



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, October 22, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-24:097](#) MAPC Minutes: October 8th, 2024

Attachments: [10.8.24 MAPC Minutes](#)

4. Miscellaneous Items

[SP-24-02](#) Site Plan: 1407 E. Highland

Crafton Tull is requesting site plan approval Fast Pace Urgent Care located at 1407 E. Highland Drive. The proposed structure is approximately 3,700 sq. ft. and located in the C-4, neighborhood commercial zoning district with a limited use overlay. Site plan approval was a condition of the original rezoning for this site.

Attachments: [Fast Paced-Jonesboro Civil_SITE PLAN](#)
[Site Location](#)
[Rezoning Legislation Details](#)

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-24-16](#)

Rezoning: 6106 Southwest Drive

Crafton Tull on behalf of Blazer Land Holdings, LLC is requesting a rezoning from RS-1, single-family residential district, and I-1, limited industrial district, to RS-8, single-family residential district, and C-3, general commercial. This rezoning request is for 165 acres and is located at 6106 Southwest Drive.

Attachments: [Application](#)
[Certified Mail Receipts](#)
[Existing Zoning Map](#)
[Proposed Zoning Map](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-24:097

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC Minutes: October 8th, 2024



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, October 8, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

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

Absent 1 - Kevin Bailey

3. Approval of Minutes

[MIN-24:092](#) MAPC Minutes: September 24, 2024

Attachments: [9.24.24 MAPC Minutes](#)

Approved

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

Absent: 1 - Kevin Bailey

4. Miscellaneous Items

[COM-24:049](#) Sidewalk In Lieu: 3109 Dr. Martin Luther King Jr. Drive

McAlister Engineering, PLLC, on behalf of Nomad's Pit Stop Inc., is requesting MAPC approval to pay a sidewalk in lieu payment of \$25,808.36 for 401 linear feet along Dr. Martin Luther King Jr. Drive. The current rate is \$96.54 per square yard.

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

Lonnie Roberts (Chair): Do we have the applicant or proponent for this item?
Please state your name for the record.

Megan McAlister (Proponent): Megan McAlister.

Lonnie Roberts: City planner do we have staff comments on this?

Derrel Smith (City Planner): Yes sir, we reviewed it and with there being an ARdot job number on this we would recommend the acceptance of the fee in lieu.

Lonnie Roberts: Alright with that being said I'll open up for commissioners any

comments or questions about the in lieu of fee in this case.

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

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

Absent: 1 - Kevin Bailey

5. Preliminary Subdivisions

[PP-24-15](#)

Preliminary Subdivision: Greensborough Heights Phase II

Associated Engineering, on behalf of JTown Development Group LLC, is requesting preliminary subdivision approval for Greensborough Heights Phase II; 40 lots on 12.4 acres. This site is located at Greensboro Road and Chancery Lane and located within a, TC-O, town center overlay district.

Attachments: [22120-005 - RECORD PLAT - 2024-09-23](#)
[22120-SDP-RP2 - TREE REMOVAL PLAN](#)
[Application Greensborough Heights Phase II](#)
[Staff Report](#)

Lonnie Roberts (Chair): Proponent for this item?

John Easley (Proponent): John Easley with Associated Engineering on behalf of JTown asking for approval for the replat.

Lonnie Roberts: Okay, city planner do you have staff comments for this preliminary subdivision?

Derrel Smith (City Planner): Yes, sir. We've reviewed it and it does meet all the requirements for the subdivision ordinance so we would recommend approval.

Lonnie Roberts: Okay, I'll open for any commissioner questions, comments, or motions.

Commission: This is for residential lots?

John Easley: Yes, sir.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Approved . The motion PASSED with the following vote.

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

Absent: 1 - Kevin Bailey

6. Final Subdivisions

[PP-24-16](#)

Final Subdivision: Southwest Village Phase I

Mark Morris Homes is requesting final subdivision approval for Southwest Village Phase I; 64 lots on 27.7 acres. This site is located south of Flemon Road and north of Adam Drive and is zoned, R-1, single family medium density.

Attachments: [SOUTHWEST VILLAGE PHS 1 FINAL SIGNED](#)
[Southwest Village Phase 1 - Final Plat App.](#)
[Staff Report](#)

Lonnie Roberts (Chair): Do we have the proponent for this item?

Mark Morris (Proponent): That's me, Mark Morris and we are pretty much finished with this subdivision, I think they're laying asphalt today. So this is final plat.

Lonnie Roberts: City planner do you have staff comments on this one?

Derrel Smith: Yes sir, it meets all the conditions of the subdivision code. So, we would recommend approval.

Lonnie Roberts: Okay, I'll open up for any commissioner questions or comments for the applicant or city staff. Or I'll entertain a motion.

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

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

Absent: 1 - Kevin Bailey

7. Conditional Use

8. Rezoning

[RZ-24-15](#)

Rezoning: 2800 & 2809 Greensboro Road

Hammerhead Contracting & Development LLC is requesting a rezoning from R-1, single family medium density, to TC-O, town center overlay. This rezoning is for 33.28 acres and is located at 2800 & 2809 Greensboro Road.

This site will be added to the existing Greensborough Village development.

Attachments: [2800-2809 Greensboro Road Rezoning Application](#)
[2800-2809 GreensboroRd Rezoning Plat](#)
[Updated - 2800-2809 Greensboro Rd-OpenSpaceMap-092624](#)
[CertifiedMailReceipts](#)
[Deed-2024R-011826](#)
[RezoningSignPictures](#)
[Staff Summary](#)
[Original Pattern Book for Greensborough Village Town Center](#)

Lonnie Roberts (Chair): Do I have the proponent for this item?

Carlos Wood (Proponent): Carlos Wood, I'm the engineer for the developer. We're asking for rezoning from R-1 to the Town Center Overlay District, and it's the amended version. Also, we want to include that this is going to have a ratio of 70 to 30% residential versus commercial. This is a little more restrictive than what we previously have done. Also, the residential areas on the north side of Greensboro Road and a multi-family area, is on the south side of Greensboro Road. The one on the south side is adjacent to an existing apartment multi-family area for Greensborough Village.

Lonnie Roberts: So, in reference to yesterday's comments, are they going to

connect?

Carlos Wood: They are connecting.

Lonnie Roberts: Alright, is that it for now? That all?

Carlos Wood: That's all.

Lonnie Roberts: Okay, city planner, do you have staff comments for this?

Derrel Smith (City Planner): Yes, sir. We do. We reviewed it, it meets all 6 of the requirements for a rezoning. So, we would recommend approval with the following conditions:

1. The proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain 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 the planning department in the future.
4. The site shall comply with existing Greensborough Village town center development guidelines and the 70, 30 single family to multifamily restrictions established for Greensborough Village.

Lonnie Roberts: Okay, and with this rezoning request I'm going to open up, is anyone here with public comments or questions regarding this development? If you would make your way up to the microphone and introduce yourself for the record.

Grant McDaniel (Public): My name is Grant McDaniel, my wife and I own 3 and half acres on the west side of that portion of Greensboro Road. So, we would like to have a stipulation, preliminary plans called for 60 foot green area that all the timber be left there for buffer. And that be stipulated in writing for-

Lonnie Roberts: So, is that for the entirety of the development or which area?

Grant McDaniel: We're on that side right that. So, there's 3 lots there, there's two houses built there residential, you can see ours on, it says it's on Virgil Lane but there's a driveway there. So, there's quite a bit of timber already on both sides. If that could be left as a buffer, stipulated in writing, if and when this might be sold down the road, we'll have something because I know these guys are going to keep it but if it could be kept there. Kinda buffer that between the R-1.

Lonnie Roberts: Sure. It that is?

Grant McDaniel: Yes.

Lonnie Roberts: Alright. Thank you sir, anyone else here to give public comments? So, Carlos can the developer-

Carlos Wood: We are okay with adding that stipulation to the ordinance.

Lonnie Roberts: Can we add that stipulation to the city?

Unable to transcribe

Lonnie Roberts: Okay, so the described green space/trees will be left and not be destroyed. In the 60 foot buffer. Alright that being said I'll open up for commissioners, comments, questions, of the applicant or city staff.

Dennis Zolper (Commission): I'll move to-

Lonnie Roberts: Hold on a second let's have a discussion.

Paul Ford (Commission): I have several questions. What school District is this property located in?

Carlos Wood: Mostly Nettleton.

Paul Ford: Next question is, when was Greensborough Village first approved? I think it was 2014 but I'm not positive. Do you know that answer?

