT; THENCE LEAVING SAID WEST LINE OF MAKALA LANE, RUN N89°45'27"W A DISTANCE OF 152.61 FT. TO A POINT; THENCE N00°14'33"E A DISTANCE OF 92.00 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 200.00 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 63.92 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 11.30 FT. TO A POINT; THENCE N00°14'33"W A DISTANCE OF 26.07 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 13.70 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 29.68 FT. TO A POINT; THENCE S89°45'27"E A DISTANCE OF 13.70 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 29.93 FT. TO A POINT; THENCE S89°45'27"E A DISTANCE OF 11.30 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 70.40 FT. TO A POINT ON THE NORTH LINE OF DENA JO DRIVE; THENCE RUN ALONG SAID NORTH LINE AS FOLLOWS: N89°43'51"W A DISTANCE OF 244.51 FT. TO A POINT; THENCE N89°51'40"W A DISTANCE OF 243.95 FT. TO A POINT; THENCE LEAVING SAID NORTH LINE, RUN S00°11'39"W A DISTANCE OF 178.53 FT. TO A POINT; THENCE N89°57'21"W A DISTANCE OF 373.54 FT. TO A POINT; THENCE S00°02'39"W A DISTANCE OF 4.02 FT. TO A POINT; THENCE N89°57'21"W A DISTANCE OF 180.00 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 16.48 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

THERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS/EGRESS AND SHARED PARKING EASEMENTS OVER AND ACROSS DRIVING SURFACES. THESE EASEMENTS SHALL RUN PERPETUITY WITH THE LAND.

HERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS/EGRESS AND SHARED PARKING EASEMENTS OVER AND ACROSS DRIVING SURFACES. THESE EASEMENTS SHALL RUN PERPETUITY WITH THE LAND.

CERTIFICATE OF SURVEY:

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

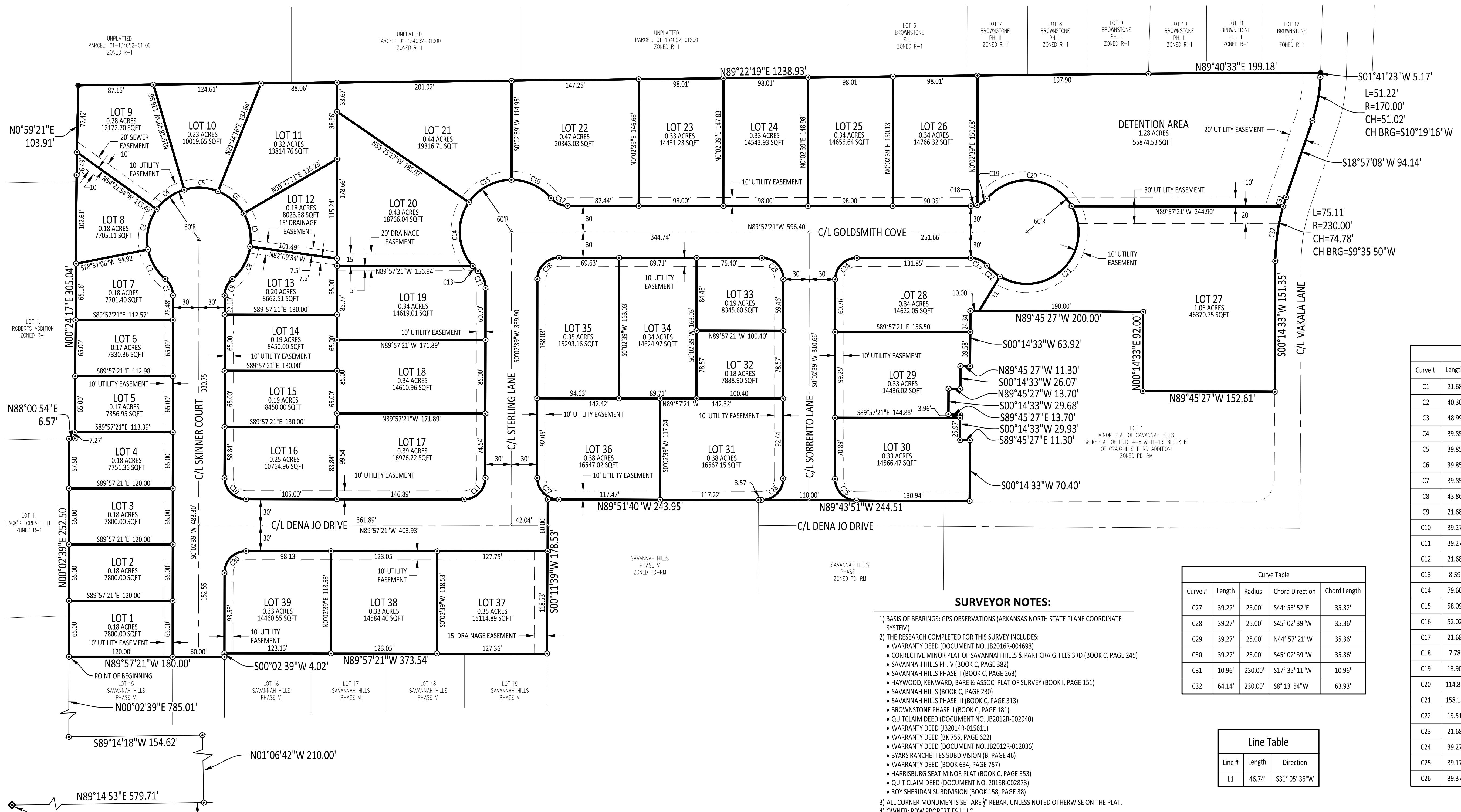
OWNER'S CERTIFICATION:

HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF STREETS, RIGHTS OF WAY, AND EASEMENTS AS DEPICTED ON THIS SURVEY.

TURE - PDW PROPERTIES I, LLC (MEMBER)

DATE

ED NAME



SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT NO. JB2016R-004693)
 - CORRECTIVE MINOR PLAT OF SAVANNAH HILLS & PART CRAIGHILLS 3RD (BOOK C, PAGE 245)
 - SAVANNAH HILLS PH. V (BOOK C, PAGE 382)
 - SAVANNAH HILLS PHASE II (BOOK C, PAGE 263)
 - HAYWOOD, KENWARD, BARE & ASSOC. PLAT OF SURVEY (BOOK I, PAGE 151)
 - SAVANNAH HILLS (BOOK C, PAGE 230)
 - SAVANNAH HILLS PHASE III (BOOK C, PAGE 313)
 - BROWNSTONE PHASE II (BOOK C, PAGE 181)
 - QUITCLAIM DEED (DOCUMENT NO. JB2012R-002940)
 - WARRANTY DEED (JB2014R-015611)
 - WARRANTY DEED (BK 755, PAGE 622)
 - WARRANTY DEED (DOCUMENT NO. JB2012R-012036)
 - BYARS RANCHETTES SUBDIVISION (B, PAGE 46)
 - WARRANTY DEED (BOOK 634, PAGE 757)
 - HARRISBURG SEAT MINOR PLAT (BOOK C, PAGE 353)
 - QUIT CLAIM DEED (DOCUMENT NO. 2018R-002873)
 - ROY SHERIDAN SUBDIVISION (BOOK 158, PAGE 38)
- 3) ALL CORNER MONUMENTS SET ARE $\frac{1}{2}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: PDW PROPERTIES I, LLC
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0134 C WITH AN EFFECTIVE DATE OF 01/26/06.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: R-2 (SETBACKS REQUIRED: 25' STREET; 7.5' SIDE; & 20' REAR)
- 8) HORIZON LAND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ◎ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- WOOD FENCE
- CHAIN LINK FENCE

Line Table		
Line #	Length	Direction
1	46.74'	S31° 05' 36" W

Diagram showing a curve with a radius of 500' and a chord length of 21.68'. The curve is labeled C1. A table below shows 20 curves with various radii and chord directions.

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	21.68'	25.00'	N24° 47' 44"W	21.00'
C2	40.30'	60.00'	S30° 23' 31"E	39.55'
C3	48.99'	60.00'	S12° 14' 36"W	47.64'
C4	39.85'	60.00'	S54° 39' 39"W	39.12'
C5	39.85'	60.00'	N87° 17' 16"W	39.12'
C6	39.85'	60.00'	N49° 14' 11"W	39.12'
C7	39.85'	60.00'	N11° 11' 06"W	39.12'
C8	43.86'	60.00'	N28° 46' 56"E	42.89'
C9	21.68'	25.00'	S24° 53' 03"W	21.00'
C10	39.27'	25.00'	S44° 57' 21"E	35.36'
C11	39.27'	25.00'	N45° 02' 39"E	35.36'
C12	21.68'	25.00'	S24° 47' 44"E	21.00'
C13	8.59'	60.00'	S45° 32' 11"E	8.58'
C14	79.60'	60.00'	S3° 25' 51"E	73.89'
C15	58.09'	60.00'	S62° 18' 36"W	55.84'
C16	52.02'	60.00'	N65° 06' 57"W	50.41'
C17	21.68'	25.00'	N65° 06' 57"W	21.00'
C18	7.78'	25.00'	N81° 08' 02"E	7.74'
C19	13.90'	25.00'	N56° 17' 38"E	13.72'
C20	114.86'	60.00'	N84° 47' 44"W	98.11'

LEGEND:

PROJECT:
SAVANNAH HILLS PHASE VII
JONESBORO, ARKANSAS

CLIENT: **WILLIAMS PODERFELD**

Horizon LAND SURVEYING, LLC

PHONE: 870-243-0092

CAD NO.:

RECORD
PLAT

SHEET NUMBER:

4 of **22**

4 of 22

[Home](#) [Profile](#)

Monica Pearcy | Admin | Logout

Application submitted on: August 17, 2023 by Michael Boggs

Request Name: Savannah Hills, Ph - VI & VII

SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information**COMPLETE****Did you have a pre-application meeting? *** Yes No**Project Description ***

Savannah Hills, PH - VI & VII

Application Type *

Preliminary Plat

Contact Planning Office if unknown.

