

ORDINANCE NO. \_\_\_\_\_ -2017

AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING  
ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES

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

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

FROM: R-1, SINGLE FAMILY RESIDENTIAL DISTRICT  
TO: RM-8, RESIDENTIAL MULTI-FAMILY

THE FOLLOWING DESCRIBED PROPERTY:  
A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST,  
CRAIGHEAD COUNTY, ARKANSAS, BEING MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8;  
THENCE SOUTH 00°53'42" WEST, 360.00 FEET, ALONG THE  
SECTION LINE TO THE POINT OF BEGINNING PROPER;

THENCE NORTH 89°52'41" EAST 330.00 FEET; THENCE SOUTH  
05°17'56" EAST, 157.15 FEET; THENCE SOUTH 10°49'37" WEST,  
75.73 FEET; THENCE SOUTH 89°47'41" WEST 333.88 FEET TO THE  
SECTION LINE; THENCE NORTH 00°53'42" EAST, ALONG THE  
SECTION LINE 231.38 FEET TO THE POINT OF BEGINNING  
PROPER;

CONTAINING SOME (78327.47 SQ. FT.) 1.80 ACRES, MORE OR  
LESS, BEING SUBJECT TO ANY AND ALL RIGHT OF WAY,  
EASEMENTS, AND RESTRICTIONS OF RECORD.

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

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design 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 MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in

the future.

4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

**SECTION III:** THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND ADOPTED this \_\_\_\_ day of JULY, 2017.

Attested:

City of Jonesboro

\_\_\_\_\_  
Donna K. Jackson, City Clerk

By: \_\_\_\_\_  
Harold Perrin, Mayor



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

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

## LOCATION:

Site Address: 1612 Patrick Street

Side of Street: East between Daybreak Drive and Pratt Circle

Quarter: PT NW Section: 8 Township: T14N Range: R4E

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

## SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: RM-8

Size of site (square feet and acres): 78327.47 SQ. FT. (1.80 Ac) Street frontage (feet): 231.38'

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Asphalt paving. Good condition.

Does public water serve the site? Yes, CWL

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes, CWL

If not, how would sewer service be provided? \_\_\_\_\_

Use of adjoining properties:

North Modular Residence

South Frame Residence (Rental)

East Residential (Rental)

West Multi-family development RM-8

Physical characteristics of the site: Vacant – relatively level

Characteristics of the neighborhood: Older neighborhood Northerly, East, and South with mixture of single family and rental property, new multi-family to west.

*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? Currently R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? The area is being redeveloped.
- (3). If rezoned, how would the property be developed and used? Multifamily
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? RM-8 (8 units per acre)
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Proposed rezoning is consistent with new development in the area.
- (6). How would the proposed rezoning be the public interest and benefit the community? Affordable housing.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Area to west being developed with a mixed use residential and multifamily housing.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Area is being redeveloped.
- (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. This is an older area, new and redevelopment is occurring at this time, property value is on the ingress, as with any new development more traffic will occur. Drainage will meet COJ requirements. Visual appearance will be new construction with landscaping. Do not anticipate additional noise, light, or vibration than normal use of the surrounding area.
- (10). How long has the property remained vacant? 5+ years.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? Do not anticipate additional needs beyond the normal growth pattern.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within 12 months.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.* A letter has been sent to adjoining land owners.
- (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:

141 Investments, Inc  
Amy D

Address:

2300 Manchester Dr  
Jonesboro, Pa. 72401

**Applicant:**

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

Name:

Amy D

Address:

2300 Manchester Dr  
Jonesboro, Pa. 72401

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City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: \_\_\_\_\_

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

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 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.*



\* J B 2 0 1 5 R - 0 1 7 2 2 2 6 \*

JB2015R-017222

CANDACE EDWARDS  
CRAIGHEAD COUNTY

RECORDED ON:  
11/04/2015 08:55AM

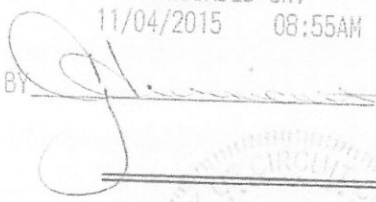


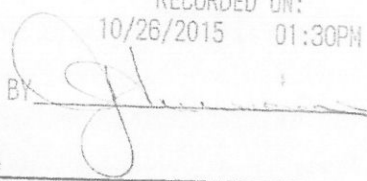
\* J B 2 0 1 5 R - 0 1 6 7 3 8 0 \*

JB2015R-016738

CANDACE EDWARDS  
CRAIGHEAD COUNTY

RECORDED ON:  
10/26/2015 01:30PM

BY  D. C.

BY  D. C.

THIS INSTRUMENT PREPARED BY: Garry Tate

# Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

NOTE: This Warranty Deed is being re-recorded to correct the name of the Buyer.