Carlos Wood: I don't but Gary does.

Unable to transcribe

Paul Ford: And since 2014 has there been any single-family homes built in any of this development?

Carlos Wood: Constructed no, but I think there are some, under development.
Unable to transcribe

Carlos Wood: That was the plat that was approved, previously.

Lonnie Roberts: Just for the record, that plat would have been the preliminary Greensborough Heights Phase 2, is that correct?

Carlos Wood: Correct.

Lonnie Roberts: Sorry, about that Mr. Ford, proceed.

Paul Ford: I talked to Mr. Harpole earlier today and he indicates that there will be more multifamily doors approved by this rezoning, than there would be residential doors. Is that correct?

Carlos Wood: That's correct.

Paul Ford: So, even though 70, 30 sounds like maybe it's weighted more toward single family than commercial but it's actually acreages not doors, correct?

Carlos Wood: That is correct.

Paul Ford: Am I correct in, there is currently availability to build multifamily in Greensborough Village based on the current zoning that's there and that's not been developed for multifamily.

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Carlos Wood: The available property is not serviced by sewer.

Lonnie Roberts: Sorry to interject but does that mean you never plan to develop?

Proponent: No, no it's just not serviced by sewer.

Lonnie Roberts: Okay.

Paul Ford: As part of this development from what I've read there's going to be some sewer extensions done anyway.

Carlos Wood: Correct.

Paul Ford: So the sewer extension could be brought to the existing Greensborough Village multifamily. And what I'm looking at here, on page 25 of the original proposal, that was a multi-page proposal. There was a map that was color coordinated that has the various places where property could be built in different ways and if I understand that this multi-family area has been developed. This multi-family area has not been developed and what we're talking about here is building right in here to attach this, correct?

Carlos Wood: Correct.

Paul Ford: So really the only reason that we need to rezone from R-1 to the Town Center is to approve more multi-family homes in Nettleton School District because there's plenty, you could build it all single family if you wanted to.

Carlos Wood: That is correct.

Paul Ford: And so, the need for this is so that we can build more apartments.

Carlos Wood: Yes.

Paul Ford: In the absence of needing to build more apartments, there wouldn't be a need for rezoning.

Carlos Wood: No.

Unable to transcribe

Paul Ford: And on two tracks of land the proposal would be for the apartments to be built all on one track of land and then the other tract of land north could never be touched. And this would all still be within the ratio, and yet no development of the northern lots for single family, correct?

Carlos Wood: Yes.

Paul Ford: So, in essence, we could be approving multi-family apartments

adjacent to existing multi-family apartments without getting any new single family homes built in this area, over another decade.

Carlos Wood: Well, the sewer could be run on the northern portion that's existing R-1 today. Sewer could be provided to that area and that area north of Greensboro Road could be developed as residential. But it doesn't have to be necessarily in the Greensborough Village.

Paul Ford: But the only reason to create a larger footprint for Greensborough Village is to build new apartments. Without having to do the sewer work.

Carlos Wood: I don't know if that's true.

Paul Ford: Because you could build apartments already in the existing Greensborough Village and not run a foul to the 70, 30 acreage rule.

Gary Harpole (Proponent): May I say something?

Paul Ford: Absolutely.

Lonnie Roberts: State your name for the record sir.

Gary Harpole: Gary Harpole, and I represent Greensborough Village as well as Hammerhead. I see it from both sides. To bring it all over into the Town Center Overlay including the single family changes the way that it's developed whether traditional multi-family development or a traditional single family development. We have higher greenspace requirements, we have different requirements in terms of sidewalks on both sides of road. The way that things are landscaped, the lighting, all those things are different. So, yes, we could not rezone and you could build homes but you wouldn't necessarily have to build those homes under the same manner that the Town Center Overlay requires in the design pattern book. So, that's not entirely true. Could you build apartments and nothing else? Yes, that's not the case. That's not what anybody's going to do but I mean, that's possible if we were just standing here not being truthful but that's not the case.

Paul Ford: What I'm saying is, real estate developers are out there to make money, I get that. They wanna develop and build as much as they can and make as much money as they can, and if there hasn't been a market to build single family homes in 10 year, building more apartments does not typically make people want to build single family homes next door. It seems to be a detriment to building single family homes. Because every time we have somebody saying they want multi-family, they say it's going to reduce the value of my property and I have a single family home. So, why am I, they don't want to give us apartments. So, why do we want to approve apartments in Nettleton when there's been a moratorium on that at some point? I don't know if that's been lived up to, but I can recall and say, we're not going to build any more multi-family in Nettleton and you've already got approval to build some and you're not doing it. You want to add mor space and it just seems to me, anyway.

Gary Harpole: Part of it is succession and the time and the cost of getting sewer across there. Sewer will get across there and at some point the other acreage up on the corner will be developed multi-family. The thing that makes this one fall in line ahead of time is it's already serviced by sewer and it's an extension of the existing apartment complex that's already been there. So, it's expanding phase 2 so it makes it more amenable to do that and we actually bought another 50 acres as well that will be developed R-1 and farther away but because this touched Greensborough Village, we would like to bring it in under the same design requirements, connect the neighborhoods together, connect the multi-family together, and I mean you're right people develop for money. So, nobody's going to go build apartments that can't be rented because it's just too expensive.

Paul Ford: Exactly, I agree that you want to build apartments but what you don't, what everybody don't seem to want to build is homes, single family homes and the part of this concept of this town center is to have everybody in there together and so, there hasn't been enough market to build a house out there now. Or there hasn't been enough drive to extend the sewer in 10 years, I just don't see it being done and it seems to me that there's two tracks of land and you're only really going to develop the apartments. But you can't do that unless you put it in there, and I just see it as since there's never been a home built out there in 10 years. It hadn't extended the sewer to the other apartments out there. The other apartment location in 10 years. This just seems to be an opportunity to build some more apartments and further deteriorate the opportunity for people to build single family homes in this development.

Gary Harpole: Well, the single-family homes are being built now, the roads been cut through. The alleyways have been cut through, you just approved the preliminary plat. We're already writing contracts based on the approval of the plat. So, there's already people lining up to build homes out there. So, it has been 10 years. I'll say, it took a little while to get everything started and get to a point where it was ready and then 8 and half percent interest for the last year or two has been a little bit of a detriment but now that we're seeing interest rates curtail down, that we extended Greensboro or Canera all the way to Greensboro Road and if you go out, they're already, the roads have already been cut through, the alleys have been through, and the lots have all been flagged and marked. So, we're beginning to presale single family now.

Paul Ford: I appreciate the interest rates but when the rates were 2%, there weren't any homes being built out there either. So, I've asked my questions thank you.

Gary Harpole: Sure. Hopefully we've answered them.

Carol Duncan (City Attorney): Can I just clarify there's not a moratorium against building apartments the Nettleton District incase fair housing decides to sue us over that. There is no moratorium against building apartments.

Paul Ford: Well, that certainly was out there within the world of gossip that there was such a thing.

Carol Duncan: There is no such thing. There was temporary moratorium but that was a long time ago that was over the whole city. It wasn't just, we studied it and there can't be a long term moratorium. It violates fair housing and we would never do that.

Lonnie Roberts: Okay still open to commissioners any questions?

Monroe Pointer (Commission): I do have one, I think Paul made a pretty good point there but I was looking on page 34 and it showed that the site shows blank single family attached to a detached dwelling and 4 buildings of multi-family but it shows 192 units. How many single home families is that?

Gary Harpole: This reason that it was blanked in is they were still engineering and we were figuring out if we needed to lose a lot to take a road into an adjoining property owner. Right now, as designed it's designed at 186 single family homes. It's a little over 3 per acre. What got in the bottom part of Greensboro Village is four per acre. The difference is if you go back to the original 2014 zoning, the 15% greenspace requirement, more of it for the entire development wound up on the north side of the road. So, there's more green space, that has to be accounted for on the north side of Greensborough Road versus the south. So, that's the difference in the 4 single-family homes per acre versus, 3 per acre on the new part. They're showing 186 you could with those lot lines tighten up and get to 200 possibly. When the site design is done for the apartments instead of 192 could it go down to 180 when you figure out all the

detention and parking, it certainly could. We wanted to present a worst-case scenario, on the highest level density.

Monroe Pointer: And the other thing, so we did say or this came up in the pre-meeting yesterday that we would go back and use that special ruling of 70, 30. So this first division that is built now was a 70,30. So, what part of that 70 is actually showing now? Is that the same question that Paul was asking earlier?

Gary Harpole: Yes, there was 70% residential single-family acreage and 30% multi-family acreage.