Proposed Use * Commercial Residential**Subdivision Name / Phase No ***

Savannah Hills, Ph - VI & VII

Property Address / Location *

Craighead Forest Rd

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72404

Zoning Classification *

R-2 – MULTI-FAMILY LOW DENSITY DISTRICT

Select total acreage range *

- < 1 Acre
- > 1 and < 5 Acres
- > 5 and < 20 Acres
- > 20 and < 40 Acres
- > 40 Acres

Total Acres *

26.18

Total Number of Lots *

65

Have you filled out and signed the Stormwater Pollution Prevention Plan, and submitted it to ADEQ? *

- Yes
- No

Is the property located in a floodplain? *

- Yes
- No

Step 2: Applicant Information**COMPLETE**

Select if the Applicant is the currently logged in user.

Applicant First Name *

Michael

Applicant Last Name *

Boggs

Applicant Address *

2916 Wood St

Applicant Address Line 2**Applicant City ***

Jonesboro

Applicant State *

Arkansas

**Applicant Zip Code ***

72404

Applicant Phone Number *

(870) 203-9939

Applicant Email Address *

mboggs@tralaneng.com

Step 3: Owner Information (optional)

Select if the Owner is the same as the Applicant.

Owner First Name

SSP Investments, LLC

Owner Last Name

1801 Lattourette Dr

Owner Address**Owner Address Line 2****Owner City**

Jonesboro

Owner State

Arkansas

Owner Zip Code

72404

Owner Phone Number

(870) 931-9300

Owner Email Address

hpdev@gmail.com

Step 4: Submittal Requirements (optional)**Preliminary Plat Requirements**

The preliminary plat shall give the following information when possible:

1. A key map showing the tract and its relation to the subdivision area. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. The proposed subdivision name and location, the bearings and distances of its boundaries, the name and address of the owner and the name of the designer.
3. The date, north arrow and the graphic scale.
4. The location of existing and platted property lines, streets, railroads, buildings, bridges, culverts, drain pipes, water mains, sewers, public utility easements, wooded areas, marshes and the zoning classification, of the proposed subdivision and of the adjacent area.
5. The proposed utility layouts, sewers, water, electricity, gas, etc., showing feasible connections to the existing or proposed utility systems. When such connections are not feasible, any individual water supply or sewage disposal system must meet the requirements of the state board of health.
6. Contour intervals of two feet or as required by the city planning commission and the city engineer.
7. The names, rights-of-way and surface widths, approximate grades and locations of all proposed streets and alleys. The location and dimensions and use of proposed easements, lots, parks, reservations and other open spaces.
8. The acreage of the land to be divided.
9. A draft or form of any protective covenants proposed by the subdivider.
10. Proposed profile of street grades.
11. Acreage of each lot in the subdivision.

12. Within 30 days after submission of the preliminary plat, the city planning commission shall indicate its approval, disapproval or approval with conditions. If disapproved, the reasons for disapproved shall be stated in writing. If approved with conditions, these conditions shall be stated in writing. In its review, the city planning commission shall submit the proposed plat to the city water and light plat for consideration and report and may further submit copies of the plat to the state health department or any other interested city, county, state or federal independent agency for consultation and advice.
13. Approval, conditional approval or disapproval of the preliminary plat by the planning commission shall be so noted, both on the preliminary plat and planning commission records.
14. Failure of the planning commission to act on the preliminary plat within thirty 30 days will be deemed approval of the preliminary plat.
15. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one year of such approval, unless an extension of time is applied for and granted by the planning commission.
16. A receipt from the city acknowledging payment of a filing fee. The city shall collect a fee per lot in the amount established by the city. The plat will not be reviewed until the fee has been collected.

Signature**COMPLETE**

I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.

Applicant: Michael BoggsSignature date: 2023-08-17 11:25 AM**Payment Details**[Home](#) | [Profile](#)



Preliminary Subdivision: Savannah Hills Phase VI & VII

For consideration by Metropolitan Planning Commission on September 12, 2023.

Applicant/Agent/ Owner: SSP Investments LLC

Engineer: Tralan Engineering

Surveyor: Horizon Land Surveying LLC

Property Location:

Total Acres: 26.18

Proposed Lots: 65

Zoning:

District: R-2, multifamily low density district

Required Min. R-2 - Lot Size: 7,200 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.17 acres – 7,336 sq. ft.

Proposed Max. Lot Size: 0.47 acres – 26,620 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Buck Drive, Skinner Court, Bayou Court, Dena Jo Drive, Sterling Lane, Goldsmith Cove, & Sorrento Lane

Compliance with Address Policy: Pending

Other Departmental Reviews: Pending

Findings:

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

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-2, multifamily low density district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-23-09

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezonings

REZONING: Hancock Road

Dale and Darlene Wood are requesting a rezoning from I-2, general industrial district, to RS-2, single family residential district. This request is for 10 acres located west of 7520 Hancock Road.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: Hancock Road

Side of Street: N between I-555 and County Road 641

Quarter: NE Section: 8 Township: 13 North Range: 5 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: I-2 Proposed Zoning: RS-2

Size of site (square feet and acres): 435,660 sqft, 10.0 ac Street frontage (feet): 250'

Existing Use of the Site: Agricultural crop land

Character and adequacy of adjoining streets: Hancock Road is paved up to east property line, I-555 is along west line (no access)

Does public water serve the site? Yes City Water & Light

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Septic system

Use of adjoining properties:

North Agricultural

South Agricultural

East Agricultural & residential

West Interstate highway

Physical characteristics of the site: Agricultural crop land

Characteristics of the neighborhood: Rural, agricultural, residential houses (sparse density).

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

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

- (1). How was the property zoned when the current owner purchased it? **Property was zoned I-2.**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **Build a residential house. I-2 does not allow houses.**
- (3). If rezoned, how would the property be developed and used? **A residential house on part and remainder would be crop land.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **1 single family house**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Land use plan shows the area to be Industrial Growth Sector.
- (6). How would the proposed rezoning be the public interest and benefit the community?
It would be consistent with the surrounding uses.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
There are 5 single family houses on Hancock Road, surrounded by crop land.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **I-2 zoning does not allow residential.**
- (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. **The property would function in the same manner as the adjacent properties and would not cause an adverse affect.**
- (10). How long has the property remained vacant? **The property has been used for crop land even prior to annexation.**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **Minimal impact, addition of one single family residence.**
- (12). If the rezoning is approved, when would development or redevelopment begin? **Within six months of rezoning approval.**
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. **If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. **N/A**

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: Dale & Darlene Wood
Address: 7520 Hancock Road
City, State: Bay, AR ZIP 72411
Telephone: 870-919-3093
Facsimile:
Signature: Dale Wood Darlene Wood

Applicant:

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

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

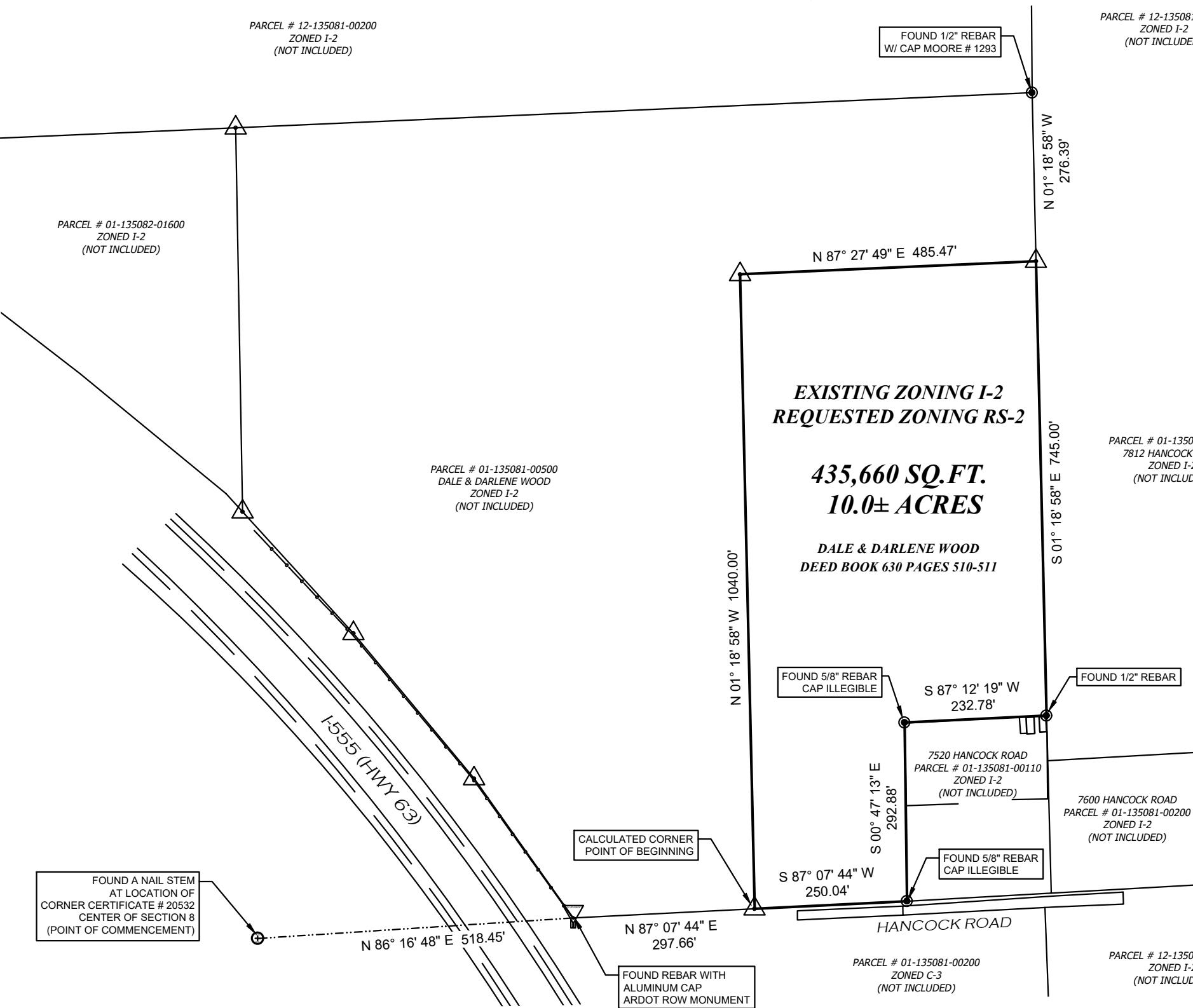
Deed: Please attach a copy of the deed for the subject property.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

DESCRIPTION:

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 05 EAST, CRAIGHEAD COUNTY, ARKANSAS. COMMENCING AT THE CENTER OF SAID SECTION 8; THENCE NORTH 86°16'48" EAST 518.45 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF INTERSTATE 555 (FORMERLY KNOW AS U.S. HIGHWAY 63); THENCE NORTH 87°07'44" EAST 297.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°18'58" WEST 1040.00 FEET; THENCE 87°27'49" EAST 485.47 FEET; THENCE SOUTH 01°18'58" EAST 745.00 FEET; THENCE SOUTH 87°12'19" WEST 232.78 FEET; THENCE SOUTH 00°47'13" EAST 292.88 FEET; THENCE SOUTH 87°07'44" WEST 250.04 FEET TO THE POINT OF BEGINNING PROPER.

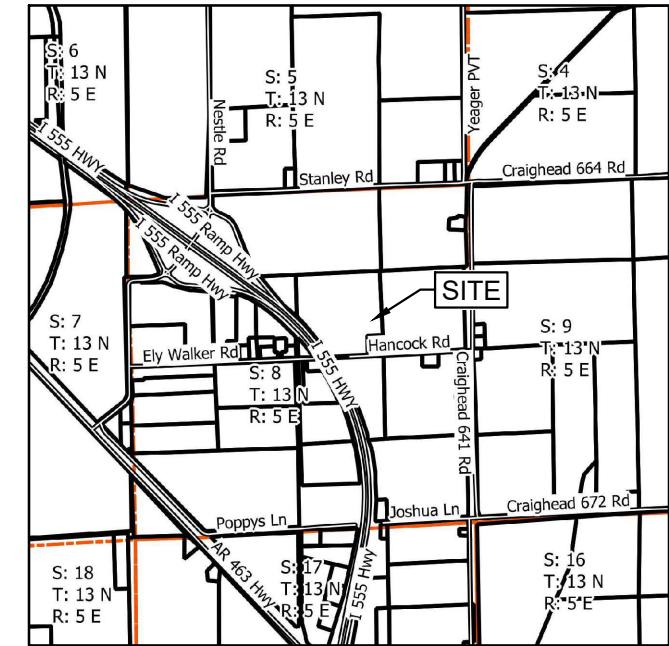
HAVING AN AREA OF 435,660 SQUARE FEET, 10.0 ACRES MORE OR LESS.
BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.



OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AND REQUEST A REZONING OF SAID PROPERTY FROM I-2 TO RS-2.

PRINTED NAME: DALE WOOD PRINTED NAME: DARLENE WOOD
SIGNATURE: SIGNATURE:
TITLE: OWNER TITLE: OWNER

**VICINITY MAP**

SCALE: 1" = 3000'

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - a. DEED - HANCOCK TO WOOD, CRAIGHEAD COUNTY COURTHOUSE, BOOK 630 PAGES 510-511, DATED 07/30/2002.
 - b. RIGHT OF WAY MAP, ARKANSAS HIGHWAY DEPARTMENT, JOB # 10936
 - c. SURVEY - JOHN STUCKY, BY. D. MOORE #1293, ARK. DIV. OF SURVEYS, DOCUMENT # 20220246763, DATED 05/05/2021.
 - d. DEED - WALKER, CRAIGHEAD COUNTY COURTHOUSE, BOOK 703 PAGES 68-69, DATED 08/01/2005.

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

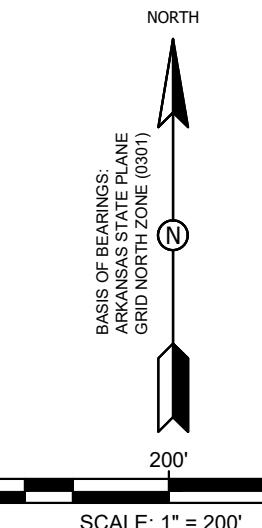
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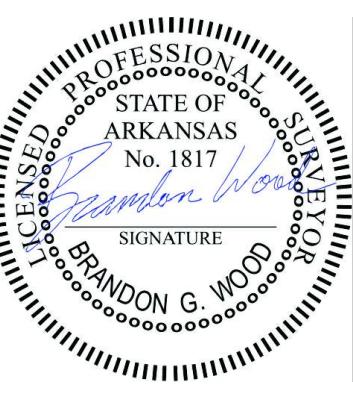
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d. DEED - WALKER, CRAIGHEAD COUNTY COURTHOUSE, BOOK 703 PAGES 68-69, DATED 08/01/2005.

**SURVEYOR'S CERTIFICATION :**

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

BRANDON G. WOOD, P.S. # 1817



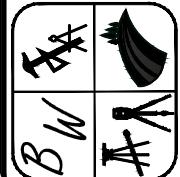
BRANDON G. WOOD
ARKANSAS SURVEYOR
1817

**REZONING PLAT
EXISTING I-2 : REQUESTING RS-2
SECTION 8, TOWNSHIP 13 NORTH, RANGE 05 EAST
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
CLIENT: DALE & DARLENE WOOD**

DATE: 08/07/2023
REV:

DRAWN BY: BGW

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



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7600 Hancock Road
City, State, ZIP+4®
Bay AR 72411

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



*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-08, Hancock Road
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on September 12, 2023*

REQUEST: To consider a rezoning of one tract of land containing 10 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “I-2” general industrial district to “RS-2” single-family residential district.

APPLICANT:

OWNER: Dale & Darlene Wood, 7520 Hancock Rd., Jonesboro AR

LOCATION: West of 7520 Hancock Road

SITE

DESCRIPTION: **Tract Size:** Approx. 10 Acres or 435,660 sq. ft.

Street Frontage: Approx. 250 ft. on Hancock Road

Existing Development: Agricultural

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-2 - Agricultural
South	C-3 – Agricultural
East	I-2 – Residential & Agricultural
West	I-2 – Residential & Agricultural

HISTORY: Property has never been developed.

