



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, October 11, 2022

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-22:089](#) MINUTES: September 27, 2022 MAPC Meeting Minutes

Attachments: [MAPC Minutes Sept. 27, 2022](#)

4. Miscellaneous Items

[COM-22:047](#) SIDEWALK IN LIEU FEE: 3511 Stadium Blvd

John Easley of Associated Engineering, LLC on behalf of Cavanaugh Auto Group is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$10,433.26 for 152 square yards along Stadium Blvd. The 2022 rate is \$68.67 per square yard.

Attachments: [Cavanaugh Hyundai - Sidewalk Waiver Letter](#)
[Site Plan](#)

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-22-02](#) CONDITIONAL USE: 3411 & 3413 E. Johnson Ave.

Sharada Madhuri on behalf of Quinn Family Limited is requesting Conditional Use approval to develop property located at 3411 & 3413 E. Johnson Ave. into a fast food restaurant (with drive-through) and a retail space. The property is currently zoned C-4, Neighborhood Commercial District, and requires Conditional Use approval.

Attachments: [Application](#)
[Cert. Mail](#)
[Site Plan](#)
[Staff Summary](#)
[Letter of Concern](#)

Legislative History

9/27/22 Metropolitan Area Planning Commission Tabled

8. Rezoning

RZ-22-14

REZONING: Southwest Drive & Evan Drive

Horizon Land Surveying on behalf of Three Sister Land Development, LLC is requesting a rezoning from AG-1, Agricultural district, to C-4 LUO, Neighborhood Commercial District with a Limited Use Overlay. This rezoning is for 1.55 +/- acres located at the corner of Southwest Drive and Evan Drive.

Attachments: [Application](#)
[Certified Mail Receipts](#)
[Rezoning plat](#)
[Staff Summary](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-22:089

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MINUTES: September 27, 2022 MAPC Meeting Minutes



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, September 27, 2022

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

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

Absent 1 - Dennis Zolper

3. Approval of minutes

[MIN-22:085](#)

MINUTES: September 13, 2022 MAPC Minutes

Attachments: [Sept. 13, 2022 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: 7 - Jimmy Cooper; Jim Little; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 1 - Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-22-11](#)

PRELIMINARY SUBDIVISION: Edgemont Park Phase II

Mark Morris of Mark Morris Homes is requesting MAPC Preliminary Subdivision Approval for Edgemont Park Phase II for 51 lots on 15 +/- acres for property zoned R-1, Single-Family Medium Density District, located off of Edgemont Drive.

Attachments: [Application](#)
[Edgemont Park Phase II - Staff Report](#)
[Subdivision Plans](#)

Applicant – Mark Morris: Confirmed he was seeking for approval for 51 lots on 15 acres.

Staff – Monica Percy: Stated they have reviewed the Preliminary plans and it does comply with all city requirements.

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

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

Absent: 1 - Dennis Zolper

6. Final Subdivisions

7. Conditional Use

[CU-22-02](#)

CONDITIONAL USE: 3411 & 3413 E. Johnson Ave.

Sharada Madhuri on behalf of Quinn Family Limited is requesting Conditional Use approval to develop property located at 3411 & 3413 E. Johnson Ave. into a fast food restaurant (with drive-through) and a retail space. The property is currently zoned C-4, Neighborhood Commercial District, and requires Conditional Use approval.

Attachments: [Application](#)
[Cert. Mail](#)
[Site Plan](#)
[Staff Summary](#)
[Letter of Concern](#)

Applicant – John Easley: Confirmed he's there on behalf of the owners and he is seeking Conditional Use approval. Said at the pre-meeting there was discussions about the restaurant, and the owner is there to answer the questions.

Owner – Explained he and Mr. Easley have had discussions about the concerns of traffic during peak hour. He said the current calculations are around 96 people coming into the lot which is assuming a typical fast food such as a McDonald's or Chick-Fil-A. He said they typically don't do 1/3 of McDonald's sales, so the calculations they are using to calculate the peak hour traffic isn't typical for fast food.

Staff – Monica Percy: Upon conditional use approval, all of the permits and licenses required locally and statewide be applied for and obtained by the applicant. This lot is located in the overlay district and will be required to follow all overlay district guidelines, and planning and engineering would both like to see a traffic study before approval.

Staff – Michael Morris: Said the ARDot plans show turning lanes north up 351 is going to extend past Jewell Dr. The concern is the traffic going in and out of the restaurant which is why they are seeking a traffic study prior to approval. (Unable to transcribe)

Easley: Said the owner on Johnson has no problem getting rid of the driveway.

Morris: Explained the concern about the traffic on Jewell Dr. People will be unable to make a left due to traffic backing up. Requesting a study to see what happens before they permit it. Asked if they have an existing restaurant with similar sales.

Easley: Said it will be a small restaurant (unable to transcribe) most of the business will be done midday. (Unable to transcribe) limited seating, limited

menu, isn't going to generate 96 per day, but at the end of the day it won't be a development McDonald's or Burger King.

Morris: Asked if they can get sales, peak hour, or traffic from a similar establishment.

Owner: Compared it to a Manhattan Bagel Bro establishment.

Easley: (unable to transcribe)

Morris: Still curious about what it will do for traffic.

Commission - Monroe Pointer: Motion to table until they get a traffic study.

Commission - Jeff Steiling: Asked if it would be appropriate for this tabling for the site plan to be revised to show accessed ingress/egress once the improvements are done along Johnson Ave. He's concerned about the parking and traffic flows once the drives are limited

Morris: Explained that could be part of the traffic study. Said they are also wanting to know how much stacking there will be, and where the stacking locations will be. Want to know if they be stacking toward Jewell Dr. or Johnson Ave because of the drive thru.

Commission - Monroe Pointer: Asked if business picks up or declines and this business goes away, would another business coming in still have the Conditional Use or would they have to reapply for it.

Staff - Carol Duncan: Agrees it stays with the property since it is a restaurant with a drive thru.

Pointer: Said that should be considered not for this business only but for the location as well.

Commission - Paul Ford: Asked if the traffic concern like it'll back up like traffic at Shadrach's on Southwest drive.

Morris: Said it's a possibility, but it's more concerned about the traffic backing up and making it difficult to make a left turn. Said going back into town will be difficult with the traffic light making them go through the neighborhood or Airport road. This light does stack and this may make it double stack

Duncan: Said she wants to take a look at the Conditional Use question because she is unsure if it stays with the property or business.

Commission - Jimmy Cooper: Asked if they any idea what the future retail would be.

Easley: Said not at this time, but the nature of the building will be small. Like a boutique or sport shops.

Commission - Jim Little: Could it be approved and require a traffic study?

Morris: Explained it'll have to be done anyways. Depending on how many numbers of trips are generated per day. If they approve it here it's still a restaurant with a drive through small or large.

Commission - Kevin Bailey: Verifying if they approve it, but don't table it, they aren't approving any drives. This means it'll come in the site plan and after the traffic study.

Morris: Confirmed.

Pointer: Said it looks like the McDonalds that is on Highland Dr. and Main St. They have similar setups.

Easley: Confirmed the similar set up, but this one 1/3 smaller. Said McDonalds on Southwest Dr. has seating and drive thru and so does the subway on Bono Hill and they have different traffic.

Owner: Said this is like a Subway than a McDonalds in terms of national sales. He doesn't believe with 1800 sq. ft. that a McDonald's will fit here.

Easley: Explained with 1800 sq. ft. it will only have around 900 sq. ft. of seating. Said having a large dining room isn't possible in this size building.

Little: Asked if there was a name.

Owner: NDA signed, can't disclose name until it's approved
Pointer: Moves to table it due to so many questions and traffic study.
Nelson seconds.

Bailey: Concerned if it comes back through and they vote for Conditional Use for a restaurant then what they're talking about on the preliminary site plan is a small restaurant with small seating and small drive through and then they change mind to a restaurant to max it out in seating an parking lot size and it's a different animal than what they originally approved.

Duncan: Will look into it for a change in trips generated per day. It needs to be postponed to a certain day. It can always be postponed again or left tabled.

A motion was made by Monroe Pointer, seconded by Stephanie Nelson, that this matter be Tabled . The motion PASSED with the following vote.

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

Absent: 1 - Dennis Zolper

8. Rezoning

[RZ-22-13](#)

REZONING: Thompson Drive & Southwest Drive

Jeremy Moore is requesting a Rezoning from R-1, Single-Family Medium Density District, to RM-16, Residential Multifamily 16 units per net acre. This Rezoning is for 4.41 +/- acres (2 tracts) located at Thompson Dr. and Southwest Dr.