Monroe Pointer: And that's the part he's talking about that the 70% has not yet.

Gary Harpole: No, we're just now breaking ground on the lots for the single family homes.

Lonnie Roberts: So, Gary, is that all on the south side of the road? Sorry, I didn't mean to cut you off.

Gary Harpole: Yeah.

Paul Ford: The lots you're breaking ground on are different from this location though, correct?

Gary Harpole: Yes, it's in the first part.

Paul Ford: It's in the original Greensborough Village.

Monroe Pointer: No, I think I was, just making sure I was asking that right because sounds like the 70 hasn't built, just the 30 has.

Gary Harpole: No, only 15 has, only half of the 30 has been built. I mean, it's just been slower. I mean, we've built 15% of the multi-family that we were allowed to. Now we're starting to build the 70% of the single family.

Monroe Pointer: Of the first phase.

Gary Harpole: Yes.

Monroe Pointer: But right now on this proposal it's for the second 70, right?

Gary Harpole: That's right.

Monroe Pointer: So, I kind of get his point.

Unable to transcribe

Gary Harpole: And the sewer is being engineered now. It's about a mile, a quart half and a mile away, but it's being engineered now and we've already talked to all the property owners lining up. We've gotta go back and show'em where the sewer routes going to go.

Paul Ford: Okay, so my final thing to make sure I express my thoughts clearly is that there are two lots involved in this single rezoning request. One on each side of the road.

Gary Harpole: Yes.

Paul Ford: And once rezoned the intention is to build on the south side to immediately begin building up more apartments.

Gary Harpole: Oh, I don't know if it's immediately. I know.

Paul Ford: Well, as soon as possible.

Gary Harpole: I mean, at some point, whenever the financials work out. I mean, the first thing we're doing is engineering the sewer to come across all of it. We're already in the middle of that.

Paul Ford: But the lots where the single families are all going to be, are on a separate lot north of the highway.

Gary Harpole: That's right.

Paul Ford: So, it would be possible if this measure is approved for there to be only new apartments built and no new single family built for another decade.

Gary Harpole: I guess it would be possible. That's certainly not the intention or the plan. But I mean I guess, I've got to answer what's possible and that's certainly possible.

Paul Ford: Most likely plan for the future has been the pattern of the part

where nothing's been built for a decade. Anyway, alright, I'm done.

Lonnie Roberts: Okay, one quick thing though, when you said 15% percent, so is that part of the original 100%? That's what's already built right now?

Gary Harpole: Yeah, there was 30 acres available in the original zoning to be multifamily and only 15 has been developed.

Lonnie Roberts: So, that other 15 is what doesn't have sewer to it yet.

Gary Harpole: Yeah it doesn't have sewer yet and it wouldn't have sewer until the new single family part. It would come after that.

Lonnie Roberts: Anyone else? Any other questions?

Jim Little (Commission): I have a question.

Lonnie Roberts: Yes sir.

Jim Little: Okay, is there anything that would make them ever build a single family if they do the 70, 30 split. Could they just never build this single family ever? And that's just devil's advocate I'm not saying you would do that. I'm just saying in the rules, is there any kind of restriction that says that attaches a time limit or anything? I mean, that's just going along with what Paul says, is there anything that will ever make him do single family?

Paul Ford: I don't think there's anything within that Town Center Overlay once it's been approved and it's zoned and the restrictions that are in it doesn't make it that anybody have to go build anything. Mr. Morris is here and he gets his preliminary subdivisions approved. He can go build if he wants to or he don't have to build if he doesn't want to. What I'm saying is the market has not built single family homes. So, to me, it just seems what we're really doing since there's two lots involved. On one lot allowing new multi-family to be built. And I think that if this property wasn't adjacent to some other apartments or was not in a town center overlay and somebody asked to rezone new apartments and build a 100, 200 apartments in this school district, wouldn't take very long for this committee to decide what it wanted to do.

Lonnie Roberts: Anyone else?

Monroe Pointer: Just one more, you were supposed to have met with somebody yesterday after the pre-meeting. With some questions.

Gary Harpole: Yeah, that was with Mr. McDaniel the adjoining property owner.

Monroe Pointer: Was it him?

Gary Harpole: Yes.

Monroe Pointer: Okay.

Lonnie Roberts: Anybody else have questions or are y'all ready for a motion?

Dennis Zolper (Commission): I'll make a motion to approve the rezoning of 2800 and 2809 Greensboro Road per the request and per the stipulations.

Lonnie Roberts: Alright have a motion on the floor, do I have a second?

Jim Little (Commission): I'll make a second.

Gary Harpole: If I could have one point of order, it was rezoned 10 years ago but it took several years to actually get trees cleared and get sewer and infrastructure put in, actual construction at Greensborough Village has only been going on about 5 years. So point of clarification.

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

Aye: 4 - Lonnie Roberts Jr.; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 4 - Monroe Pointer; Stephanie Nelson; Jeff Steiling and Paul Ford

Absent: 1 - Kevin Bailey

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: SP-24-02

Agenda Date:

Version: 1

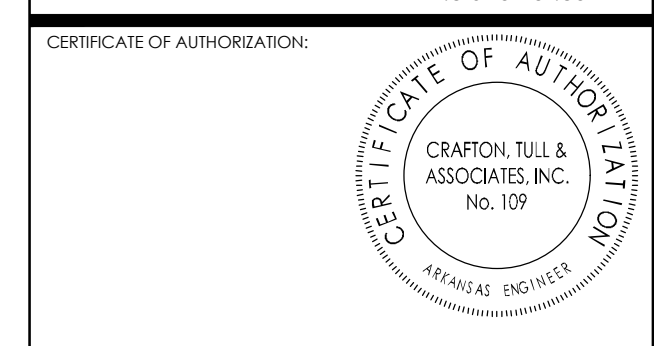
Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Site Plan

Site Plan: 1407 E. Highland

Crafton Tull is requesting site plan approval Fast Pace Urgent Care located at 1407 E. Highland Drive. The proposed structure is approximately 3,700 sq. ft. and located in the C-4, neighborhood commercial zoning district with a limited use overlay. Site plan approval was a condition of the original rezoning for this site.



CERTIFICATE OF AUTHORIZATION

GRAPHIC SCALE IN FEET

**FAST PACED
URGENT CARE
JONESBORO, AR**

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc. and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 24902200
ISSUE DATE: 08/30/2024
CONTACT: M. BOGGS
DESIGNER: M. BOGGS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PRELIMINARY PLANS

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SITE NOTES

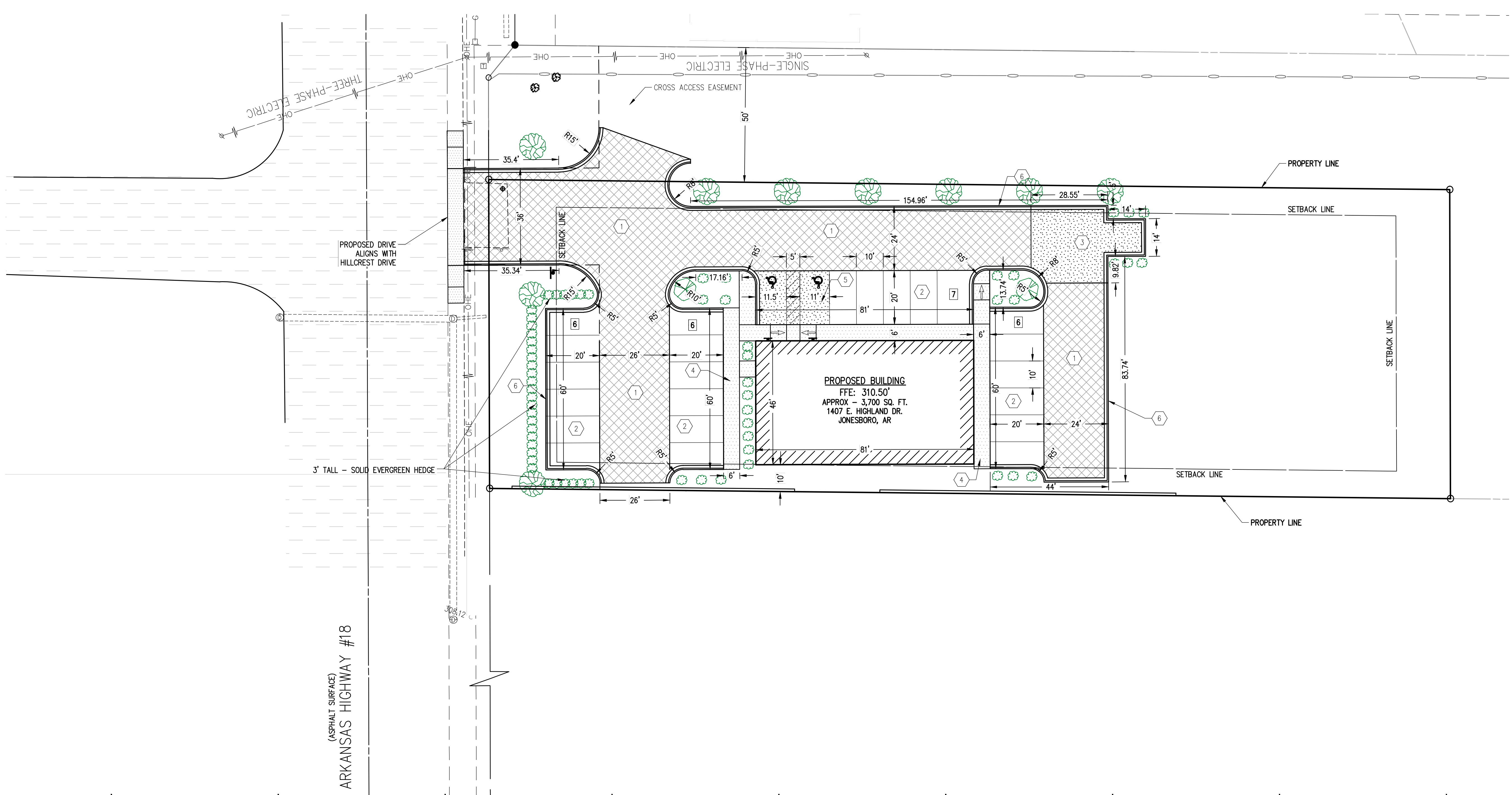
1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