ZONING ANALYSIS:

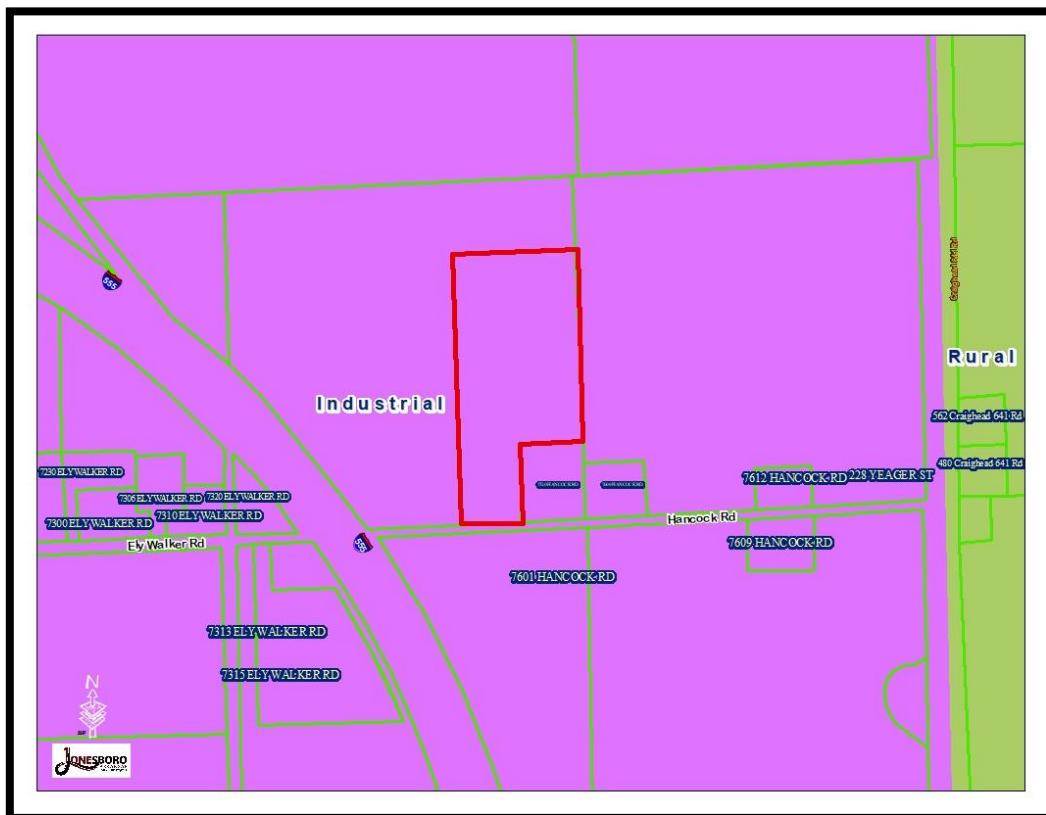
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

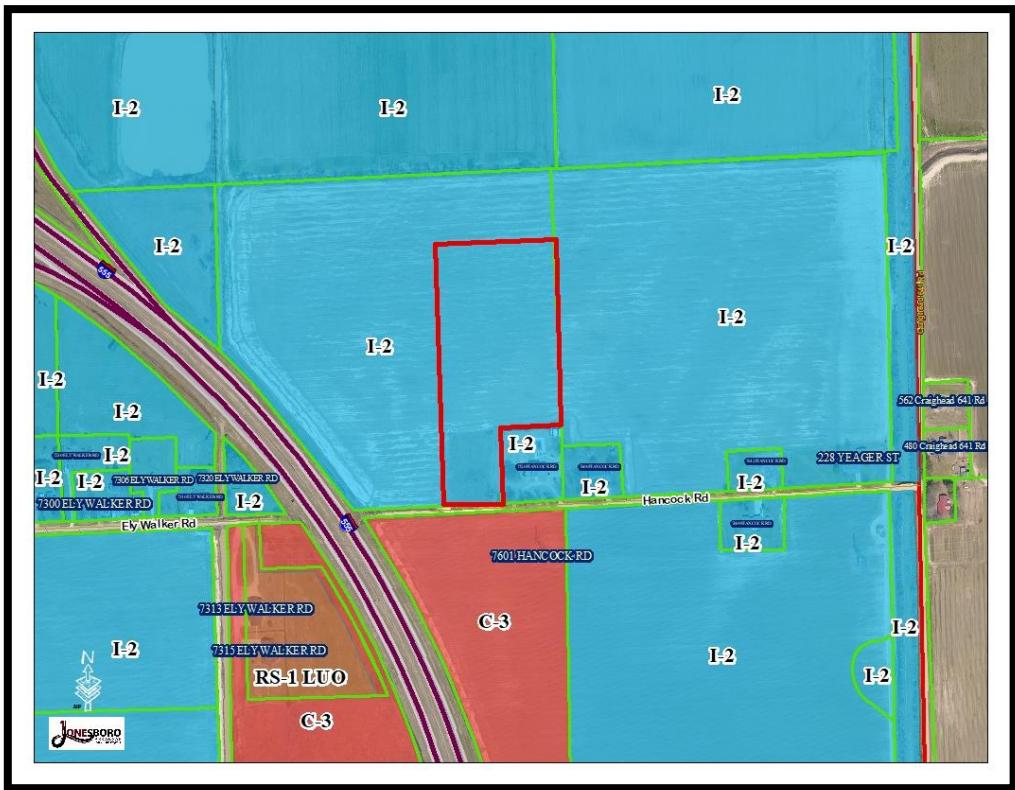
The Current/Future Land Use Map recommends this location as an **Industrial** Growth Sector.

Industrial uses include those considered "heavy," such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.



Land Use Map



Zoning Map

Master Street Plan/Transportation

The subject property is served by Hancock Road, the Master Street Plan classifies this road as a **Local Road**.

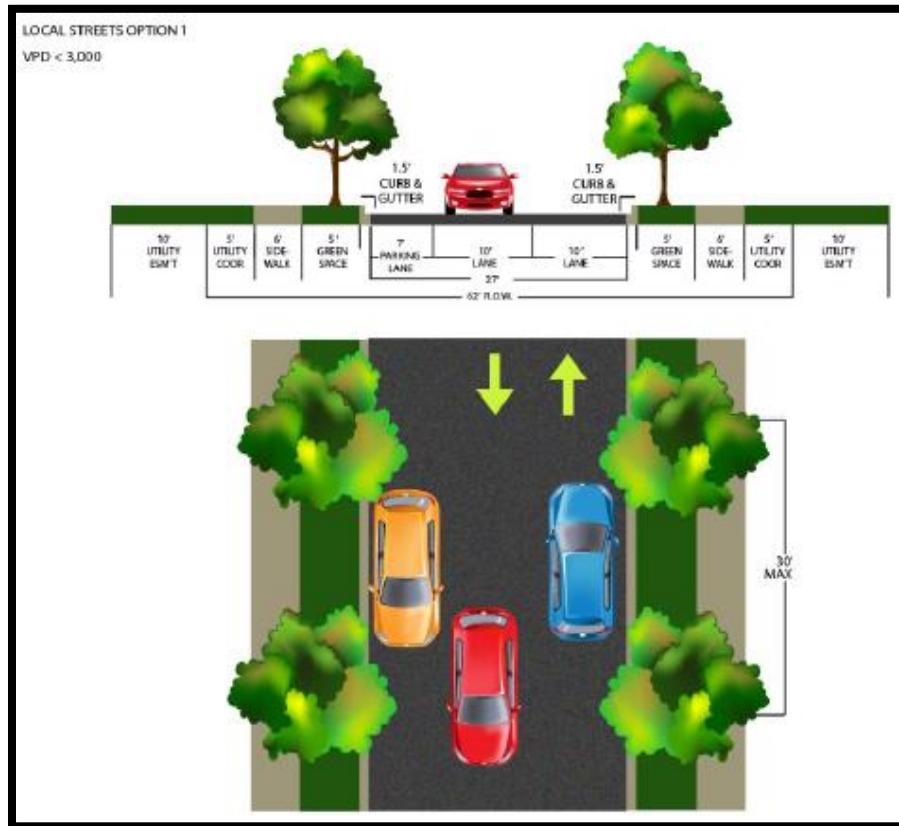
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

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

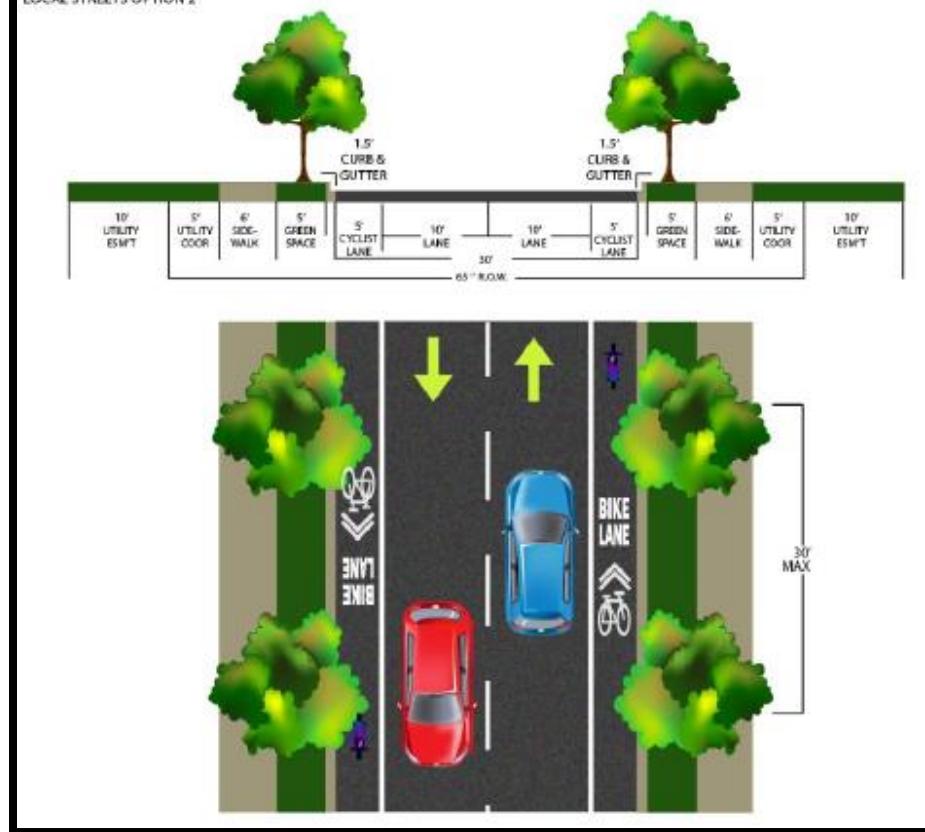
DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