Attachments: [Application](#)
[Certified Receipt](#)
[Plat](#)
[Valley View Superintendent Letter](#)
[Staff Summary - Southwest Dr & Thompson Dr](#)
[Apartments - Site Plan](#)
[Rezoning Sign](#)

Applicant – Jeremy Moore: Explained they rezoned 2.5 Acres for the 40 units they are working on. Mark Morris did a preliminary layout and it was tight on that 2.5 acres and not what they envisioned or planned to do. They purchased 4.5 acres attached to it, which is shown in the plat they had redone. Explained they now have about 7 acres. They bought everything on their side of the creek, so now they have a buffer between them and the other property owners on that side of the creek. This will allow them to have a lot of green space, and spreading it out. Explained the new layout Mark Morris drew has about 70 units on it and that is more conducive to how they wanted it in the beginning. Explained the amount of green space, explained the dark blue area was the community center and pool, there is a community garden. Explained that they aren't planning on putting in the extra units that would make it a RM-16, they are just trying to expand and spread it out. Explained he knows (unable to transcribe) is there, and he and James had met with them a few weeks before. Said he knows he's there on behalf of the school board. Safety – they plan to have a fully fenced, enclosed, gated community. It's bordered by a creek and a pond on one side and Southwest Dr. on the other. Explained the area is isolated, and with their 55 and older plan, safety is as much a priority for them

as it is for everyone else. Drainage – Mark Morris had fixed this by the creek on the far side along with the retention pond not only allows them to get rid of the units on the bottom side to put the pond in for a buffer. So not only is there a creek buffering them between neighboring property and valley view property, but also the green area behind the pond they are putting in they will not only be able to deal with drainage but create a buffer. Traffic – Said traffic is bad anywhere in Jonesboro. Explained most of them won't have a 9-5 or 8-4 schedule with the 55 and older rule. Explained in the letter Mr. Pope Joy sent out referenced 45 minutes in the morning and 30 minutes in the afternoon for 178 days a year. This is about 1 hour and 15 minutes a day for less than half a day of the year. Understands this is a valid concern as far as school traffic is, but as far as overall traffic it is a moot point during the time of day, amount of minutes per day and the amount of days per year to the overall project.

Commission – Paul Ford: Asked if they are doing 70 units, and have 7 acres, could they go down to an RM-12

Moore: Explained the others are rezoned for 16, but couldn't leave it at 16 and then turn around and ask for 8 on the rest to get that 70 units because they would still be stuck having that 40 on the 2.5 acres of RM-16.

Commission – Jim Little: Said he could ask for 12, keep 16, and still do the plan they are showing. Explained he is trying to compromise for the people with problems with this project. They are talking about 110 units, they are only doing 70 units with 7 acres. This is more like RM-10

Moore: Explained they are happy to move it down, they were trying to match up what they had. Thought it made more sense to replat it as one, no problem changing it to RM-12.

Commission – Kevin Bailey: On the preliminary site plan Mark Morris did, it shows two roads leading out of it. One to Thompson and one that appears to cross a ditch. Explained it looks like this is Phase I of a larger project that is coming down the road. Explains this is concerning they may be back before them again for more rezoning over more property he may buy to add more multi-family homes.

Moore: Explained one goes to Thompson and Southwest drive and one to neighboring property from Smith who he bought the 4.5 acres. Said the property owner isn't interested in selling it. It would be up to the MAPC board if they came back to rezone it. Said they wouldn't do the same model on it. Said he couldn't imagine with the price they'd pay for the 15 acres. As far as looking into the future, they are looking at this project that will take them 3-5 years.

Commission – Jeff Steiling: Explained his concern is that without showing it, he's not sure if he can get that many units in the property anyways once garages, driveways and sidewalks are added. Said he questioned if he can develop it the way they intend and envision. If this happens, wants to sell property after they've rezoned it, what if someone comes in and packs it full of apartments and it can't be stopped.

Moore: Explained if 70 can't be put on there, they will do 60. If 60 can't be done, then 55. They said it only made sense to go from 40 up when they were adding the acreage in order to be able to spread it out. Said nothing is set in stone to where they have to have 70.

Staff Comments – Monica Percy: This request does meet the zoning criteria. Recommends approval with following conditions:

1. 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.

2. Any change of use shall be subject to Planning Department approval in the future.

3. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, and all other ordinance requirements shall be submitted to the Planning Department prior to any redevelopment of this property.

4. The site shall comply with all Overlay District guidelines.

Public Comments – Roland Popejoy – Explains he’s the superintendent of Valley View. Confirms he has had multiple conversations with Mr. Moore and Mr. Best about the plans. Their concerns are the safety and security of the students. With the ingress coming on Thompson drive, says it might be a short time frame but it’s a very important timeframe for that district. Said on Thompson drive heading south and south east is usually backed up and they have vehicles on the Southwest drive turn lane waiting to get onto Thompson. The other side is Christian Valley which is closer to where the other ingress is Southwest drive is an arterial street and that would leave those timeframes those being the only entry/exit for this property. The intend 55 and older could decrease some of the traffic flow, there are situations where they may be in that age range and still working and going out in those time frames more individuals have students themselves going to that school and turning into valley view may be a challenge. Says they have to look forward and one question on the current plans is “why in the world was I not here for the original 2.5 acre property” when it was originally proposed to them at a 2.45 acre request it would have been a total of 39 units which wouldn’t have been as big of a concern especially as stated. He wasn’t sure how they’d fit it on there with an rn16 but with the carpools and pieces with handicap accessibility wasn’t going to cause as large of a concern. But this second rezoning was requested and the purchase was made – the request was submitted- prior the second reading with the city council and that leads to the concern of what can happen next. With previously stated by Mr. Bailey with the third street that there is potentially intent to expand this to the additional 15.5 acres or beyond that which could total to 22.5 acres which would be a traffic nightmare.

Mr. Moore: The third entrance just makes sense to the layout stand point to plan for the future, but says they can all agree there will never be 22 acres of RM 16 on that piece of property. He would hate for everyone to be fixated on what happen on that 15 acres when it may not even come to then.

Moore: On the far side it’s bordered by the property owner so the only exit is another one on southwest close to the one they are proposing and one on Christian valley drive. There would be 2 exits bit both in close proximity to where they meet southwest drive. They feel like where they put their ingress and egress on Thompson and southwest. Theoretically anyone getting up that early is more likely going right and flowing with traffic going into Jonesboro. Understands the traffic issues as well as anyone but still doesn’t see the impact of an additional 30 units with the 40 the already have would impact traffic
Commission - Paul Ford: Would the light at the Darhill Rd and Southwest intersection be allowed the timing of that light on open up that way to make those turns

Morris: Doesn’t think that signal is with our timing plan since it’s too far away from other lights. It’s not in sync with the rest of the lights

Ford: In general, is it close enough that when the light stops traffic on on 49 would that light not create a time buffer for people to get in and out

Morris: It would create gaps where you could pull in and out in either direction, but more concern is people turning in is stacking up.

Moore: When they sold the 11.83 acres to valley view, what was discussed was that helping to alleviate traffic. Not sure where the plans are, but when valley view came to them about purchasing that property it was for building their own bypass to eliminate traffic on their side.

Popejoy: Stated Valley view School District seeks security and safety if they are considering an approval they are requesting they wait for additional traffic and drainage studies. As a school district they are asking for opposing for the reasons stated.

Moore: Asked if the reasons stated are mandatory upon engineering approval

Morris: Stated yes

Steiling: Asked Monica Pearcy if this meets the master plan of this area of Jonesboro.

Pearcy: Confirmed

Ford: The concern is density. If they RM16 for all of this and they get an offer they can't refuse and someone comes in to build 3 story apartments, that changes the nature. Nothing ties them to keeping this property. The concern is density and not just for traffic, but for all kinds of reasons

Moore: Stated he would be happy to move it to RM12

Commission – Lonnie Roberts: Amending it to RM12 to resolve the issue

A motion was made by Jimmy Cooper, seconded by Paul Ford, that this matter be Recommended to Approve to the City Council. The motion PASSED with the following vote.

Aye: 5 - Jimmy Cooper; Jim Little; Monroe Pointer; Stephanie Nelson and Paul Ford

Nay: 2 - Kevin Bailey and Jeff Steiling

Absent: 1 - Dennis Zolper

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-22:047

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

SIDEWALK IN LIEU FEE: 3511 Stadium Blvd

John Easley of Associated Engineering, LLC on behalf of Cavanaugh Auto Group is requesting MAPC approval to pay the Sidewalk "In Lieu" payment of \$10,433.26 for 152 square yards along Stadium Blvd. The 2022 rate is \$68.67 per square yard.



Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

September 23, 2022

Mr. Derrel Smith
Planning Director
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401

Re: Sidewalk Waiver– Cavanaugh Hyundai
3511 Stadium Blvd.
Jonesboro, Arkansas

Dear Mr. Smith,

On behalf of Cavanaugh Auto Group, we are requesting a waiver to the Sidewalk Ordinance for the following reason based on Number 4 in the Exceptions listed in the Ordinance:

Sec 117-330.b: (4) Other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.

