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August 31, 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 C-2, LUO  
PROPERTY LOCATED AT 312 EAST NETTLETON AVENUE  
JONESBORO, ARKANSAS 72401**

Dear Mr. Smith:

On behalf of Options, a pregnancy resource center, we are pleased to submit this rezoning request. The subject property is located at 312 East Nettleton Avenue. The property is currently zoned R-2 and contains 1.16 +/- acres. We are requesting that the zoning for this lot be rezoned from R-2 to C-2, downtown fringe commercial district, with a Limited Use Overlay (LUO) as described in item 14.

If the amendment to the zoning request is approved, the C-2 zoning will allow Options, a pregnancy resource clinic to occupy the existing residential home and provide free medical services to men and woman facing an unplanned pregnancy.

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, Options has entered a contingent agreement with the owners.
2. The purpose of the rezoning is as follows:
  - a. To allow a "medical services" use, as listed in the use table in section 117-139, to be utilized.
3. The existing, historic home would be lightly remodeled and used as a clinic for Options, a pregnancy resource center.
4. The existing structure would remain.
5. Yes, the Land Use Plan depicts this area of land to be for moderate intensity. Chapter 8, Section C of the Land Use Plan describes Moderate intensity allowing for "smaller medical offices."

404 Creath Avenue  
Jonesboro, AR 72401  
870.932.2019  
Toll Free: 1.888.583.9724

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6. Allowing Options, a pregnancy resource center to occupy this historic structure would benefit the community by allowing the property to be used to its best potential.
7. The surrounding area contains some multifamily, two daycare facilities and residential homes. By Options occupying the property, it would complement the transitional nature of the neighborhood.
8. A medical services use is not allowed in R-2
9. The aesthetic and historic nature of the property would remain preserved to the extent possible; the operational hours of Options is 10am-4pm, thus there will not be any negative impact to traffic in the area.
10. Property is not vacant.
11. There would be no considerable impact to existing utilities and services.
12. Options would begin to occupy the structure early 2024 once minor improvements have been made.
13. A neighborhood meeting has not been held at this time.
14. This application is for a C-2, LUO and the request is that the following uses be **Restricted**:
  - a. Cemetery
  - b. Golf Course
  - c. Nursing Home
  - d. Restaurant

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



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

**LOCATION:**

Site Address: 312 E Nettleton Avenue

Side of Street: North between South Church and Rains Street

Quarter: NE Section: 19 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: C-2 LUO

Size of site (square feet and acres): 1.16 +/- AC. Street frontage (feet): 138 ft

Existing Use of the Site: Residential Home

Character and adequacy of adjoining streets: Nettleton is a minor arterial and Steele is a local street

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	<u>R-2</u>
	South	<u>R-2</u>
	East	<u>R-2</u>
	West	<u>R-2</u>

Physical characteristics of the site: Historic home with mature treescape

Characteristics of the neighborhood: Combination of residential homes, multifamily, and daycare facilities

*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 17<sup>th</sup> 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.

Name: Schimmel, Nathan & Kendy

Address: 312 E Nettleton Ave

City, State: Jonesboro, AR ZIP 72401

Telephone: 870-219-5209

Facsimile: \_\_\_\_\_

Signature: Nathan R Schimmei KENDY C SCHIMMEL  
75A14E6159A8465... 75A14E6159A8465...

**Applicant:**

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

**Contracted Purchaser**

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Name: Options

Address: 910 South Main

City, State: Jonesboro, AR ZIP 72401

Telephone: 870-932-6644

Facsimile: \_\_\_\_\_

Signature: Garrett Dunnam - Board President  
702EA7E18EAA4E0...

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

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\* J B 2 0 1 4 R - 0 1 4 9 3 7 4 \*

JB2014R-014937

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

09/17/2014 03:22PM



BY Lisa R. [Signature], D. C.

This instrument prepared by:  
LYONS & CONE, P.L.C.  
Attorneys at Law  
P. O. Box 7044, Jonesboro, AR 72403

WARRANTY DEED

Married Persons  
With Relinquishment of Dower, Homestead and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

THAT we, William S. Latourette and Carla Latourette, his wife, Grantors, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is acknowledged, do hereby grant, bargain, sell and convey unto Nathan Schimmel and Kendy Schimmel, his wife, Grantees, and unto their heirs, successors and assigns forever, the following lands lying in Craighead County, Arkansas, to wit:

SEE ATTACHED EXHIBIT "A"

To have and to hold the same unto said Grantees, and unto their heirs, successors and assigns forever, with all appurtenances thereunto belonging.

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

And we, the Grantors for and in consideration of said sum of money, do hereby release and relinquish unto said Grantees all of our rights of dower, curtesy and possibility of homestead in and to said lands.



**EXHIBIT A**

The following lands lying in Craighead County, Arkansas, to wit:

The West One and one-half feet of Lots 6 and 9 and all of Lot 8, Block A, of E. Steele's Addition to the City of Jonesboro, Arkansas.

LESS AND EXCEPT and part thereof that may lie within the following tract:

Part of the Northeast Quarter of Section 9, Township 14 North, Range 4 East, Craighead County, Arkansas, and being part of Lot 8 and 9, Block A, of the E. Steele's Addition to the City of Jonesboro, Arkansas being more particularly described as follows: Beginning at the Southwest corner of Lot 8 of Block A of E. Steele's Addition to the City of Jonesboro, Arkansas, the point of beginning proper, thence N 00° 25' 16" East 12.96 feet to a point; thence N 88° 24' 33" East, 33.73 feet to a point; thence N 89° 29' 18" East, 140.71 feet to a point; thence S 00° 30' 39" West, 12.82 feet to a point; thence S 89° 13' 58" West, 174.42 feet to the point of beginning and containing 0.0526 acres (2292.0 sq ft).



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

Real Estate Transfer Tax Stamp  
Proof of Tax Paid



File Number: 2014080265

Grantee: NATHAN SCHIMMEL AND KENDY SCHIMMEL  
Mailing Address: 312 E NETTLETON AVE  
JONESBORO AR 724010000

Grantor: WILLIAM S. LATOURETTE AND CARLA LATOURETTE  
Mailing Address: 640 N MAIN  
POPLAR BLUFF MO 639010000

Property Purchase Price: \$180,000.00  
Tax Amount: \$594.00

County: CRAIGHEAD  
Date Issued: 09/16/2014  
Stamp #: 1951145984

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

Grantee or Agent Name (printed): Amy Johnson - agent

Grantee or Agent Name (signature): Amy Johnson Date: 9/15/14

Address: 312 E. Nettleton Ave.

City/State/Zip: Jonesboro, AR 72401