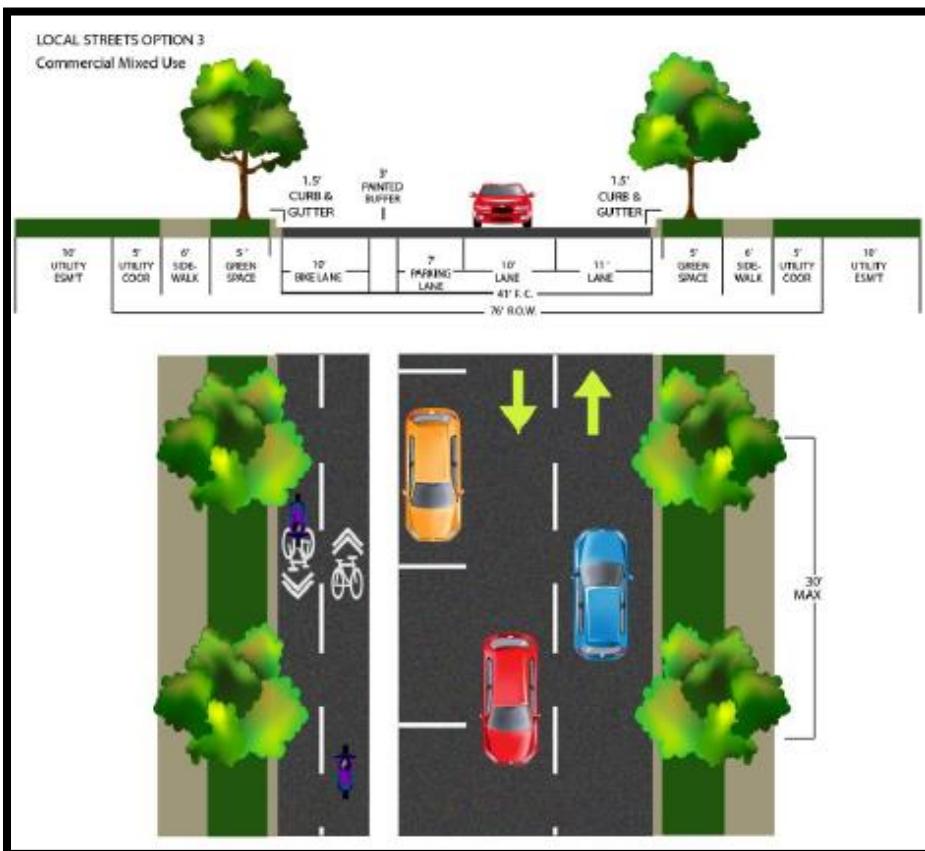
Local Street



LOCAL STREETS OPTION 2



LOCAL STREETS OPTION 3
Commercial Mixed Use



Approval Criteria- Chapter 117 - Amendments:

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

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

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as “I-2” general industrial district. The applicant is applying for a rezoning to allow for residential use.

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

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

RS-2—Single-family residential district; minimum 21,780 sq. ft. lot required.

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 23-09 a request to rezone property from “I-2” general industrial district to “RS-2” single-family residential district; the following conditions are recommended:

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

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

Sample Motion:

I move that we place Case: RZ 23-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “I-2” general industrial district to “RS-2” single-family residential district will be compatible and suitable with the zoning, uses, and character of the surrounding area.





City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-23-13

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezonings

REZONING: 5601 Pacific Road

Southard Construction, LLC is requesting a rezoning from R-2, multifamily medium density district, to RM-12, residential multifamily. This request is for 7.58 acres located at 5601 Pacific Road.



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: _____
Case Number: _____

LOCATION:

Site Address: 5601 Pacific Road
Side of Street: South between Kathleen Street and Dr Martin Luther King Jr Dr
Quarter: NE Section: 23 Township: 14N Range: 4E

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

SITE INFORMATION:

Existing Zoning: R-2 Proposed Zoning: RM-12
Size of site (square feet and acres): 7.58 +/- ac. (330,161sq.ft) Street frontage (feet): 627.50 ft

Existing Use of the Site: vacant

Character and adequacy of adjoining streets: _____

Does public water serve the site? yes 6" water main along Pacific Road

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? not currently

If not, how would sewer service be provided? Sanitary Sewer trunkline would be installed from the east.

Use of adjoining properties:

North	<u>R-1; residential subdivision</u>
South	<u>R-1; currently farmland</u>
East	<u>R-2 & R-1; single family residential home/ farmland</u>
West	<u>R-1:</u>

Physical characteristics of the site: the project site is relatively flat and open

Characteristics of the neighborhood: Neighborhood possesses potential for growth with a new residential subdivision on the north and Dr MLK Jr Dr improvements on the east.

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.

REZONING INFORMATION:

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

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

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Applicant:

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

Name: Southard Construction LLC
Address: 501 E. Lawson Rd
City, State: Jonesboro, AR ZIP 72404
Telephone: 870-623-2692
Facsimile: 
Signature: 

Name: (same)
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

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

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 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.

August 15, 2023

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

**RE: REQUEST FOR REZONING: FROM R-2 TO PD-RM
PROPERTY LOCATED AT 5601 AND 5605 PACIFIC RD
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Southard Construction LLC, we are pleased to submit this rezoning request. The subject property is located on the south of Pacific Road, approximately 750 linear feet west of Dr MLK Jr Dr. The property is currently zoned R-2 and contains 7.58 +/- acres. In order to best serve the neighborhood and be able to provide better conformity with the multi-family residential development guidelines, we are requesting that the R-2 zoning for this property be amended to RM-12.

If the amendment to the zoning request is approved, the RM-12 zoning will allow the proposed development to better conform to the multi-family design guidelines, create a more hospitable development by being able to provide recreational areas, and reduce the long-term maintenance costs for the city.

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested on the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

1. The property was zoned R-2 at the time the current owner purchased it.
2. The purpose of the rezoning is as follows:
 - a. In order to develop the property as one lot, instead of subdividing the property.
 - b. For the development to be able to better conform to the multi-family design guidelines by:
 - i. clustering the units to better “define public open spaces and activity areas”¹
 - c. Reduce the long term maintenance costs for the city by not being required to build a public street.
3. The property will be developed into single level, 4-plex buildings if rezoning is approved, as opposed to two story 4-plex buildings if the rezoning were to not be approved.