The Arkansas Department of Transportation Job No. 100979 will install sidewalk along Stadium Blvd across this property. The project will consist of widening Stadium Blvd. and installing curb and gutter. It is unreasonable to install sidewalks now when ArDOT will also install sidewalks as part of their project.

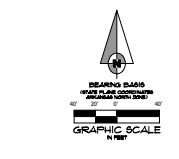
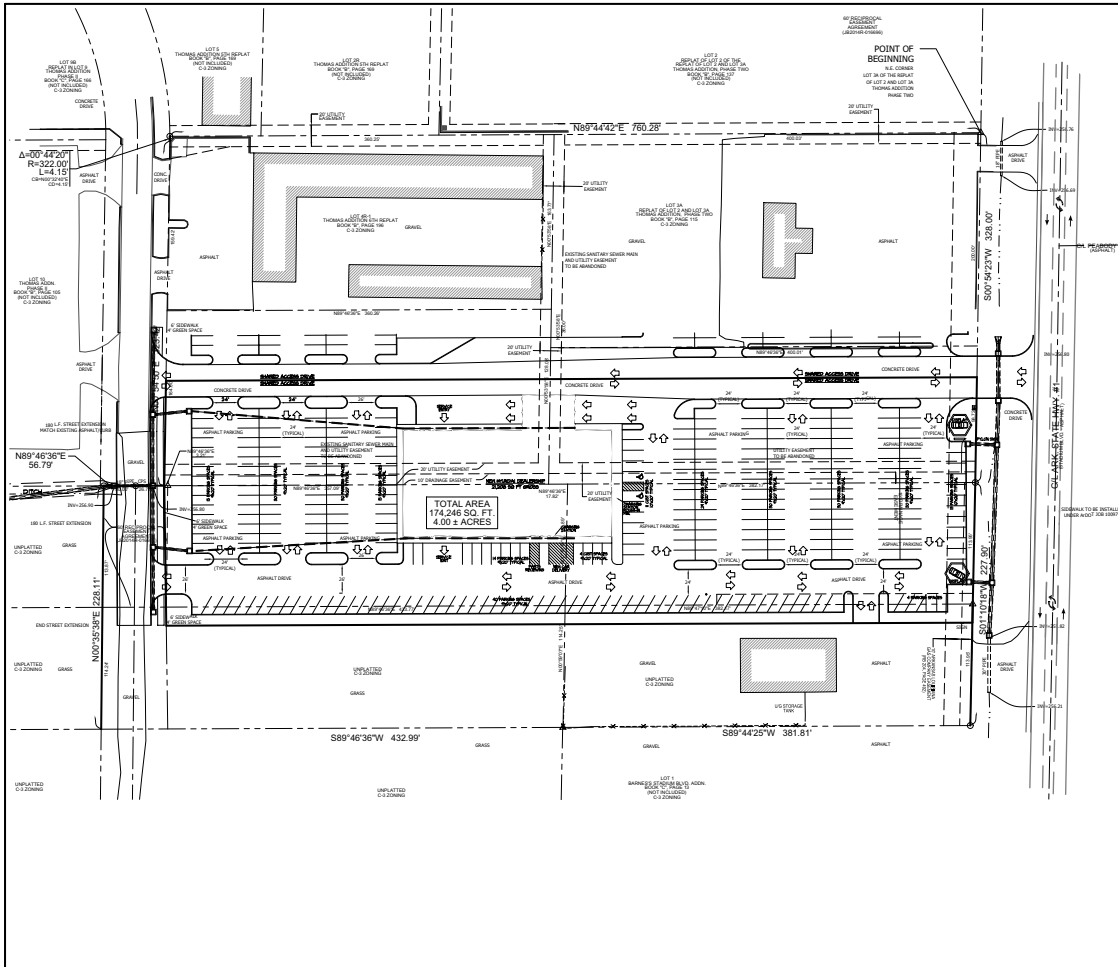
By approving the waiver, our client will pay the in-lieu of construction of \$ 10,433.26.

Lot frontage is 227.90 feet, area of sidewalk is 152 s.y. Current price per 2021 ARDOT Weighed Averages is \$ 68.67/s.y.

Should you have any questions or require additional information, please contact me.

Respectfully submitted,


John M. Easley, PE, PLS
Project Engineer



- SITE NOTES**
1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
 2. ALL CURB RETURN BARS SHALL BE 6" UNLESS OTHERWISE NOTED.
 3. PROJECT SITE IS GENERALLY AS SHOWN.
 4. THROUGHOUT ALL ELEVATIONS/ACTIVITIES POSITIVE FINISHES SHALL BE INDICATED UNLESS OTHERWISE NOTED. FINISHES SHALL BE BASED ON EXISTING TOPOGRAPHY.
 5. DRIVE SHALL BE MAINTAINED IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS MUCH AS POSSIBLE, CONSISTENT WITH THE CURB OF ROAD.
 6. ALL ACCESSIBLE ROUTES SHALL HAVE A MINIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MINIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
 7. ALL SLOPE CALCULATIONS AS SHOWN.
 8. REMOVE AND DISPOSE OF ALL TREES AND OTHER VEGETATION AS SHOWN IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 9. ACCESS ALONG HIGHWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY LIMITS SHALL BE DONE TO THE RIGHT OF HIGHWAY SHALL BE COORDINATED WITH THE STATE HIGHWAY DEPARTMENT.
 10. THERE ARE NO PROVISIONS NECESSARY TO BE MADE PROTECTIVE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADJACENT PROPERTIES.
 11. SIDEWALK ALONG HIGHWAY BLDG. TO BE INSTALLED UNDER ASOT FOR 1000 FT.

ARO14 CAVENAUGH HYUNDAI
CAVENAUGH AUTO GROUP
 3315 SOUTH STADIUM BLVD.
 JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING
 403 SOUTH UNIVERSITY AVENUE
 JONESBORO, ARKANSAS 72401
 PHONE: 870.933.3334 • FAX: 870.933.3330



NO.	DESCRIPTION	DATE
1	CONTRACT	
2	CONTRACT	
3	CONTRACT	
4	CONTRACT	
5	CONTRACT	
6	CONTRACT	
7	CONTRACT	
8	CONTRACT	
9	CONTRACT	
10	CONTRACT	

SITE PLAN

DATE: 08/14/2018
 DRAWN BY: JWB
 CHECKED BY: JWB
 PROJECT NO: 2018-001
 SHEET NO: 001 OF 001



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: CU-22-02

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Conditional Use

CONDITIONAL USE: 3411 & 3413 E. Johnson Ave.

Sharada Madhuri on behalf of Quinn Family Limited is requesting Conditional Use approval to develop property located at 3411 & 3413 E. Johnson Ave. into a fast food restaurant (with drive-through) and a retail space. The property is currently zoned C-4, Neighborhood Commercial District, and requires Conditional Use approval.



CITY OF JONESBORO
CONDITIONAL USE APPLICATION

Case Number CV 22-02 MAPC Deadline 8/31/2022
Date Submitted 8/31/2022 MAPC Meeting Date 9/27/2022

OWNER/APPLICANT INFORMATION

Property Owner Quinn Family Limited Applicant SHARADA MADHURI
Address 4550 Mt. CARMEL Rd Address 42 CR 1012 BROOKLAND
Phone _____ Phone 267-875-8596
Signature _____ Signature A. Sharada-madhuri

PARCEL INFORMATION

Address/Location 3411 and 3413 East JOHNSON AVE. JONESBORO, AR 72401
Current Zoning C-4 Existing Land Use VACANT
Adjacent Zoning North C-3 East R-1 South R-1 West C-3

REQUESTED CONDITIONAL USE

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

Property is Zoned C-4. Applicant would like to develop into retail and restaurant - fast food. Conditional Use Permit is required with drive-thru

GENERAL SUBMITTAL INFORMATION

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



**CITY OF JONESBORO
CONDITIONAL USE APPLICATION**

Case Number CV 22-02 MAPC Deadline 8/31/2022
Date Submitted 8/31/2022 MAPC Meeting Date 9/27/2022

OWNER/APPLICANT INFORMATION

Property Owner Quinn Family Limited Applicant SHARADA MADHURI
Address 4506 Mt. CARMEL RD Address 42 CE 7012 BROOKLAND
Phone _____ Phone _____
Signature _____ Signature _____

PARCEL INFORMATION

Address/Location 3411 AND 3413 EAST JOHNSON AVE. JONESBORO, AR 72401
Current Zoning C-4 Existing Land Use VACANT
Adjacent Zoning North C-3 East R-1 South R-1 West C-3