THAT WE, **Larry Anderson and Brenda Carol Anderson, husband and wife, William Winfield Anderson and Brunilda Anderson, husband and wife, Gary Anderson and Kimberly Kay Craig, husband and wife, and Cleo Terrance Anderson, a single person,** for and in consideration of the sum of \$10.00, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **141 Investments, Inc. & unto its successors** and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

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

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

And we, **Larry Anderson and Brenda Carol Anderson, husband and wife, William Winfield Anderson and Brunilda Anderson, husband and wife, Gary Anderson and Kimberly Kay Craig, husband and wife,** for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 19<sup>th</sup> day of **October, 2015**.

[Signature]  
LARRY ANDERSON

[Signature]  
BRENDA CAROL ANDERSON

[Signature]  
WILLIAM WINFIELD ANDERSON

[Signature]  
BRUNILDA ANDERSON

[Signature]  
GARY ANDERSON

[Signature]  
KIMBERLY KAY CRAIG

[Signature]  
CLEO TERRANCE ANDERSON, by Kimberly Craig, his attorney-in-fact

**ACKNOWLEDGMENT**

STATE OF ARKANSAS  
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Larry Anderson and Brenda Carol Anderson, husband and wife, and William Winfield Anderson and Brunilda Anderson, husband and wife**, to me well known as 4 of the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 21<sup>st</sup> day of **October, 2015**.

[Signature]  
Notary Public

My Commission Expires:  
8-20-2020





7011 3500 0000 0862 4186

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Total Postage & Fees	\$	

Sent To Donald Matt  
 Street, Apt. No.,  
 or PO Box No. 1505 N. 21st Lane  
 City, State, ZIP+4 Jonesboro, AR 72401

PS Form 3800, August 2006 See Reverse for Instructions

7011 3500 0000 0862 4209

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

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 Street, Apt. No.,  
 or PO Box No. PO Box 17321  
 City, State, ZIP+4 Jonesboro, AR 72403

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To Stonage Properties LLC  
c/o Jerry & Patricia Dodson  
 Street, Apt. No.,  
 or PO Box No. 3506 E Thomas Green Rd.  
 City, State, ZIP+4 Jonesboro, AR 72401

PS Form 3800, August 2006 See Reverse for Instructions

7011 3500 0000 0862 4216

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To KWL Properties, LLC  
Stacy Perry  
 Street, Apt. No.,  
 or PO Box No. 109 E Madison Ave  
 City, State, ZIP+4 Bastrop, LA 71220

PS Form 3800, August 2006 See Reverse for Instructions



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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: 3PS, ATTN: Dr. Kim Williams, Superintendent,  
 Street, Apt. No.,  
 or PO Box No. 2506 SW Square  
 City, State, ZIP+4 Jonesboro, AR 72401

PS Form 3800, August 2006 See Reverse for Instructions

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OFFICIAL USE

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: Wanda & Jary Blake  
 Street, Apt. No.,  
 or PO Box No. 1408 N Patrick  
 City, State, ZIP+4 Jonesboro, AR 72401

PS Form 3800, August 2006 See Reverse for Instructions

7011 3500 0000 0862 4193

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: Herbert L Granger  
 Street, Apt. No.,  
 or PO Box No. 115 N Hickory  
 City, State, ZIP+4 Brookland, AR 72417

PS Form 3800, August 2006 See Reverse for Instructions

7011 3500 0000 0862 4247

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: TH & Mildred Cunningham  
 Street, Apt. No.,  
 or PO Box No. 1622 N Patrick  
 City, State, ZIP+4 Jonesboro, AR 72401-884

PS Form 3800, August 2006 See Reverse for Instructions

A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 8, THENCE SOUTH 00°53'42" WEST, 360.00 FEET, ALONG THE SECTION LINE TO THE POINT OF BEGINNING PROPER;

THENCE NORTH 89°52'41" EAST, 330.00 FEET; THENCE SOUTH 05°17'56" EAST, 157.15 FEET, THENCE SOUTH 07°49'37" WEST, 75.73 FEET; THENCE SOUTH 89°47'41" WEST, 333.88 FEET TO THE SECTION LINE; THENCE NORTH 02°53'42" EAST, ALONG THE SECTION LINE 231.38 FEET TO THE POINT OF BEGINNING PROPER;

CONTAINING SOME (78327.47 SQ. FT.) 1.80 ACRES, MORE OR LESS, BEING SUBJECT TO ANY AND ALL RIGHT OF WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

**SURVEYOR'S NOTES:**

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE (0301)
3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - DEED RECORD 333, PAGE 268-269
  - DEED RECORD 262, PAGE 646
  - ANDERSONS PATRICK STREET ADDITION TO JONESBORO, ARKANSAS, CLAY KENWOOD PL. LS. 12/07/80.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. FISHER ARNOLD INC. MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 BEFORE YOU DIG.
5. THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 6504900404C, EFFECTIVE DATE SEPTEMBER 27, 1991.
6. SUBJECT PROPERTY IS CURRENTLY ZONED R-1.
7. CURRENT BUILDING SETBACKS:
  - STREET SETBACK 25.0'
  - INTERIOR SIDE SETBACK 7.5'
  - REAR SETBACK 25.0'
8. FIELD NOTES ARE RECORDED IN HRB FIELD BOOK 1154, PAGES 18.
9. FIELD WORK WAS COMPLETED ON SEPTEMBER 28TH, 2016.