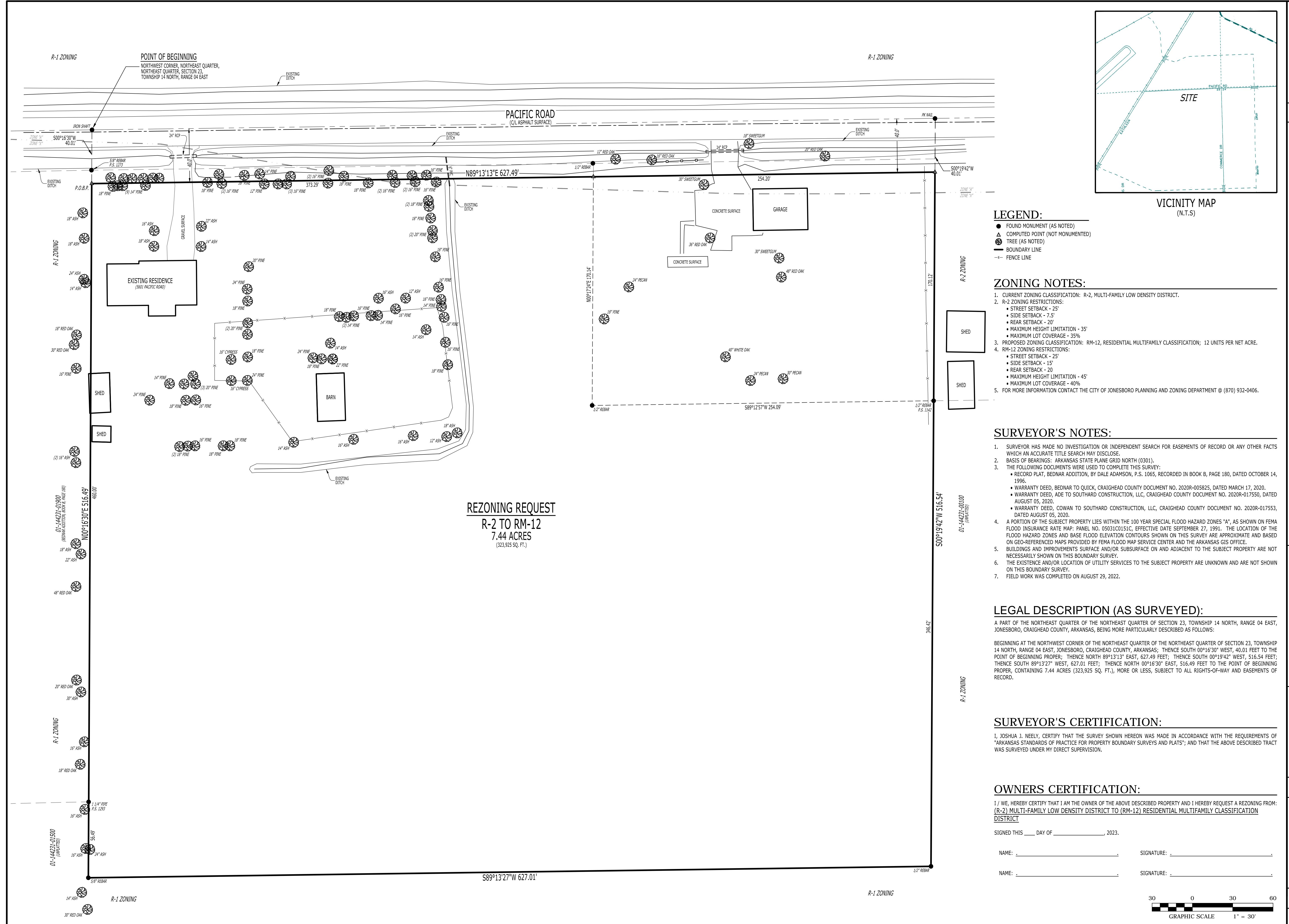
4. If the rezone is approved, as presented, then there will be 80 units. This would provide approximately 4,125 sq.ft of space per unit. Note: R-2 requirements are 3600 sq.ft/ unit.
5. The Land Use Plan depicts this area of land to be for moderate intensity. Based on the description of moderate intensity from the Land Use Plan, this development does not comply. Note: R-2 zoning allows for one dwelling unit per 3600 sq.ft; the land use describes moderate intensity as no more than 6 units per acre (one dwelling unit / 7260 sq.ft)
6. A rezone from R-2 to RM-12 would allow a for more conformed, holistic site plan on one lot, provide suitable recreational areas, and larger perimeter buffers to neighboring property.
7. The surrounding area possesses mixed developments from single family to multi-family dwellings. Thus, this would maintain that growth by accommodating a single story, multifamily estate.
8. The existing zoning is accommodating to multifamily development yet lacks the flexibility of multifamily usage.
9. The rezone of this property would allow for a more acceptable visual appearance by allowing buildable space for single story buildings; there should be no restriction to the normal and/ or customary use of adjacent property.
10. The Property was vacant when the current owner acquired the property, it is unknown how long the property has been vacant.
11. If the property were to be rezoned, the impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be of any measurable burden different than if the property were not rezoned.
12. The development would potentially begin early 2024
13. A neighborhood meeting has not been held at this time.
14. This application is not for a Limited Use Overlay.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.
Civil Engineer
FISHER ARNOLD
404 Creath Avenue | Jonesboro, AR 72401



**REZONING PLAT
CLIENT: SOUTHDARD CONSTRUCTION, LLC**

**REZONING PLAT
: SOUTHDARD CONSTRUCTION, LLC**

OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ▲ COMPUTED POINT (NOT MONUMENTED)
- ◐ TREE (AS NOTED)
- BOUNDARY LINE
- ← FENCE LINE

ZONING NOTES:

CURRENT ZONING CLASSIFICATION: R-2, MULTI-FAMILY LOW DENSITY DISTRICT.

R-2 ZONING RESTRICTIONS:

- STREET SETBACK - 25'
- SIDE SETBACK - 7.5'
- REAR SETBACK - 20'
- MAXIMUM HEIGHT LIMITATION - 35'
- MAXIMUM LOT COVERAGE - 35%

PROPOSED ZONING CLASSIFICATION: RM-12, RESIDENTIAL MULTIFAMILY CLASSIFICATION; 12 UNITS PER NET ACRE.

RM-12 ZONING RESTRICTIONS:

- STREET SETBACK - 25'
- SIDE SETBACK - 15'
- REAR SETBACK - 20
- MAXIMUM HEIGHT LIMITATION - 45'
- MAXIMUM LOT COVERAGE - 40%

FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

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

THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:

- RECORD PLAT, BEDNAR ADDITION, BY DALE ADAMSON, P.S. 1065, RECORDED IN BOOK B, PAGE 180, DATED OCTOBER 14, 1996.
- WARRANTY DEED, BEDNAR TO QUICK, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-005825, DATED MARCH 17, 2020.
- WARRANTY DEED, ADE TO SOUTHARD CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-017550, DATED AUGUST 05, 2020.
- WARRANTY DEED, COWAN TO SOUTHARD CONSTRUCTION, LLC, CRAIGHEAD COUNTY DOCUMENT NO. 2020R-017553, DATED AUGUST 05, 2020.

A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR SPECIAL FLOOD HAZARD ZONES "A", AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0151C, EFFECTIVE DATE SEPTEMBER 27, 1991. THE LOCATION OF THE FLOOD HAZARD ZONES AND BASE FLOOD ELEVATION CONTOURS SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON GEO-REFERENCED MAPS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER AND THE ARKANSAS GIS OFFICE.

BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.

THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.

FIELD WORK WAS COMPLETED ON AUGUST 29, 2022.

LEGAL DESCRIPTION (AS SURVEYED):

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST,
ONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP
NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°16'30" WEST, 40.01 FEET TO THE
POINT OF BEGINNING PROPER; THENCE NORTH 89°13'13" EAST, 627.49 FEET; THENCE SOUTH 00°19'42" WEST, 516.54 FEET;
THENCE SOUTH 89°13'27" WEST, 627.01 FEET; THENCE NORTH 00°16'30" EAST, 516.49 FEET TO THE POINT OF BEGINNING
PROPER, CONTAINING 7.44 ACRES (323,925 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF
RECORD.

SURVEYOR'S CERTIFICATION:

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

OWNERS CERTIFICATION:

WE, HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:
(R-2) MULTI-FAMILY LOW DENSITY DISTRICT TO (RM-12) RESIDENTIAL MULTIFAMILY CLASSIFICATION

RECEIVED THIS DAY OF 2008

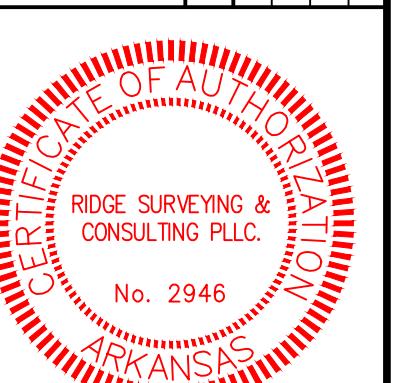
NAME: _____ SIGNATURE: _____

NAME: _____ SIGNATURE: _____

30 0 30 0

Page 10 of 10

RIDGE SURVEYING & CONSULTING PLLC		870-203-9940	www.ridgesurveying.net	
40 Creath Ave., Suite B Mnesboro, AR 72401				
DRAWING INFO		REVIZIONS		
AWN BY:	J.N	DATE	BY	DESCRIPTION
TYPE:	09 / 08 / 2022	08 / 07 / 2023	J.N	REVISE PROPOSED ZONING
ALE:	1" = 30'			
B NO:	20263-01R			



EDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2946



JOSHUA J. NEELY - SURVEYOR

ARKANSAS - P.S. 1841

00-14N-04E-0-23-110-16-1841

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JONESBORO, AR 72401

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08/29/2023

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees if applicable)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
NEWTON PENNY, FRED EASLEY, & PANNY EASLEY
Street and Apt. No., or PO Box No.
5701 PACIFIC ROAD
City, State, ZIP+4®
JONESBORO, AR 72401-9805

See Reverse for Instructions

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

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FAYETTEVILLE, AR 72703

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Extra Services & Fees (check box, add fees if applicable)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
Rausch, Coleman, Homes, LLC
Street and Apt. No., or PO Box No.
P.O. Box 10560
City, State, ZIP+4®
Fayetteville, AR 72703-8044

See Reverse for Instructions

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

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JONESBORO, AR 72403

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08/29/2023

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees if applicable)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
PHILLIPS FAMILY INVESTMENTS LLC
Street and Apt. No., or PO Box No.
PO BOX 19298
City, State, ZIP+4®
JONESBORO, AR 72403

See Reverse for Instructions

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

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JONESBORO, AR 72401

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08/29/2023

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fees if applicable)	\$
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To
ROBIN QUICK FAMILY
Street and Apt. No., or PO Box No.
5517 PACIFIC RD
City, State, ZIP+4®
JONESBORO, AR 72401

See Reverse for Instructions

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

REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
2nd & 4th Tuesday of Each Month
Municipal Center
300 S. CHURCH ST.
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
CITY OF JONESBORO

REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
2nd & 4th Tuesday of Each Month
Municipal Center
300 S. CHURCH ST.
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
CITY OF JONESBORO

REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
2nd & 4th Tuesday of Each Month
Municipal Center
300 S. CHURCH ST.
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
CITY OF JONESBORO



***City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-13, 5601 Pacific Rd
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on September 12, 2023***

REQUEST: To consider a rezoning of one tract of land containing 7.58 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-2” multifamily low density district to “RM-12” residential multifamily.