REQUESTED CONDITIONAL USE

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

Property is Zoned C-4. Applicant would like to develop into retail and restaurant- fast food. Conditional Use Permit is Required

GENERAL SUBMITTAL INFORMATION

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

7021 0950 0001 9208 7474

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CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Jonesboro AR 72403
OFFICIAL USE

Certified Mail Fee	\$4.00	0408
Extra Services & Fees (check box, add fee as appropriate)	\$47.75	18
<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	\$0.50	
Total Postage and Fees	\$47.85	09/13/2022

Postmark Here

Sent To
 Street and Apt. # THE VINEYARD DEVELOPMENT GROUP LLC
 PO BOX 17250
 City, State, ZIP+4 JONESBORO AR 72403

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

7021 0950 0001 9208 7498

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Jonesboro AR 72401
OFFICIAL USE

Certified Mail Fee	\$4.00	0408
Extra Services & Fees (check box, add fee as appropriate)	\$47.75	18
<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	\$0.50	
Total Postage and Fees	\$47.85	09/13/2022

Postmark Here

Sent To
 Street and Apt. # STADLER LINDA ETAL
 5300 PACIFIC RD
 City, State, ZIP+4 JONESBORO AR 72401

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

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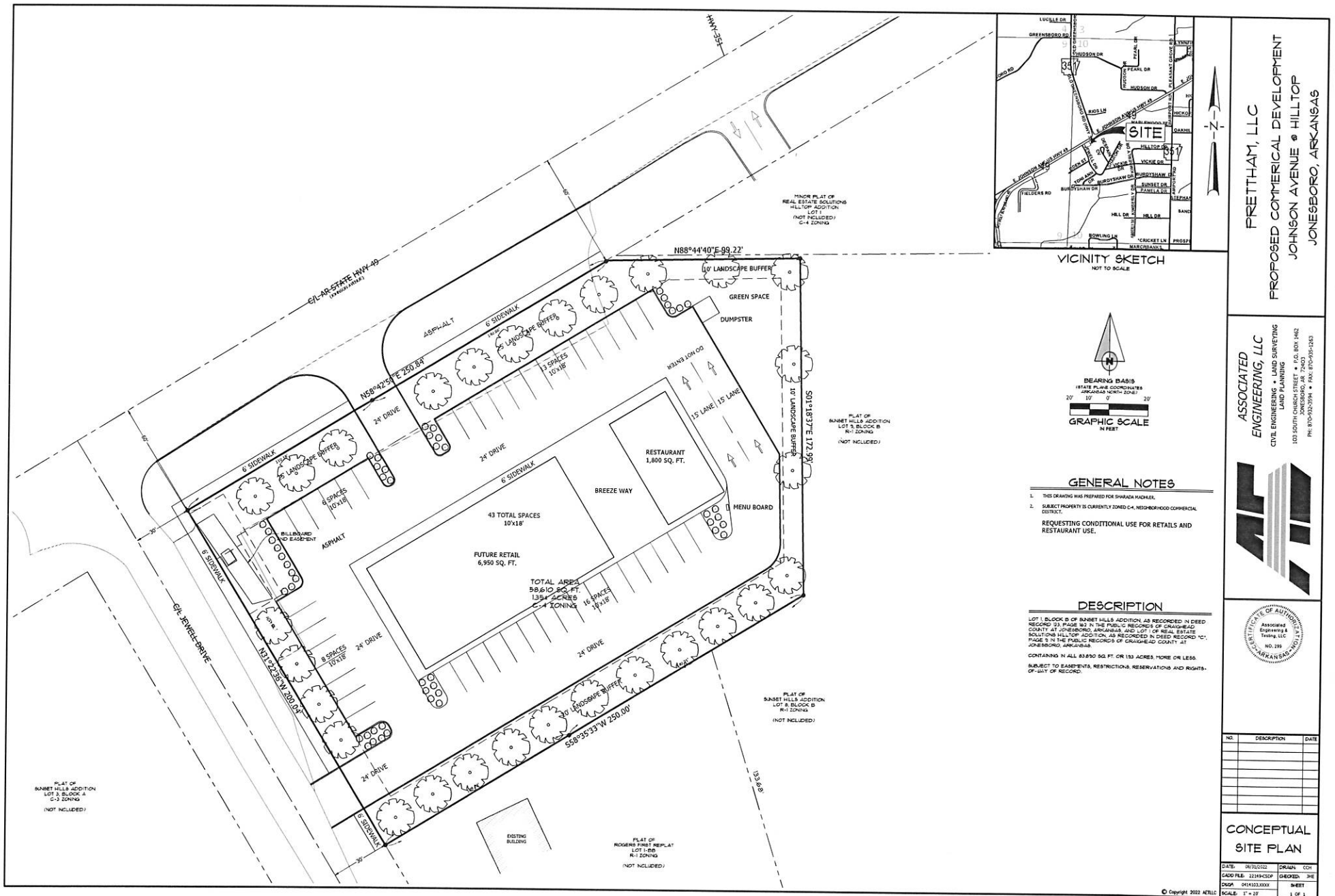
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VICINITY SKETCH
NOT TO SCALE



GENERAL NOTES

1. THIS DRAWING WAS PREPARED FOR SHAWN MADLER.
 2. SUBJECT PROPERTY IS CURRENTLY ZONED C-4, RESIDENTIAL COMMERCIAL DISTRICT.
- REQUESTING CONDITIONAL USE FOR RETAILS AND RESTAURANT USE.

DESCRIPTION

LOT 1 BLOCK B OF SUNSET HILLS ADDITION AS RECORDED IN DEED RECORD 21, PAGE 82 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS AND LOT 1 OF REAL ESTATE SOLUTIONS HILLTOP ADDITION AS RECORDED IN DEED RECORD 101, PAGE 5 IN THE PUBLIC RECORDS OF CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.

CONTAINING IN ALL 83,890 SQ. FT. OR 1.93 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS, OF-WAY OF RECORD.

FRETTHAM, LLC
PROPOSED COMMERCIAL DEVELOPMENT
JOHNSON AVENUE • HILLTOP
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 919-952-0374 • FAX: 919-952-1810



NO.	DESCRIPTION	DATE

**CONCEPTUAL
SITE PLAN**

DATE	BY	CHKD	APP
08/12/2022	SHAWN MADLER		
CADD FILE	22149-CSDP	CHECKED	3/8
DWG#	041423.000X	SHEET	1 OF 1

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 22-02, 3411 & 3413 E Johnson Ave
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on October 11, 2022*

REQUEST: Applicant proposes a Conditional Use to allow for a retail space and fast food establishment with drive through in a C-4 Neighborhood Commercial District.

APPLICANT OWNER: Sharada Madhuri, 42 CR 7612 Brookland
Quinn Family Limited, 4506 Mt. Carmel Rd

LOCATION: 3411 & 3413 E. Johnson Ave.

SITE DESCRIPTION: Tract Size: 1.35 +/- Acres
Frontage: Approx. 250' along E. Johnson Ave.
Topography: Flat Lot.
Existing Development: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial
South:	R-1	Residential
East:	R-1/C-4	Residential/Commercial
West:	C-3	Commercial

HISTORY: Residential Use

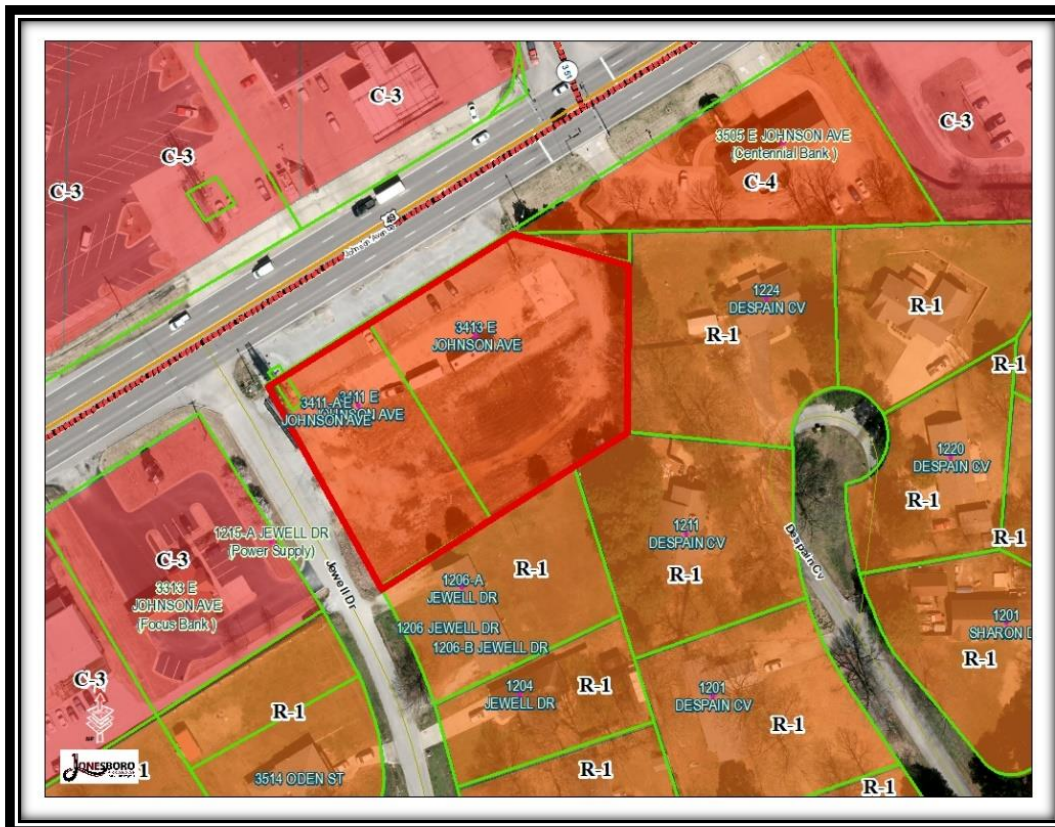
Zoning Code Analysis:

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

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor, are addressed. (Zoning Ord., § 14.24.02)



Aerial View



Zoning Map

Applicant’s Proposal:

The applicant would like to open a retail space and a fast food restaurant with a drive through at the subject location. The proposed use must be approved under the Conditional Use process under the functions of the MAPC.

Restaurant, fast-food, means an establishment where the principal business is the sale of food and nonalcoholic beverages in a ready-to-consume state and where the design or principal method of operation is that of a fast-food or drive-in-style restaurant offering quick food service, where orders are generally not taken at the customers table, where food is generally served in disposable wrapping or containers and where food and beverages may be served directly to the customer in an automobile.

Retail/service means the sale or rental of commonly used goods and merchandise for personal or household use or the provision of services to consumers, excluding those retail and service uses classified more specifically herein. Typical uses include grocery stores, department stores, furniture stores, clothing stores and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, electronics repair, shoe repair, household appliances, wallpaper, carpeting and floor covering, art supplies, kitchen utensils, jewelry, drugs, laundromat, dry cleaners, cosmetics, books, antiques, or automotive parts and accessories.

Conclusion:

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. Staff recommends approval to Planning Commission for retail space and fast food restaurant located within the C-4 Neighborhood Commercial District with the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other permits and licenses required locally and statewide be applied for and obtained by the applicant.
2. This lot is included in the Overlay District and will be required to follow all Overlay Distrust guidelines.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-22-02 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.

From: [Derrel Smith](#)
To: [Monica Percy](#)
Subject: FW: Commercial Development at East Johnson Avenue and Jewell Drive
Date: Friday, September 30, 2022 10:57:56 AM
Attachments: [Design Sketch](#)

From: Dave McKinney <dave.r.mckinney@gmail.com>
Sent: Friday, September 30, 2022 8:24 AM
To: MAPC Members <MAPC_Members@jonesboro.org>
Subject: Commercial Development at East Johnson Avenue and Jewell Drive

To: MAPC Members

Good morning! My name is Dave McKinney. My wife and I are longtime Jonesboro residents. We have lived on Vickie Drive in the Sunset Hills addition for over 25 years.

I wanted to share our early thoughts about the proposed development of the commercial property at the corner of East Johnson Avenue and Jewell Drive between the Focus Bank and Centennial Bank. We have just learned of this development yesterday from one of our neighbors who attended a recent meeting about the plans as well as an article in The Sun. Our neighbor shared with me some of the items that were discussed and also the attached sketch of the plans.

First, we are pleased to learn that the property will be developed. The lot has been vacant for years and has been an eyesore in the area. We welcome the potential benefit of additional retail and hospitality service in the Hilltop area.

We are also concerned about the impact on our neighborhood. Sunset Hills is an established neighborhood where many residents walk, run, and bike along the streets and where children play. There are several school bus stops throughout the addition. Even with the significant growth in the Hilltop area of the city, the residential character of this R-1 zone has remained stable and relatively quiet and safe.

Although we need more time to study the proposal, we are initially concerned about a few aspects. At the top of the concerns is a comment that our neighbor said the contractor made at the meeting he attended about vehicle ingress and egress for the development. The sketch indicates that there will be access to the property from both Jewell Drive and Johnson Avenue. However, the contractor, per our neighbor, mentioned the possibility of access being limited to Jewell Drive only and having no access from Johnson Avenue. As residents, we would be very concerned about the potential for significant increase in traffic in the neighborhood if Jewell Drive is the only access to the property. We ask that the MAPC

carefully consider the impact this would have on our neighborhood.

The neighborhood traffic infrastructure is not designed to handle the type of traffic needed to service a retail/hospitality property which would include not only the customer traffic but the commercial delivery traffic, etc. This would have the potential to significantly change the residential character of our neighborhood.

We are also concerned about other aspects of the development such as appropriate screening to separate the commercial property from the R-1 neighborhood and the impact of the additional noise, lighting, etc. that is normally associated with commercial facilities.

We ask that you please give careful consideration of the impact of this development on your constituents who live in the area. Many of us are longtime residents of the neighborhood and look forward to the residential character of Sunset Hills remaining intact as Hilltop continues to develop. Please keep the residents in mind as this proposal progresses.

Thank you,
Dave McKinney

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[City of Jonesboro AR](#)



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-22-14

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

REZONING: Southwest Drive & Evan Drive

Horizon Land Surveying on behalf of Three Sister Land Development, LLC is requesting a rezoning from AG-1, Agricultural district, to C-4 LUO, Neighborhood Commercial District with a Limited Use Overlay. This rezoning is for 1.55 +/- acres located at the corner of Southwest Drive and Evan Drive.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 10/11/22 Date Received: 9/13/22
Meeting Deadline: 9/19/22 Case Number: RZ 22-14

LOCATION:

Site Address: N/A, NORTHWEST CORNER SOUTHWEST DR. & EVAN DR.

Side of Street: S & E between SOUTHWEST DR. and EVAN DR.

Quarter: SE Section: 4 Township: 13N Range: 3E

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

SITE INFORMATION:

Existing Zoning: AG-1 Proposed Zoning: C4-LUO

Size of site (square feet and acres): 1.55 ACRES Street frontage (feet): 517.55 FT.

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: EVAN ST. IS ASPHALT SURFACE WITH CURB & GUTTER; SW DR. IS 5 LANE ASPHALT

Does public water serve the site? YES

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? YES

If not, how would sewer service be provided? _____

Use of adjoining properties:

North R-1

South R-1

East AG-1

West AG-1

Physical characteristics of the site: VACANT PROPERTY

Characteristics of the neighborhood: RESIDENTIAL AND AGRICULTURE

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

REZONING INFORMATION:

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

See Attached

- (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: THREE SISTER LAND DEVELOPMENT, LLC

Address: 2213 DORAL DR.

City, State: JONESBORO, AR ZIP 72404

Telephone: 870-219-3556

Facsimile: _____

Signature: *Irada Lofton Maxon*

Name: HORIZON LAND SURVEYING, LLC

Address: 2918 WOOD ST.

City, State: JONESBORO, AR ZIP 72404

Telephone: 870-243-0092

Facsimile: _____

Signature: *[Signature]*

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

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

Rezoning Information

- (1). How was the property zoned when the current owner purchased it?
AG-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
So the property can be used for its highest and best use.
- (3). If rezoned, how would the property be developed and used?
The requested zoning is consistent with nearby commercial property.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
If rezoned the new development would be required to build per the regulation of the new zoning
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes.
- (6). How would the proposed rezoning be the public interest and benefit the community?
The property would be used for its highest and best use, and it would be a benefit to the nearby residents by allowing some commercial services to be closer to the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property would be consistent will nearby commercial properties.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes, current zoning is not best use for the property and surrounding area.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
There should be no adverse impact to the adjoining property owners.
- (10). How long has the property remained vacant?
The property has been vacant before 2006, when the owners stook possession.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
There will be no adverse impact on utilities, streets, drainage, and emergency services.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Not known at this time.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
No meeting has been held at this time.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
**The limited uses shall include the following:
All permitted uses allowed in C-4 and Retail / Service.**

**The limited use shall not include the following:
Funeral Home, Golf Course, Nursing Home, Utility Major, Utility Minor,
Vocational Schools Communications Tower, Off-Premise Signs (Bill Boards)**

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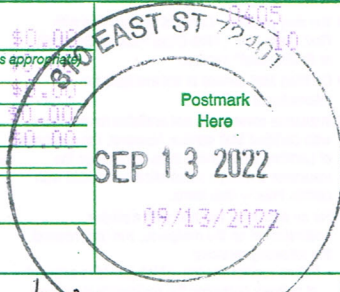
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Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Sent To Kenneth Hendrix 3005 Martinbrook Cove Jonesboro AR 72401	