**CERTIFICATE OF SURVEY:**

THIS IS TO CERTIFY THAT FISHER ARNOLD, INC., PROFESSIONAL LAND SURVEYORS, HAVE SURVEYED THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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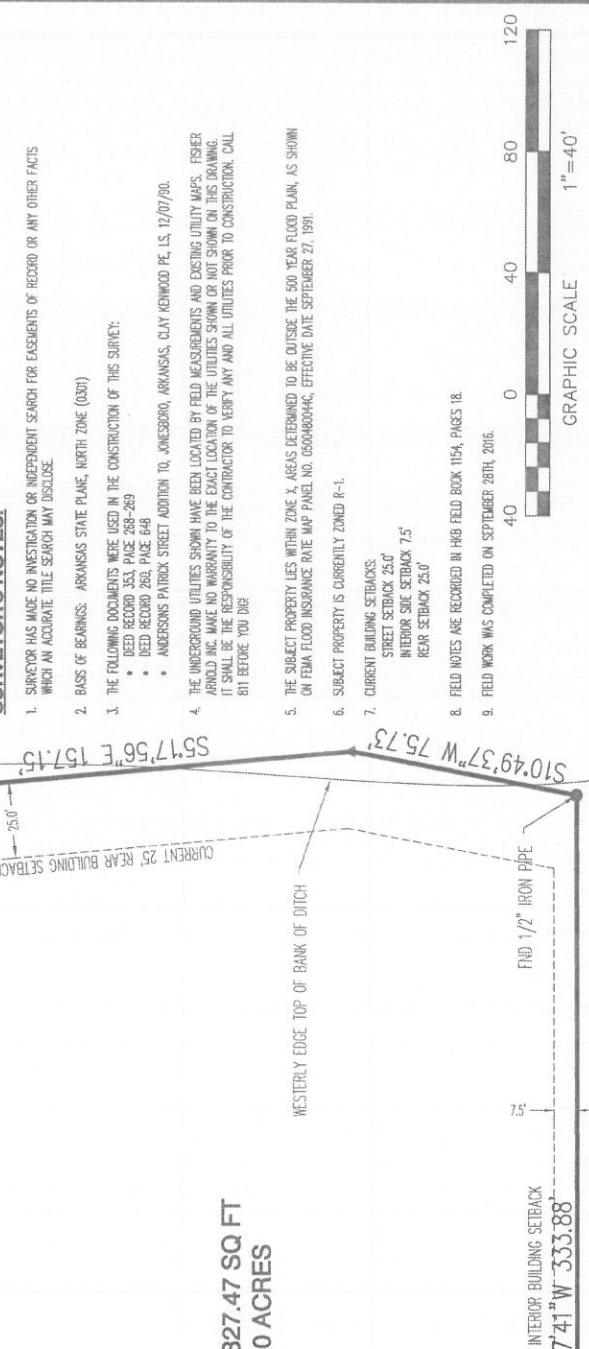
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78327.47 SQ FT  
1.80 ACRES

WESTERLY EDGE TOP OF BANK OF DITCH

GRAPHIC SCALE  
1"=40'

REVISIONS

DATE	BY	DESCRIPTION

SURVEY INDEX CODE  
500-14N-04E-0-08-440-16-1538

PROJECT NO.  
JB9435-09

DRAWN BY: JWH  
CHECKED BY: TGB

SHEET 1 OF 1  
SCALE 1"=40'

DATE 01/17/17  
DRAWING NO. 56-46

**REZONING PLAT**  
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS  
**FISHER ARNOLD**  
ENGINEERING INTEGRATION  
1801 Latourette Drive | Jonesboro, Arkansas 72404  
870.932.2019 | Fax: 870.932.1078 | www.fisherarnold.com

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
STATE OF ARKANSAS  
No. 248  
FISHER & ARNOLD INC.

**CERTIFICATE OF AUTHORIZATION**  
No. 248  
FISHER & ARNOLD INC.  
ARKANSAS SURVEYORS ASSOCIATION

CLIENT  
**GARRY TATE**

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**OWNERS CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM:  
(R-1) SINGLE-FAMILY MEDIUM DENSITY DISTRICT TO (RM-E).

SIGNED THIS \_\_\_\_ DAY OF APRIL, 2017.

*[Signature]*  
OWNER

**LEGEND:**

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH YELLOW PLASTIC CAP
- STAMPED "LW HARBAN, P.S. 1538"
- UTILITY POLE
- TELEPHONE PEDISTAL
- WATER METER
- EB SANITARY SEWER MANHOLE
- SET 5/8" REBAR

POINT OF BEGINNING  
NORTHWEST CORNER  
SECTION 8, T14N, R4E

POINT OF BEGINNING PROPER  
SET 5/8" REBAR

NORTH PATRICK STREET  
(ASPHALT SURFACE)

BRUSH LINE

BRUSH LINE

BRUSH LINE