APPLICANT:

OWNER: Southard Construction LLC, 501 E. Lawson Rd, Jonesboro AR

LOCATION: 5601 Pacific Road

SITE

DESCRIPTION: **Tract Size:** Approx. 7.58Acres or 330,161 sq. ft.

Street Frontage: Approx. 627.5 ft. on Hancock Road

Existing Development: None

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1 – Agricultural
East	R-1 & R-2 – Agricultural & Residential
West	R-1 – Agricultural

HISTORY: Property has never been developed.

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

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

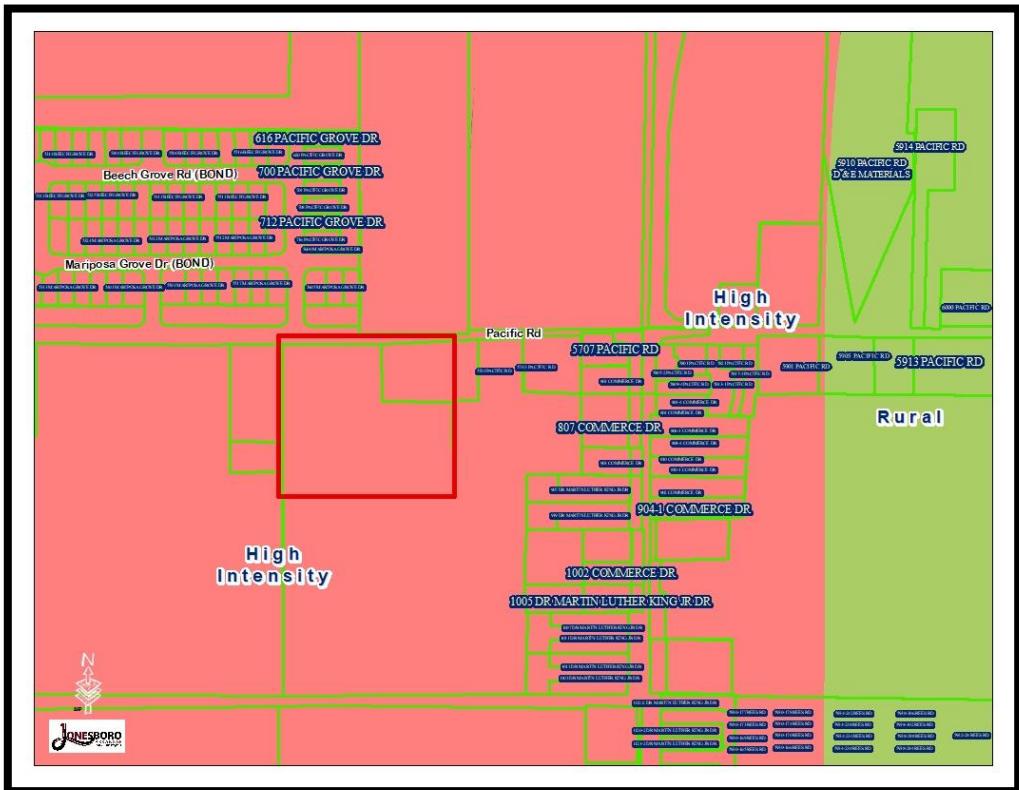
Typical Land Uses:

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

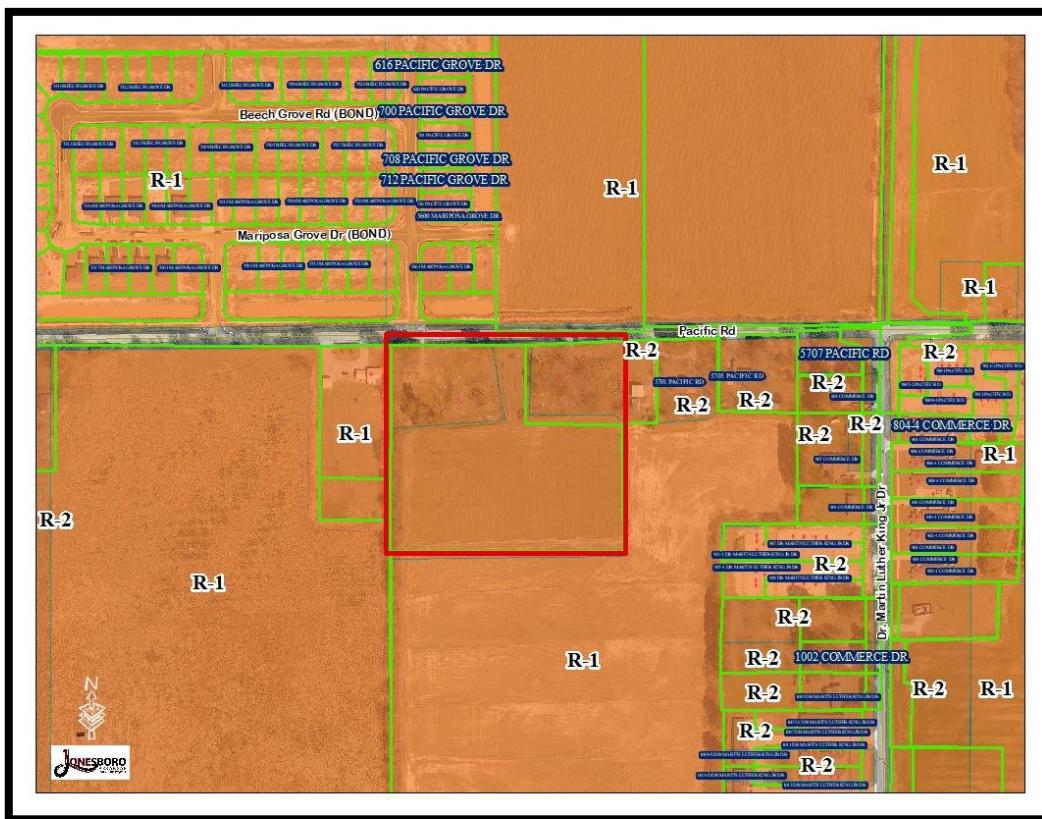
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

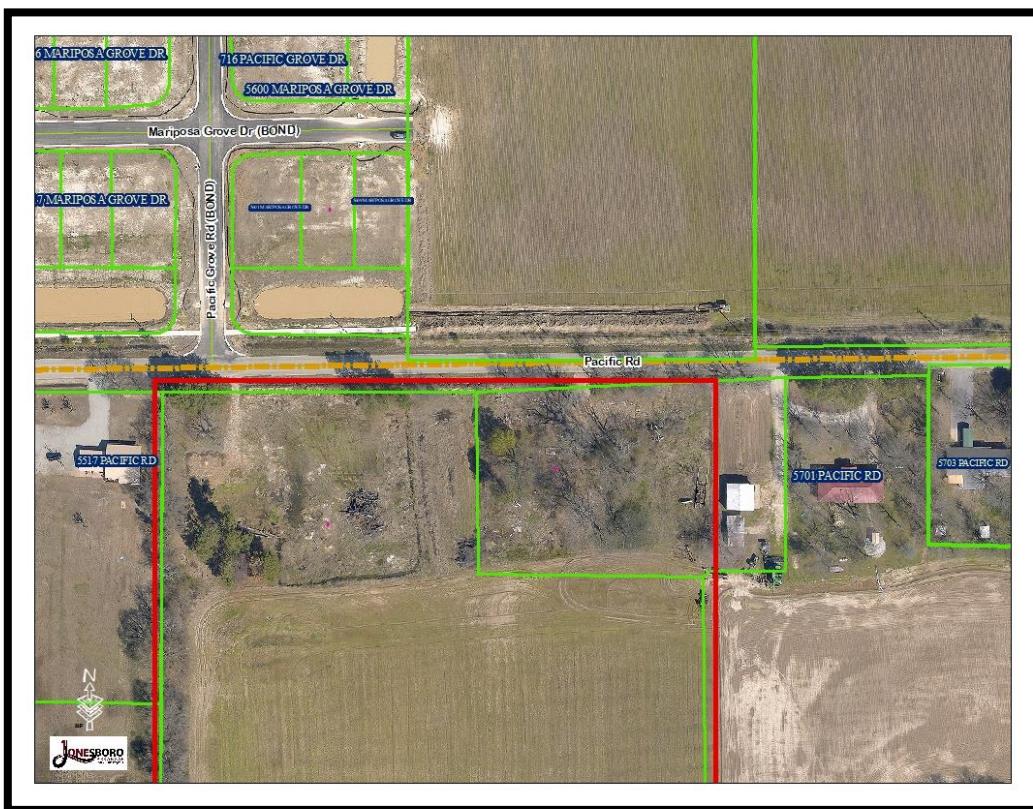
Master Street Plan/Transportation

The subject property is served by Pacific Road, the Master Street Plan classifies this road as a **Collector Road**.