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

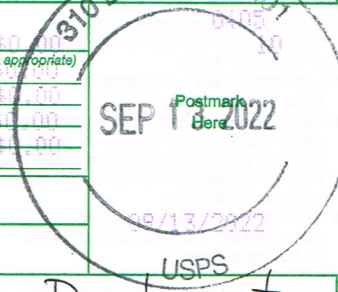
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Certified Mail Fee	\$4.00
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Total Postage and Fees	\$4.60
Extra Services & Fees (check box, add fee as appropriate) <input type="checkbox"/> Return Receipt (hardcopy) \$ <input type="checkbox"/> Return Receipt (electronic) \$ <input type="checkbox"/> Certified Mail Restricted Delivery \$ <input type="checkbox"/> Adult Signature Required \$ <input type="checkbox"/> Adult Signature Restricted Delivery \$	
Sent To Merrell Estates Development 532 Retreat Lane Gulf Shores, AL 36542	



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

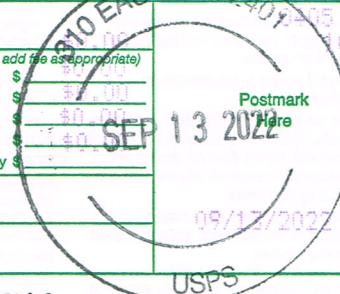
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Sent To Stan Salmons 85 Mistletoe Ave. Williford AR 72482	



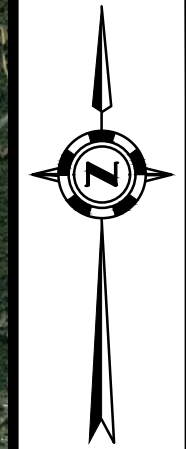
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Horizon

LAND SURVEYING, LLC



VICINITY MAP
NOT TO SCALE



EXISTING ZONING: AG-1
REQUESTED ZONING: C4-LUO

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE N00°19'23"E A DISTANCE OF 83.27 FT. TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 49; THENCE N88°05'21"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 60.04 FT. TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN N00°08'12"E A DISTANCE OF 249.26 FT. TO A POINT; THENCE N88°50'10"E A DISTANCE OF 274.28 FT. TO A POINT ON THE WEST RIGHT OF WAY LINE OF EVAN DRIVE; THENCE S00°44'53"W ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 245.79 FT. TO A POINT ON AFORESAID NORTH RIGHT OF WAY LINE OF U. S. HIGHWAY NO. 49; THENCE LEAVING SAID WEST RIGHT OF WAY OF EVAN DRIVE, RUN S88°05'21"W ALONG SAID NORTH HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 271.76 FT. TO THE POINT OF BEGINNING, CONTAINING 1.55 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

CERTIFICATE OF SURVEY:

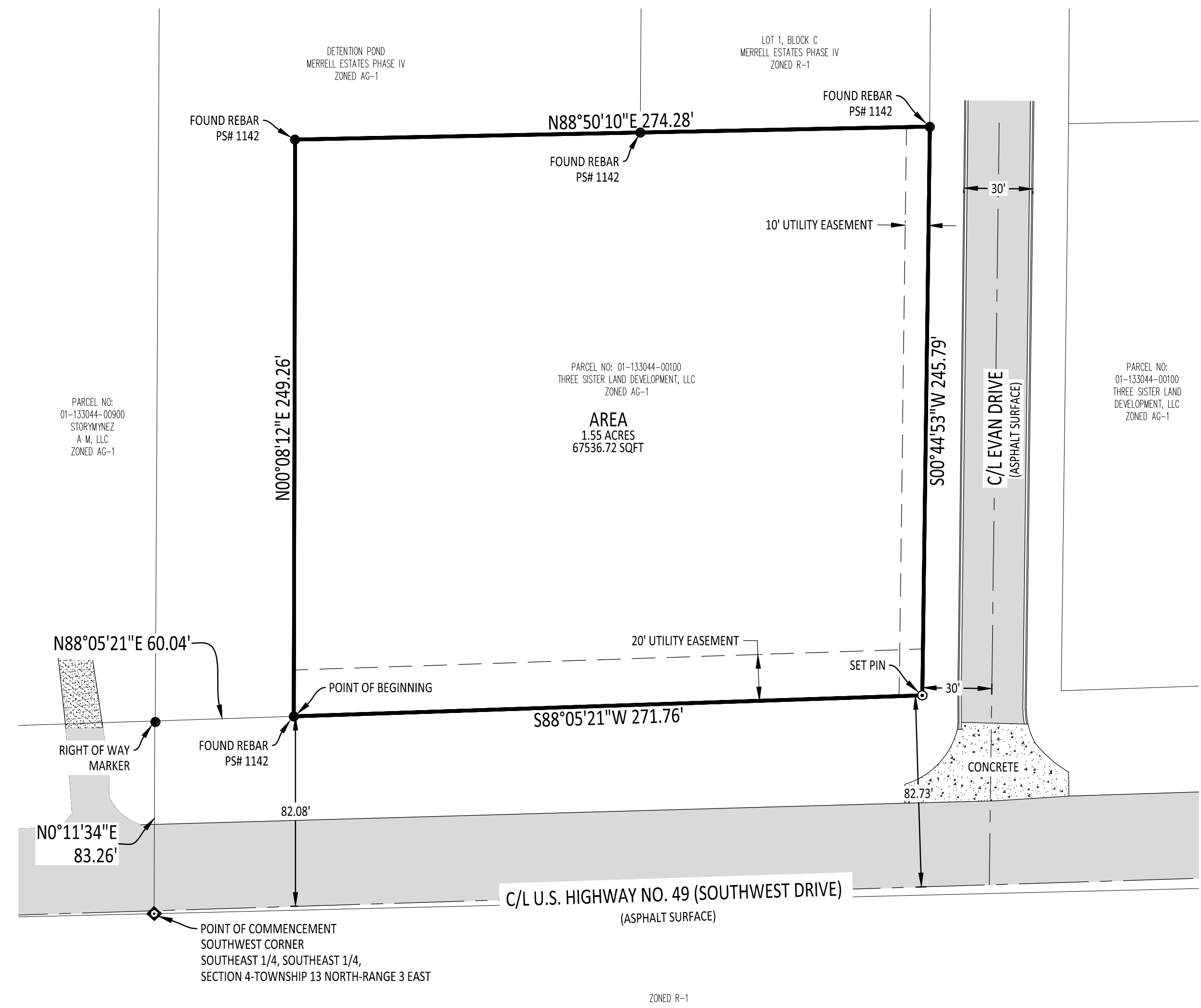
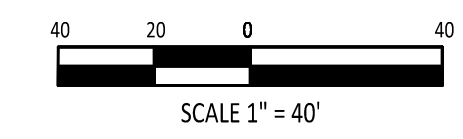
TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS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

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DEED BOOK 723, PAGE 3)
 - MERRELL ESTATES, PHASE IV RECORD PLAT (BOOK C, PAGE 251)
 - ARDOT RIGHT OF WAY PLANS JOB NO. 100611
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: THREE SISTERS LAND DEVELOPMENT, 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. 05031C0150 C WITH AN EFFECTIVE DATE OF 09/27/91.
- 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: AG-1 (SETBACKS: 30 FT. STREET & REAR; 10 FT. SIDE)

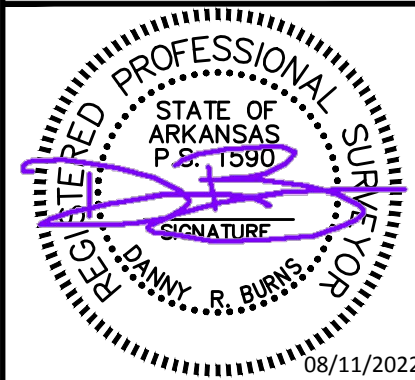
LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER



PROJECT:
PT. SW 1/4, SW 1/4, 3-13N-3E
JONESBORO, ARKANSAS

CLIENT:
THREE SISTERS LAND
DEVELOPMENT, LLC



DRAWING INFO		
DRAWN BY:	DRB	SCALE: 1" = 40'
DATE:	08/11/2022	JOB NO.: H22-137

REZONING PLAT

SHEET NUMBER:
1 of **1**

**City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 22-14 NW Corner of Evan & Southwest Dr.
Municipal Center - 300 S. Church St.
For Consideration by the Commission October 11, 2022**

REQUEST: To consider a rezoning of one tract of land containing 1.55 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “AG-1” Agricultural District to “C-4 LUO” Neighborhood Commercial District, Limited Use Overlay.