LEGEND (EXISTING SYMBOLS)

SYMBOLS		LINEWORK	
◆	BENCHMARK	---	EASEMENT
○	FOUND IRON PIPE/REBAR	- - - -	CURB
●	PRIMARY CONTROL/SET MONUMENT	---	INTERMEDIATE CONTOUR
●	FOUND MONUMENT/ROW	---	INDEX CONTOUR
⊠	ELECTRIC BOX/PEDESTAL	---	OVERHEAD ELECTRIC
⊠	ELECTRIC JUNCTION BOX	---	UGTV
⊠	ELECTRIC METER	---	UGTV
⊠	ELECTRIC TRANSFORMER	---	OHTV
⊠	POWER POLE	---	OHTV
⊠	SIGN	---	CHAIN LINK FENCE
---	STORM SEWER PIPE	---	RIGHT OF WAY
		---	ROAD CENTERLINE

GENERAL KEY NOTES

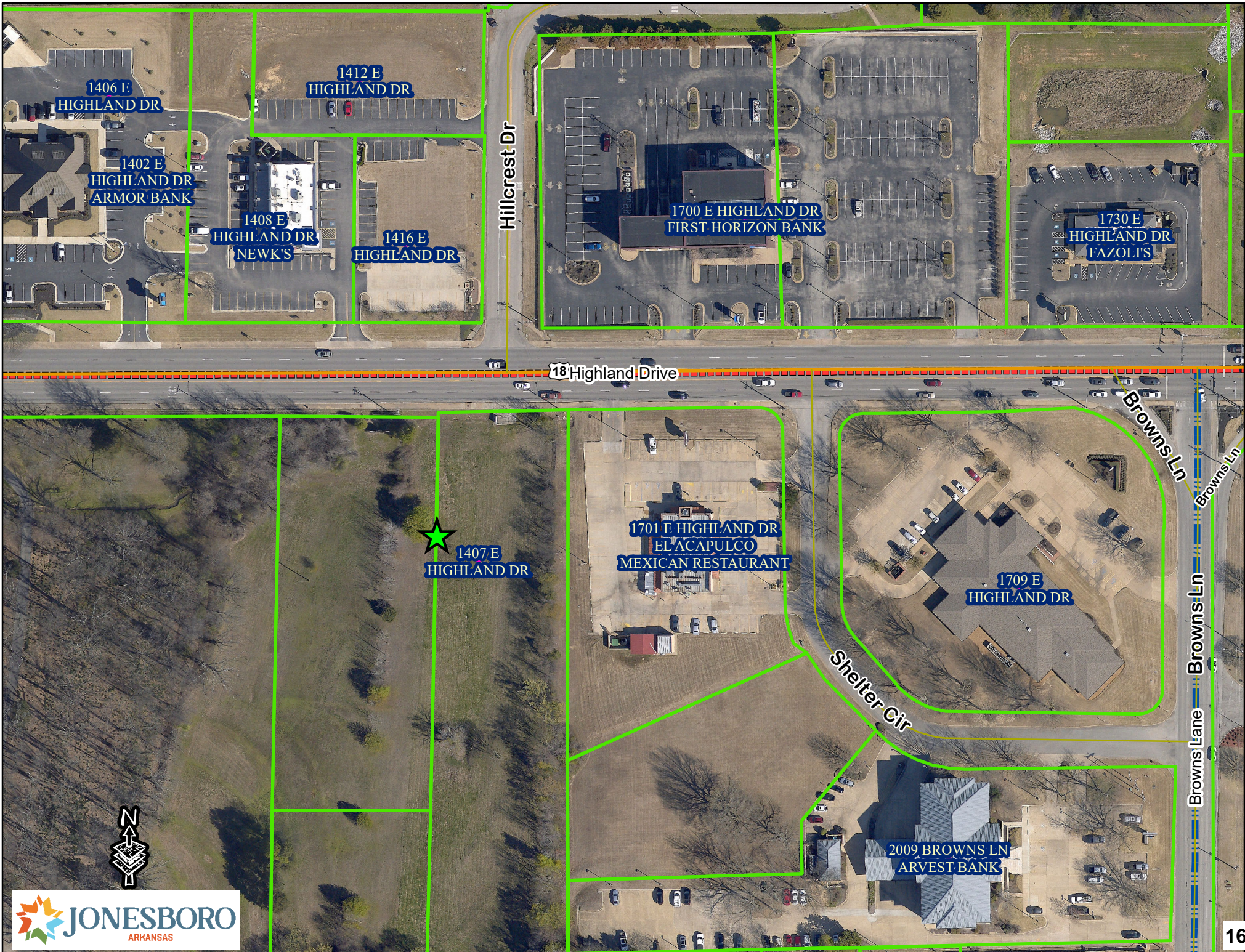
- | | |
|---|---------------------|
| 1 | HEAVY DUTY ASPHALT |
| 2 | LIGHT DUTY ASPHALT |
| 3 | HEAVY DUTY CONCRETE |
| 4 | SIDEWALK CONCRETE |
| 5 | CONCRETE PAVEMENT |
| 6 | 6" CONCRETE CURB |



ARKANSAS HIGHWAY #18
(ASPHALT SURFACE)

SITE PLAN

#####



1406 E
HIGHLAND DR

1412 E
HIGHLAND DR

1402 E
HIGHLAND DR
ARMOR BANK

1408 E
HIGHLAND DR
NEWK'S

1416 E
HIGHLAND DR

Hillcrest Dr

1700 E HIGHLAND DR
FIRST HORIZON BANK

1730 E
HIGHLAND DR
FAZOLI'S

18 Highland Drive

 1407 E
HIGHLAND DR

1701 E HIGHLAND DR
EL ACAPULCO
MEXICAN RESTAURANT

1709 E
HIGHLAND DR

Browns Ln

Browns Ln

Browns Lane

Shelter Cir

2009 BROWNS LN
ARVEST BANK





Legislation Details (With Text)

File #: ORD-09:027 **Version:** 2 **Name:** Rezoning for Dorothy Hill and Connie Woods
Type: Ordinance **Status:** Passed
File created: 4/29/2009 **In control:** City Council
On agenda: **Final action:** 5/19/2009
Title: AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 SINGLE FAMILY MEDIUM DENSITY DISTRICT TO C-4 LUO NEIGHBORHOOD COMMERCIAL DISTRICT - LIMITED USE OVERLAY FOR PROPERTY LOCATED ON THE SOUTH SIDE OF HIGHLAND DRIVE BETWEEN CRAFTS DRIVE AND BROWNS LANE AS REQUESTED BY DOROTHY HILL AND CONNIE WOODS

Sponsors:

Indexes: Rezoning

Code sections:

Attachments: 1. Plat A, 2. Plat B, 3. MAPC Report

Date	Ver.	Action By	Action	Result
5/19/2009	2	City Council	Passed	Pass
5/5/2009	1	City Council	Held at one reading	

AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: TITLE 14, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT TO (C-4 LU-O) NEIGHBORHOOD COMMERCIAL DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 01°00'18" WEST, 1316.75 FEET; THENCE SOUTH 89°54'02" WEST, 659.55 FEET; THENCE CONTINUE SOUTH 89°54'02" WEST, 329.78 FEET; THENCE NORTH 00°59'03" EAST, 851.94 FEET, TO THE POINT OF BEGINNING PROPER (1); THENCE CONTINUE NORTH 00°59'03" EAST, 400.05 FEET, TO THE SOUTH RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 18; THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS; SOUTH 89°55'24" EAST, 318.12 FEET; SOUTH 83°18'56" EAST, 11.52 FEET; THENCE SOUTH 00°58'35" WEST, DEPARTING SAID RIGHT OF WAY LINE, 398.72 FEET; THENCE NORTH 89°

55'24 WEST, TO THE POINT OF BEGINNING PROPER (1), CONTAINING 3.03 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TRACT 2

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 01°00'18" WEST, 1316.75 FEET; THENCE SOUTH 89°54'02" WEST, 659.55 FEET, TO THE POINT OF BEGINNING PROPER (2); THENCE CONTINUE SOUTH 89°54'02" WEST, 329.78 FEET; THENCE NORTH 00°59'03" EAST, 851.94 FEET; THENCE SOUTH 89°55'24" EAST, 329.64 FEET; THENCE SOUTH 00°58'35" WEST, 850.93 FEET; TO THE POINT OF BEGINNING PROPER (2), CONTAINING 6.44 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS C-4 LIMITED USE OVERLAY (LU-O). THE LU-O IS FURTHER RESTRICTED AS FOLLOWS:

1. THE LIMITED USES SHALL ONLY INCLUDE THE FOLLOWING:

TRACT 1

- AUTOMATED TELLER MACHINE
- BANK OR FINANCIAL INSTITUTION
- MEDICAL SERVICE / OFFICE
- OFFICE / GENERAL
- RETAIL / SERVICE

TRACT 2

- AUTOMATED TELLER MACHINE
- BANK OR FINANCIAL INSTITUTION
- MEDICAL SERVICE / OFFICE
- OFFICE / GENERAL
- SERVICE

2. ADEQUATE BUFFERING / SCREENING (MINIMUM 30 FT.) SHOULD BE PROVIDED FOR ALL SURROUNDING RESIDENTIAL PROPEERTY.
3. PROPERTY ACCESS SHOULD BE ALIGNED WITH HILLCREST DRIVE AND FUTURE PARCEL SUBDIVIDING SHALL BE REVIEWED AND APPROVED BY THE MAPC.
4. THAT A FINAL ENGINEERED SITE DEVELOPMENT PLAN BE REVIEWED AND APPROVED BY THE MAPC PRIOR TO PERMIT RELEASES FOR FUTURE DEVELOPMENT.
5. THE ARCHITECTURAL DESIGN SHALL BE OF A RESIDENTIAL SCALE AND CHARACTER ONLY.
6. A THROUGH - STREET FROM HIGHLAND TO TRACT 2 SHALL BE PROHIBITED.
7. INCLUDE USES LISTED UNDER A LIMITED USE OVERLAY AS DESCRIBED BY THE MAPC, EXCLUDING RESTAURANTS.

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 APPROVED this 19th day of May, 2009.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-24-16

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Rezoning: 6106 Southwest Drive

Crafton Tull on behalf of Blazer Land Holdings, LLC is requesting a rezoning from RS-1, single-family residential district, and I-1, limited industrial district, to RS-8, single-family residential district, and C-3, general commercial. This rezoning request is for 165 acres and is located at 6106 Southwest Drive.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 10/22/24

Date Received: 9/26/24

Meeting Deadline: 9/26/24

Case Number: RZ-24-16

LOCATION:

Site Address: 6106 Southwest Drive

Side of Street: South between Wimpy Lane and County Road 439

Quarter: NW SW Section: 10 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: RS-1 & I-1 Proposed Zoning: RS-8 & C-3

Size of site (square feet and acres): 165 Acres +/- Street frontage (feet): 740'

Existing Use of the Site: Agriculture & Crop Dusting Operation with Airstrip.

Character and adequacy of adjoining streets: Southwest Drive (Principal Arterial) is 5-lane Hw.

Does public water serve the site? Yes 12" Water main is on property.

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

Does public sanitary sewer serve the site? Existing 12" Sewer across Southwest Drive

If not, how would sewer service be provided? Sewer Extension required to serve entire acreage.

Use of adjoining properties:

North Residential & Commercial

South Agricultural

East Commercial & Agricultural

West Commercial, Residential, & Vacant

Physical characteristics of the site:

Generally level with the land sloping south.

Characteristics of the neighborhood:

Commercial, Agriculture, Industrial, & Residential.

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:*

- (1). How was the property zoned when the current owner purchased it?
RS-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Highest & best use of the property.
- (3). If rezoned, how would the property be developed and used?
Commercial & Residential Subdivision
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
RS-8 zoning allows 8 single family homes per acre.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes, Southwest Drive is High Intensity.
- (6). How would the proposed rezoning be the public interest and benefit the community?
Creation of additional housing.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property is adjacent to commercial, residential, and agricultural.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Current housing demands.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
The rezoning and future development should have a positive impact on adjacent properties.
- (10). How long has the property remained vacant?
The subject property has been used as agriculture & crop dusting operation.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
Impacts, if any, can be mitigated through the design phase.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Within 6 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.*
Residential neighbors are in the County.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

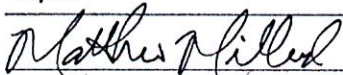
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.


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: Blazer Land Holdings, LLC
 Address: 2505 Southwest Square
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-935-7800
 Facsimile: N/A
 Signature: 

Name: Jeremy Bevill, PE
 Address: 2520 Alexander Dr, Ste C
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-203-7876
 Facsimile: N/A
 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.

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Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

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Adult Signature Restricted Delivery \$0.00

Postage \$0.73

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City, State, ZIP+4® Jonesboro, Ar, 72404

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Jonesboro, AR 72401

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Melroe Barbara J
Street and Apt. No., or PO Box No. 207 E Strand St
City, State, ZIP+4® Jonesboro, Ar, 72401-5926

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

9589 0710 5270 0952 9532 53

**U.S. Postal Service™
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Domestic Mail Only

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

Fort Smith, AR 72903

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Goodwin Bryan
Street and Apt. No., or PO Box No. 3503 Free Pkwy Rd
City, State, ZIP+4® Fort Smith, Ar, 72903-1714

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

9589 0710 5270 0952 9534 20

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

Jonesboro, AR 72404

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To All Scapes Irrigation & Landscape LLC
Street and Apt. No., or PO Box No. 2802 Pebble Creek Cir
City, State, ZIP+4® Jonesboro, Ar, 72404-8076

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

9589 0710 5270 0952 9533 52

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

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Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Carson Steve & Carla
Street and Apt. No., or PO Box No. 3009 Sparrow Cir
City, State, ZIP+4® Jonesboro, Ar, 72404-6425

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



DOWNTOWN JONESBORO
310 EAST ST STE C
JONESBORO, AR 72401-9995
(800)275-8777

02:52 PM

Product Qty Unit Price

First-Class Mail® 1 \$0.73

Letter
Little Rock, AR 72223
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0386 37

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0386 20

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72403
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0380 19

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0380 02

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0640 0386 44

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Fairhope, AL 36532
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 10/10/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9531 78

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9531 92

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 08

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Mammoth Spring, AR 72554
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 15

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Pocahontas, AR 72455
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 22

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72403
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 39

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Fort Smith, AR 72903
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Thu 10/10/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 53

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9532 60

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 14

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 21

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 45

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 52

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9501 60

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72401
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9533 76

Total \$5.58

First-Class Mail® 1 \$0.73

Letter
Jonesboro, AR 72404
Weight: 0 lb 0.30 oz
Estimated Delivery Date
Wed 10/09/2024

Certified Mail®
Tracking #: 9589 0710 5270 0952 9534 20

Total \$5.58

Grand Total: \$111.60

Credit Card Remit \$111.60

Card Name: VISA
Account #: XXXXXXXXXXXX3374
Approval #: 083539
Transaction #: 746
ATD: A000000031010
AL: VISA CREDIT
PIN: Not Required