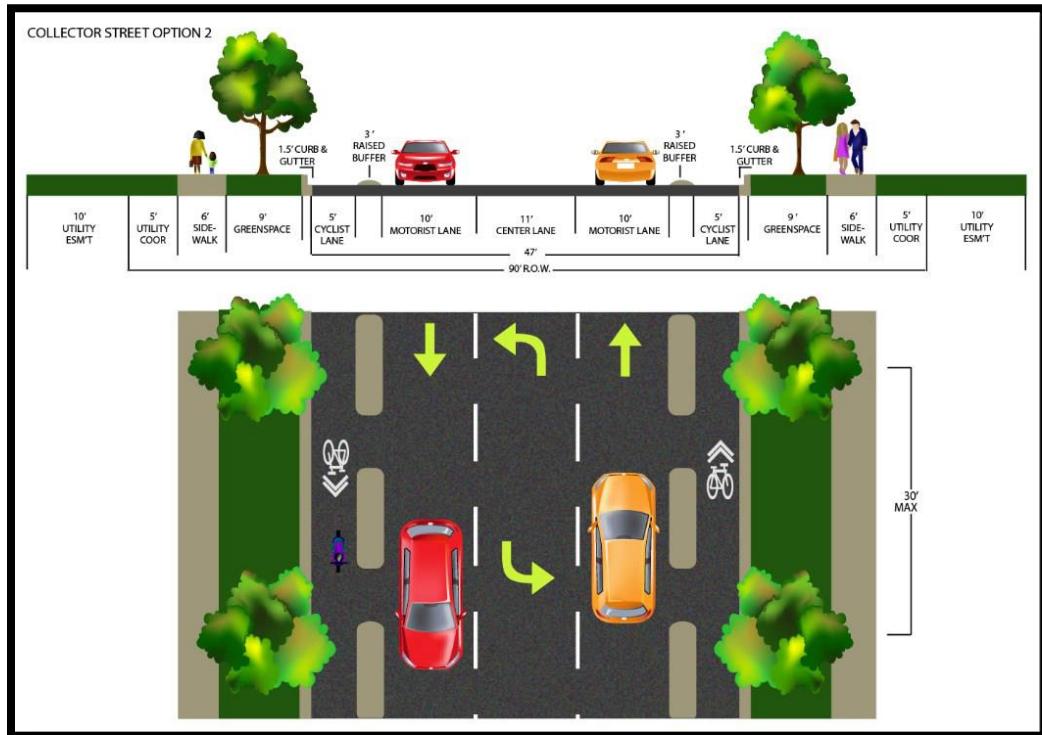
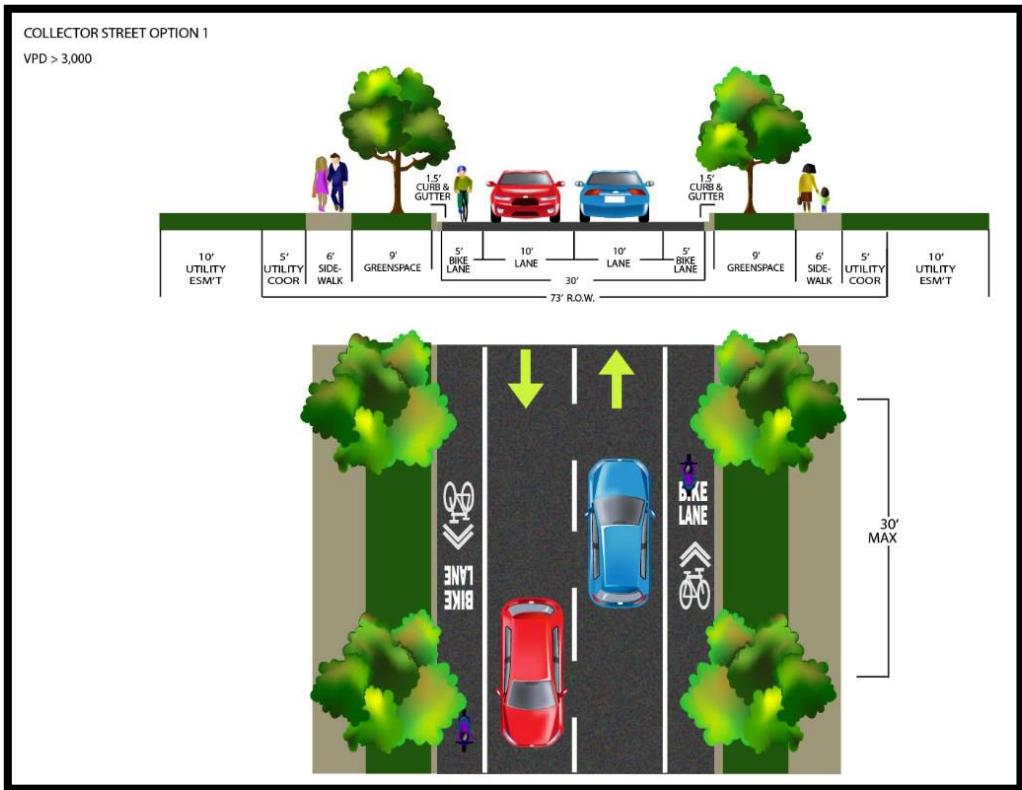
Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

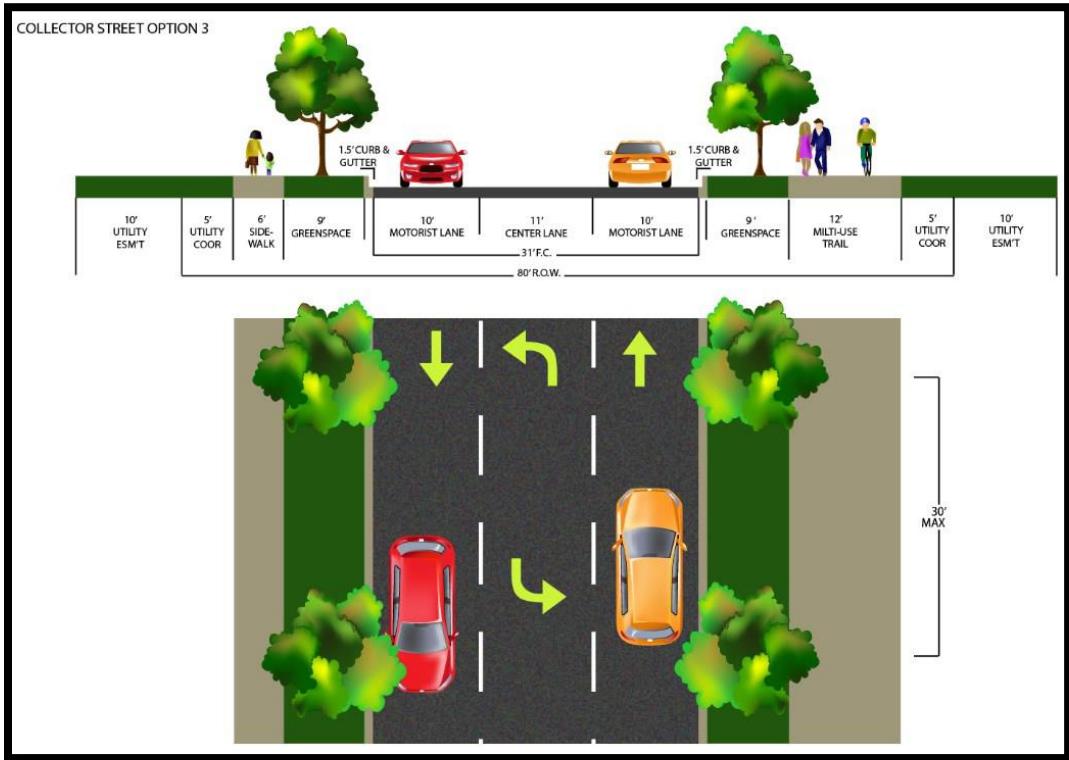
FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter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

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



Collector Street





Approval Criteria- Chapter 117 - Amendments:

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

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

Staff Findings:

Applicant's Purpose

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

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

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

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

Departmental/Agency Reviews:

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 23-13 a request to rezone property from “R-2” multifamily low density district to “RM-12” residential multifamily; the following conditions are recommended:

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

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

Sample Motion:

I move that we place Case: RZ 23-13 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-2” multifamily low density district to “RM-12” residential multifamily will be compatible and suitable with the zoning, uses, and character of the surrounding area.