APPLICANTS: Three Sister Land Development, LLC, 2213 Doral Dr., Jonesboro, AR 72404

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

LOCATION: Northwest Corner of Evan Dr. and Southwest Drive, Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. 1.55 Acres
Street Frontage: Approx. 517.55 ft.
Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single-Family Medium Density District – Residential
South	R-1 Single-Family Medium Density District – Vacant
East	AG-1 Agricultural District – Vacant
West	AG-1 Agricultural District – Vacant

HISTORY: Vacant

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

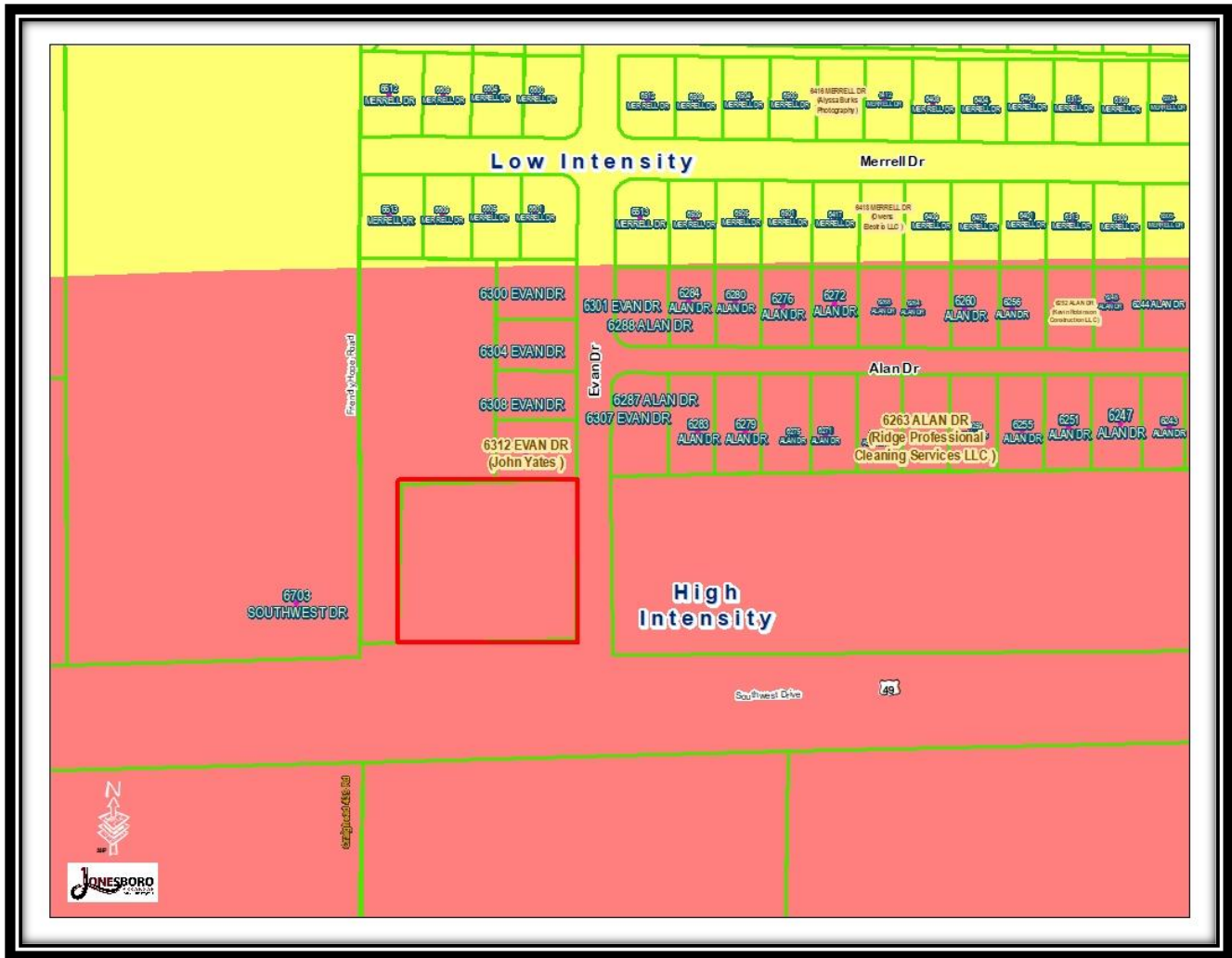
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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

Examples:





Land Use Map

Master Street Plan/Transportation

The subject property is served by Southwest Drive and Evan Drive, the Master Street Plan classifies Southwest Drive as a **Principal Arterial** and Evan Drive as a Local Street.

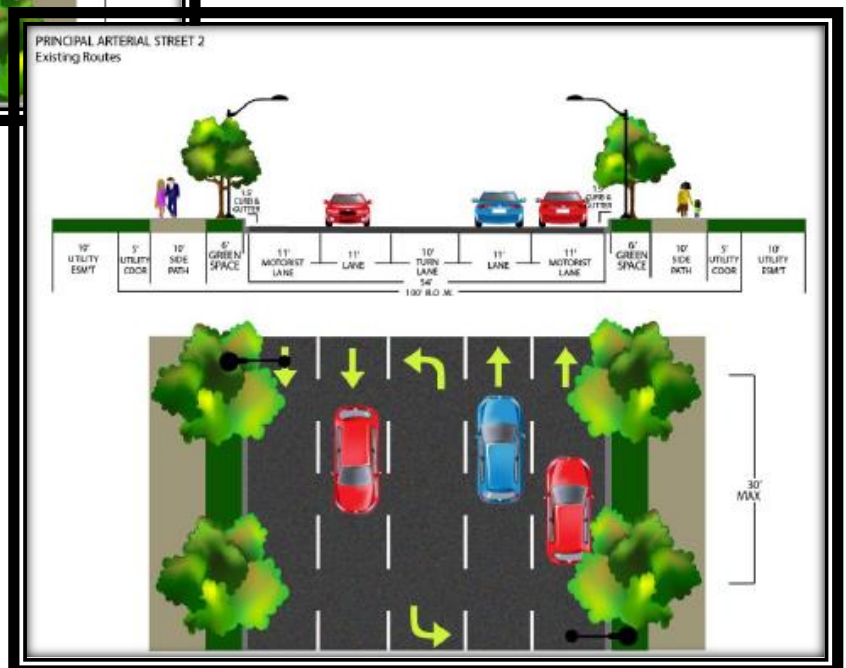
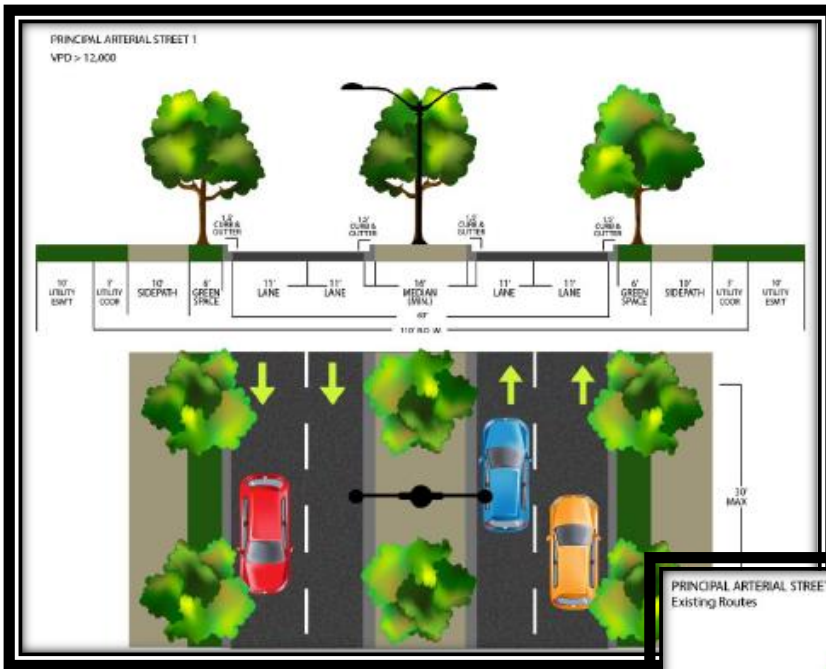
Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management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

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.

Principal Arterial:

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

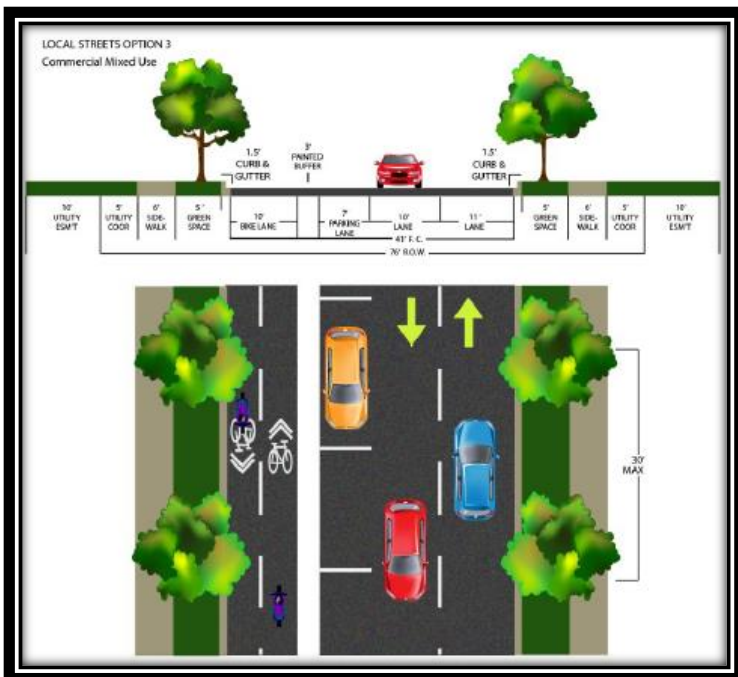
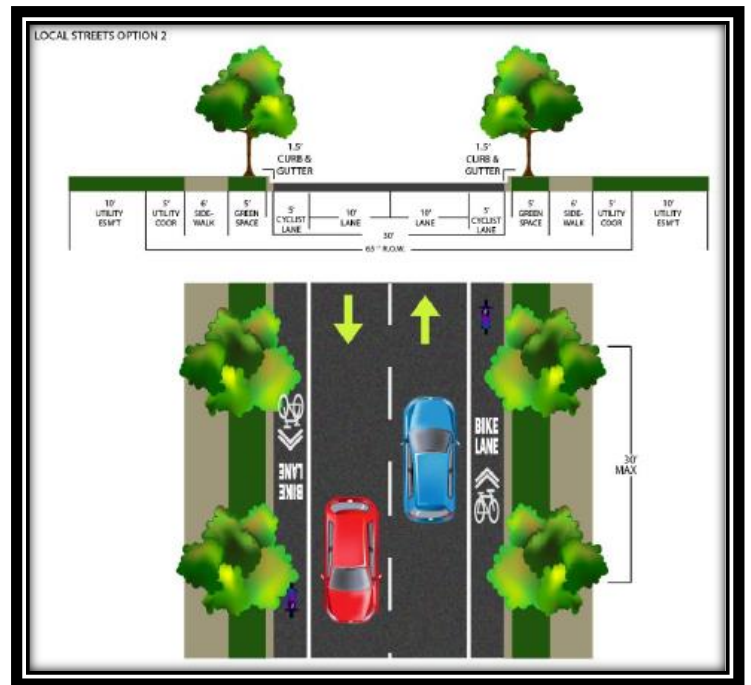
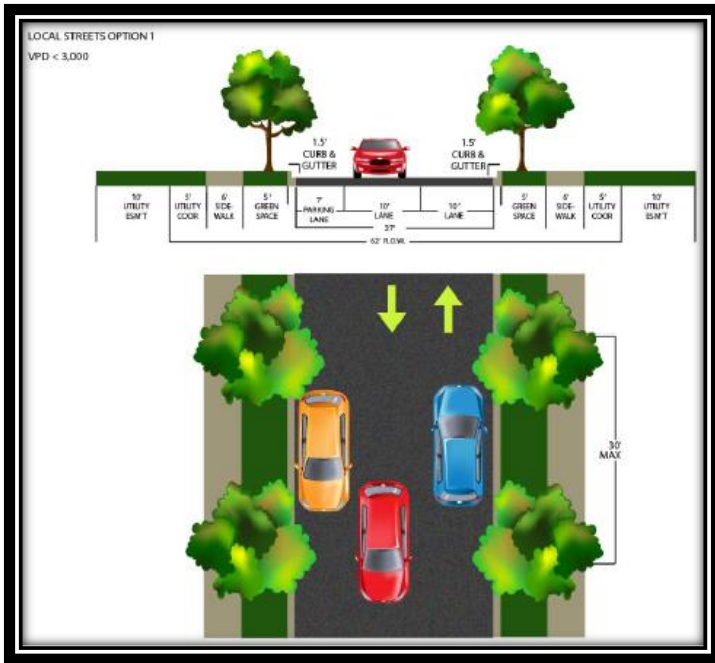
DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis.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

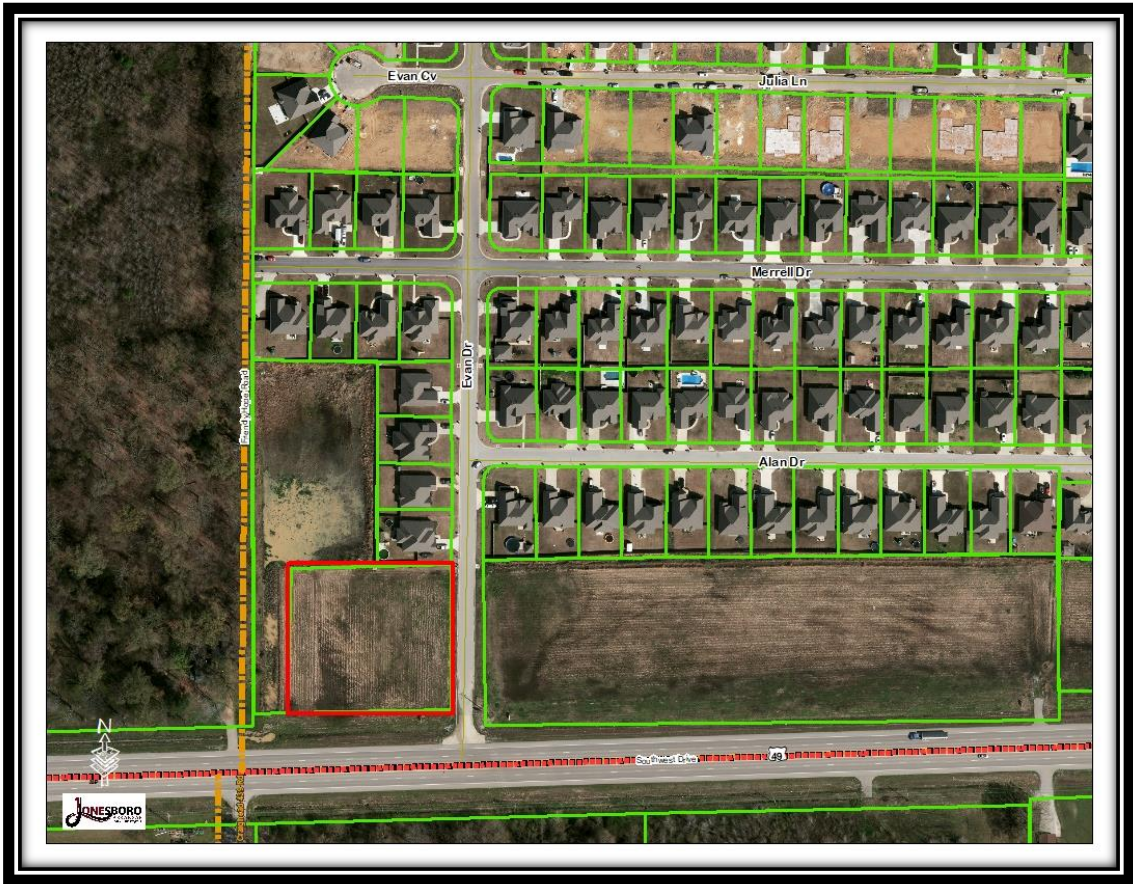


Local Street:

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.





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 achieved with this rezoning considering there is “C-4 LUO” Neighborhood Commercial District with a Limited Use Overlay zoning in this area.	
(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 will not develop as Commercial. The property is an Agricultural District and does not allow Commercial uses.	
(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;	No detrimental or adverse impacts are predicted, if proper planning is implemented. Commercial and Residential is located near property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that Commercial uses currently exist in this area.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as an “AG-1” Agricultural District. The applicant is applying for a Rezoning to support future commercial 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 C-4 Neighborhood Commercial District as follows:

This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

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 22-14 a request to rezone property from “AG-1” Agricultural District to “C-4” Neighborhood Commercial, Limited Use Overlay District:

1. 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.
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 follow all Overlay District guidelines.
5. The Limited Use Overlay shall prohibit the following:
 Funeral Home, Golf Course, Nursing Home, Utility Major, Utility Minor, Vocational School, Communication Tower, and Off-Premise Signs.

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

Sample Motion:

I move that we place Case: RZ 22-14 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “AG-1” Agricultural District to “C-4” Neighborhood Commercial, LUO District will be compatible and suitable with the zoning, uses, and character of the surrounding area.