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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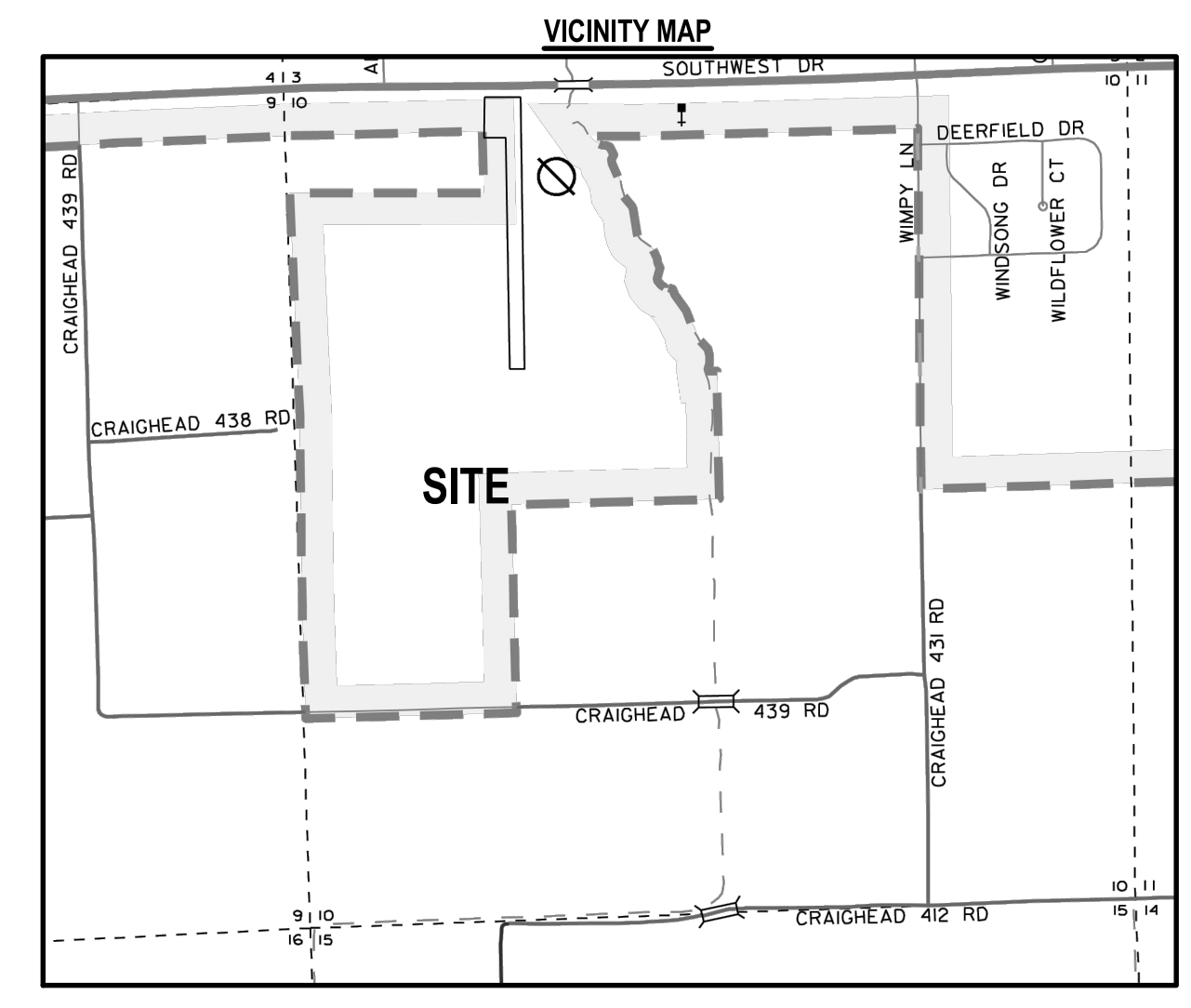
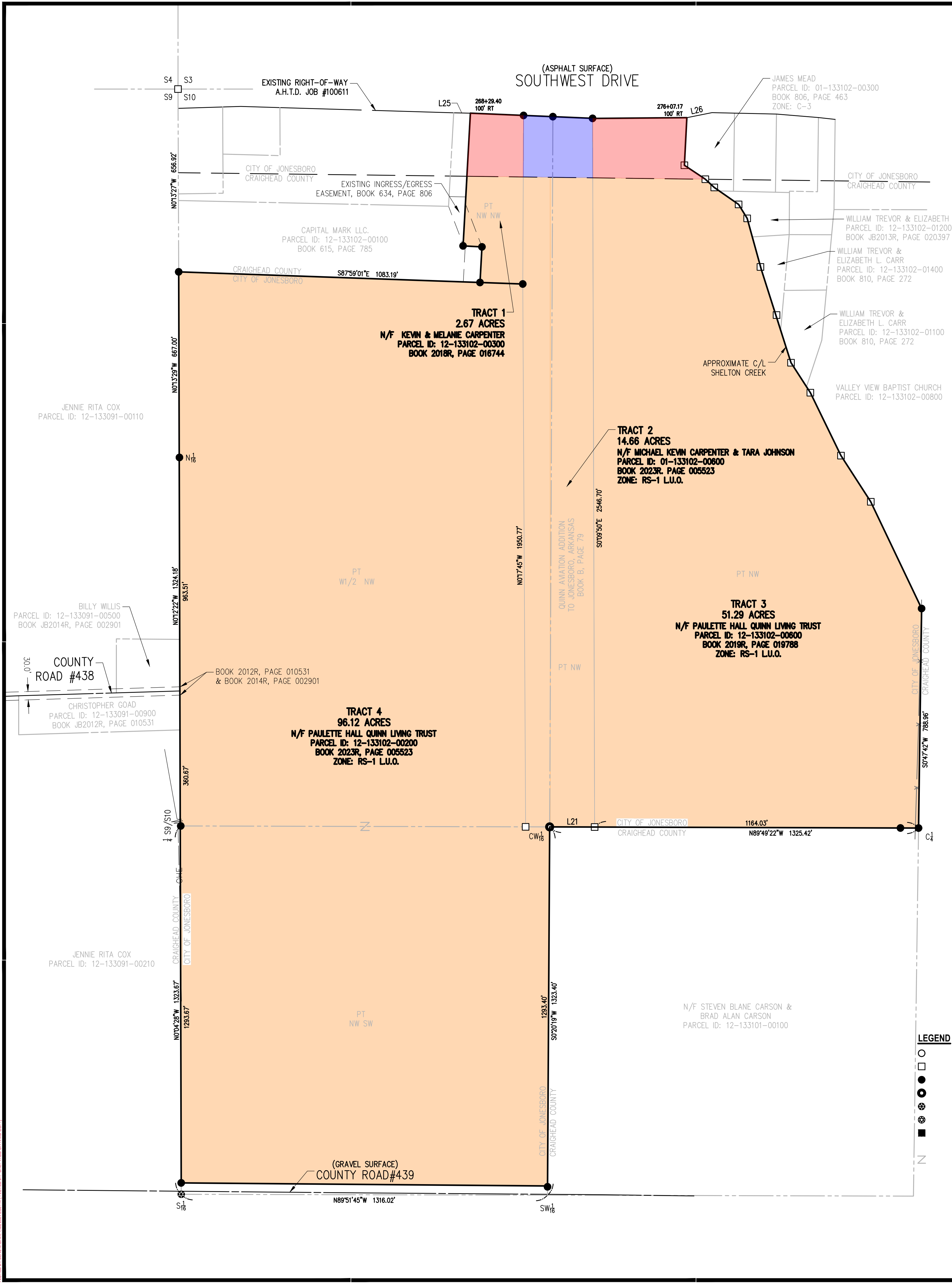
All sales final on stamps and postage. Refunds for guaranteed services only. Thank you for your business.

Tell us about your experience.
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or scan this code with your mobile device.



or call 1-800-410-7420.

UFN: 044513-0405
Receipt #: 840-57200335-2-4956424-2
Clerk: 31



SURVEY DESCRIPTION:

A part of the Northwest Quarter and all the Northwest Quarter of the Southwest Quarter of Section 10, Township 13 North, Range 3 East, Craighead County, Arkansas being more particularly described as follows:

BEGINNING at the Southwest corner of said Northwest Quarter; Thence North 00° 12' 22" West, a distance of 1324.18 feet; Thence North 00° 13' 29" West, a distance of 667.00 feet; Thence South 87° 59' 01" East, a distance of 1083.19 feet; Thence North 03° 10' 48" East, a distance of 127.99 feet; Thence North 86° 53' 34" West, a distance of 68.02 feet; Thence North 03° 10' 01" East, a distance of 477.58 feet to the South Right-of-Way line of A.H.T.D. job #100611; Thence along the South right of way the following courses and distances: South 87° 33' 47" East, a distance of 191.15 feet; South 87° 36' 19" East, a distance of 105.52 feet; South 87° 32' 57" East, a distance of 142.68 feet; South 87° 30' 33" East, a distance of 26.34 feet; North 89° 21' 16" East, a distance of 312.33 feet; South 02° 55' 14" West leaving said right of way, a distance of 171.09 feet to the center of Shelton Creek. Thence along the meandering of said Shelton Creek the following courses and distances: South 56° 16' 33" East, a distance of 90.45 feet; South 47° 23' 44" East, a distance of 43.55 feet; South 55° 07' 11" East, a distance of 106.65 feet; South 31° 29' 15" East, a distance of 58.85 feet; South 15° 18' 13" East, a distance of 180.90 feet; South 18° 28' 26" East, a distance of 182.38 feet; South 16° 53' 22" East, a distance of 179.03 feet; South 32° 49' 54" East a distance of 128.02 feet; South 25° 57' 43" East, a distance of 251.57 feet; South 32° 50' 43" East, a distance of 197.48 feet; South 25° 27' 23" East, a distance of 424.87 feet; South 00° 47' 42" West leaving Shelton Creek, a distance of 788.96 feet; Thence North 89° 49' 22" West, a distance of 1325.42 feet; Thence South 00° 20' 19" West, a distance of 1323.40 feet; Thence North 89° 51' 45" West, a distance of 1316.02 feet; Thence North 00° 04' 28" West, a distance of 1323.67 feet to the POINT OF BEGINNING, containing 164.74 acres, more or less, and being subject to all rights of way and easements of record.

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N3° 10' 48"E	127.99'
L2	N86° 53' 34"W	68.02'
L3	N3° 10' 01"E	477.58'
L4	S87° 33' 47"E	191.15'
L5	S87° 36' 19"E	105.52'
L6	S87° 32' 57"E	142.68'
L7	S87° 30' 33"E	26.34'
L8	N89° 21' 16"E	312.33'
L9	S2° 55' 14"W	171.09'
L10	S56° 16' 33"E	90.45'
L11	S47° 25' 44"E	43.55'
L12	S55° 07' 11"E	106.65'
L13	S31° 29' 15"E	58.85'

PARCEL LINE TABLE

LINE #	DIRECTION	LENGTH
L14	S15° 18' 13"E	180.90'
L15	S18° 28' 26"E	182.38'
L16	S16° 53' 22"E	179.03'
L17	S32° 49' 54"E	128.02'
L18	S25° 57' 43"E	251.57'
L19	S32° 50' 43"E	197.48'
L20	S25° 57' 23"E	424.87'
L21	N89° 49' 22"W	161.39'
L22	S89° 51' 03"E	86.56'
L23	S0° 15' 37"W	605.74'
L24	S87° 56' 23"E	153.89'
L25	N88° 43' 33"W	59.95'
L26	N78° 35' 08"E	92.28'

SURVEYOR'S NOTES

THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY

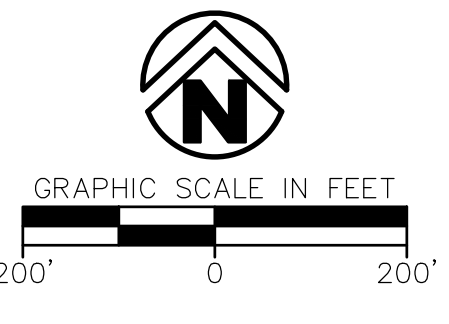
A. SURVEYS

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- Plat of Survey by Dale Adamson Land Surveying dated 2/4/1993. Filed for record on the Division of Land Surveys website as Document #201702033117.
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- Plat of Survey by Hayward, Kenward, Bare & Associates, INC. dated 4/16/2008. Filed for record on the Division of Land Surveys website as Document #200807090024.
- Bryan Godwin Replat Plat of Lot 3 of Ellison Acres dated 4/25/2014. Filed for record in Book B, Page 188 in the Circuit Clerks office of Craighead County, Arkansas.
- Plat of Survey by H&S Hime Professional Surveying Services dated 11/1/2021. Filed for record on the Division of Land Surveys website as Document #202309212232.

B. DEEDS

- Warranty Deed dated 9/28/1985. Filed for record in Book 324, Page 690 in the Circuit Clerks office of Craighead County, Arkansas.
- Quitclaim Deed dated 5/25/1991. Filed for record in Book 405, Page 124 in the Circuit Clerks office of Craighead County, Arkansas.
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- Warranty Deed dated 10/10/2002. Filed for record in Book 634, Page 808 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 10/10/2002. Filed for record in Book 634, Page 810 in the Circuit Clerks office of Craighead County, Arkansas.
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- Warranty Deed dated 6/20/2012. Filed for record as Document #JB2012R-010531 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 11/4/2013. Filed for record as Document #JB2013R-020397 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 2/21/2014. Filed for record as Document #JB2013R-020397 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 8/22/2018. Filed for record as Document #2018R-016744 in the Circuit Clerks office of Craighead County, Arkansas.
- Deed dated 9/20/2019. Filed for record as Document #2019R-019788 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 5/4/2020. Filed for record as Document #2020R-009770 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 10/28/2021. Filed for record as Document #2021R-026617 in the Circuit Clerks office of Craighead County, Arkansas.
- Executor's Deed dated 3/31/2023. Filed for record as Document #2023R-005523 in the Circuit Clerks office of Craighead County, Arkansas.

ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE



STATE PLAT CODE: 500-13N-03E-0-10-304-16-1563

SEAL

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

NOT FOR CONSTRUCTION ··· REVIEW BEFORE ···

EXISTING ZONING

THE NW 1/4 OF THE SW 1/4 & PART OF THE NW 1/4, SECTION 10 TOWNSHIP 13 NORTH, RANGE 3 EAST CRAIGHEAD COUNTY, ARKANSAS

PREPARED FOR:
BLAZER LAND HOLDINGS, LLC

ISSUE DATE: 9/26/2024
PROJECT NO: 24053500
CONTACT: M.DANIELS

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194



870.203.7871 www.craftontull.com

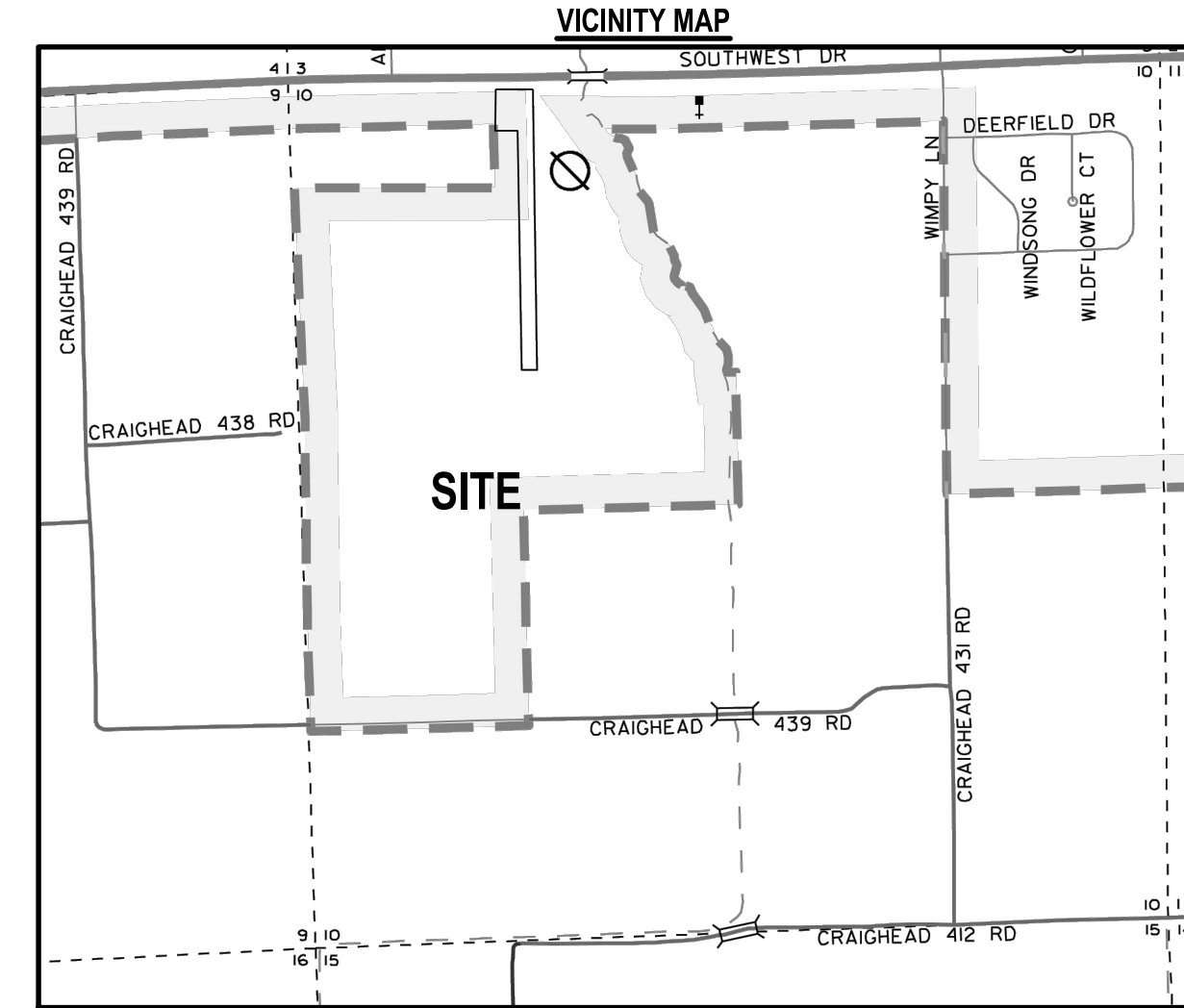
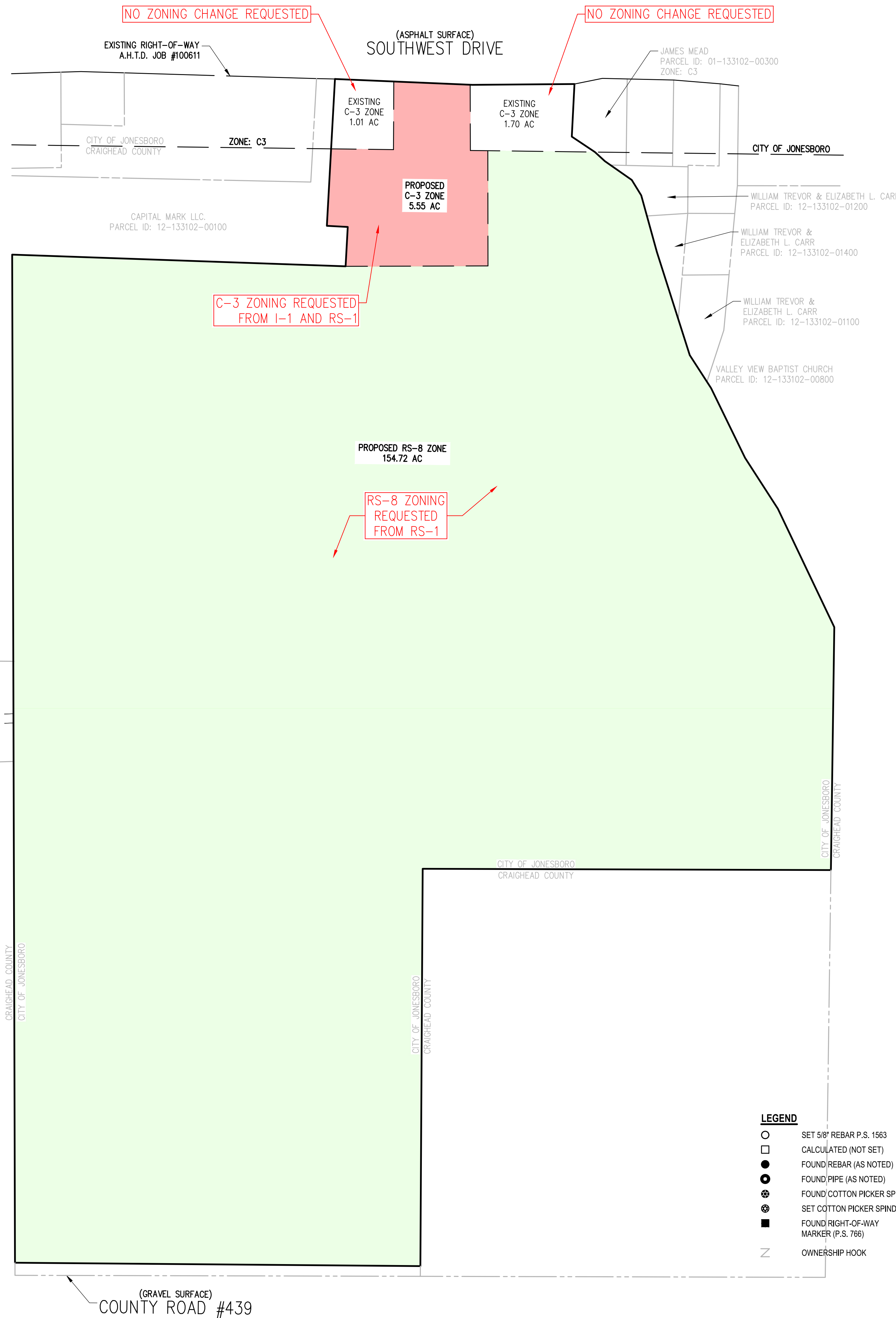
CERTIFICATE OF AUTHORIZATION

DELTA	DESCRIPTION	DATE

© 2024 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

SHEET NO.:



SURVEY DESCRIPTION:

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- Warranty Deed dated 5/4/2020. Filed for record as Document #2020R-009770 in the Circuit Clerks office of Craighead County, Arkansas.
- Warranty Deed dated 10/28/2021. Filed for record as Document #2021R-026617 in the Circuit Clerks office of Craighead County, Arkansas.
- Executor's Deed dated 3/31/2023. Filed for record as Document #2023R-005523 in the Circuit Clerks office of Craighead County, Arkansas.

PROPOSED ZONING LEGEND

- 1. PROPOSED C-3 ZONING
- 2. PROPOSED RS-8 ZONING

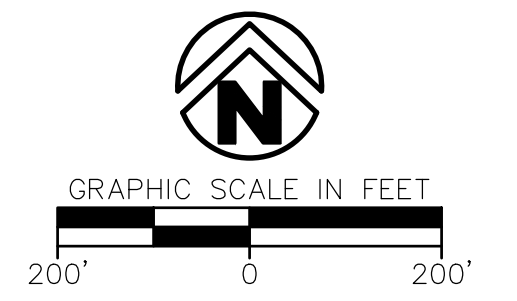
LEGEND

- SET 5/8" REBAR P.S. 1563
- CALCULATED (NOT SET)
- FOUND REBAR (AS NOTED)
- FOUND PIPE (AS NOTED)
- ⊗ FOUND COTTON PICKER SPINDLE
- ⊙ SET COTTON PICKER SPINDLE
- FOUND RIGHT-OF-WAY MARKER (P.S. 766)
- Z OWNERSHIP HOOK

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- CENTERLINE ROAD
- - - EXISTING EASEMENT
- - - OHE ——— OVERHEAD ELECTRIC
- - - ALIQUOT PART LINE
- - - EXISTING RIGHT-OF-WAY
- - - X - - - EXISTING FENCE LINE (BARBED WIRE)

RECORD INFORMATION

ARKANSAS STATE PLANE
COORDINATE SYSTEM
NORTH ZONE



STATE PLAT CODE:
500-13N-03E-0-10-304-16-1563

SEAL

THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED
AND SEALED
DOCUMENT

PROPOSED ZONING
 THE NW 1/4 OF THE SW 1/4 &
 PART OF THE NW 1/4, SECTION 10
 TOWNSHIP 13 NORTH, RANGE 3 EAST
 CRAIGHEAD COUNTY, ARKANSAS
 PREPARED FOR:
 BLAZER LAND HOLDINGS, LLC

ISSUE DATE: 9/26/2024
PROJECT NO: 2403500
CONTACT: M.DANIELS

2520 Alexander Drive Suite C
Jonesboro, AR 72401-7194



870.203.7876 | www.craftontull.com

CERTIFICATE OF AUTHORIZATION

DELTA	DESCRIPTION	DATE

SHEET NO.: