



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 2911 Brown's Lane, South of Race Street
Side of Street: West between Race Street and Brown's Lane Access Road
Quarter: Southwest Section: 29 Township: 14 North Range: 4 East

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

SITE INFORMATION:

Existing Zoning: Residential R-3 Proposed Zoning: Commercial C-3
Size of site (square feet and acres): 147,000 SF /3.37 Acres Street frontage (feet): 350' Brown's - Lane
Existing Use of the Site: Vacant
Character and adequacy of adjoining streets: Brown's Lane - asphalt (4 lanes)
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? S

Use of adjoining properties:

North Commercial C-3
South Commercial C-3
East Commercial C-3
West Commercial C-3

Physical characteristics of the site:

Vacant lot

Characteristics of the neighborhood:

Commercial Use - Office, Medical

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? Residential R-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of commercial development which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To develop commercial opportunities.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Single Commercial Lot.
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? Yes, with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide commercial development.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for the property.
- (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 rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? Several 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? The impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 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 neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.
- (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.

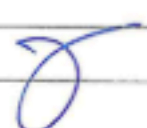
Owner of Record:

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: Halsey Land Company, LLC
Address: 301 West Washington Avenue
City, State: Jonesboro, AR ZIP 72401
Telephone: _____
Facsimile: _____
Signature: _____

Applicant:

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

Name: Associated Engineering
Address: 103 South Church
City, State: Jonesboro AR ZIP 72401
Telephone: _____
Facsimile: _____
Signature: 

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

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**CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, July 14, 2026 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a Zoning Request **on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: Hasley Land Company, LLC DATE: June 2, 2026

DESCRIPTION OF REQUESTED USE: From existing R-3, Multi-Family High Density District to C-3, General Commercial. .

LOCATION OF REQUESTED USE: 2911 Brown's Lane, south of Race Street

In affixing my signature below, I am acknowledging my understanding of this request for a Zoning. I further understand that my signature only indicates my receipt of notification of the request for a conditional use and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

Printed Name of Property Owner within 200'

(Signature)

Date

Address

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING, RETURN TO:

Reliance Health Care Inc.
824 Salem Road
Conway, Arkansas 72034

ELECTRONIC RECORDING
2018R-011140
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
06/05/2018 2:28:38 PM
RECORDING FEE: 45.00
PAGES: 7

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that ARKANSAS AVIV, L.L.C., a Delaware limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL, AND CONVEY unto OM ACQ, LLC, an Arkansas limited liability company ("Grantee"), the real property in Craighead County, Arkansas, fully described in Exhibit "A" hereto, together with all improvements thereon, and all of Grantor's right, title, and interest in and to adjacent streets, alleys, rights-of-way, and any adjacent strips and gores of real estate, together with all rights, titles, and interests appurtenant to the foregoing (collectively, the "Property") to Grantee, its successors and assigns forever.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. The easements, restrictions and encumbrances set forth in Exhibit "B" attached hereto and made a part hereof.
2. Ad valorem taxes for the 2018 tax year and all subsequent years.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of said Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT "A"

PROPERTY

A part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Begin at the center of Section 29, Township 14 North, Range 4 East; thence South 0 degrees 12 minutes West on the Quarter Section line 827.2 feet; thence North 89 degrees 48 minutes West 50 feet to the West right of way line of Browns Lane, the point of beginning proper; thence North 89 degrees 48 minutes West 420 feet; thence South 0 degrees 12 minutes West 350 feet; thence South 89 degrees 48 minutes East 420 feet to the West right of way line of Browns Lane; thence North 0 degrees 12 minutes East along said right of way 350 feet to the point of beginning proper, containing 3.375 acres.

EXHIBIT "B"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
6. General Taxes for the year 2018 which are not yet due and payable and subsequent years, and future installments of the following Special Improvement District(s):

None
7. There is expressly excluded from coverage hereunder, and this Company does not insure title to oil, gas and other minerals of every kind and character in, on and under the property herein described.
8. Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located.
10. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
11. Rights of tenants in possession, as tenants only, under unrecorded leases.
12. Easement in favor of Southwestern Bell Telephone Company as set forth in Easement for Underground Facilities dated October 23, 1997, Deed Book 549 Page 684, records of Craighead County, Arkansas.
13. Easement in favor of City Water and Light Plant of Jonesboro, Arkansas, as set forth in easement for electric lines dated January 19, 1973, recorded March 5, 1973 in Deed Book 197 Page 284, records of Craighead County, Arkansas.

14. Subject to the following matters as shown on survey by Jason Branch dated October 28, 2008, including but not limited to the following: (a) overhead and underground utilities.



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: W-18-17128

Grantee: OM ACQ, LLC
Mailing Address: 824 SALEM ROAD
CONWAY AR 720340000

Grantor: ARKANSAS AVIV, L.L.C.
Mailing Address: 2911 BROWNS LANE
JONESBORO AR 724010000

Property Purchase Price: \$2,988,700.00
Tax Amount: \$9,863.70

County: CRAIGHEAD
Date Issued: 06/05/2018
Stamp ID: 1754583040

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): GUY MARIS IV, EYF

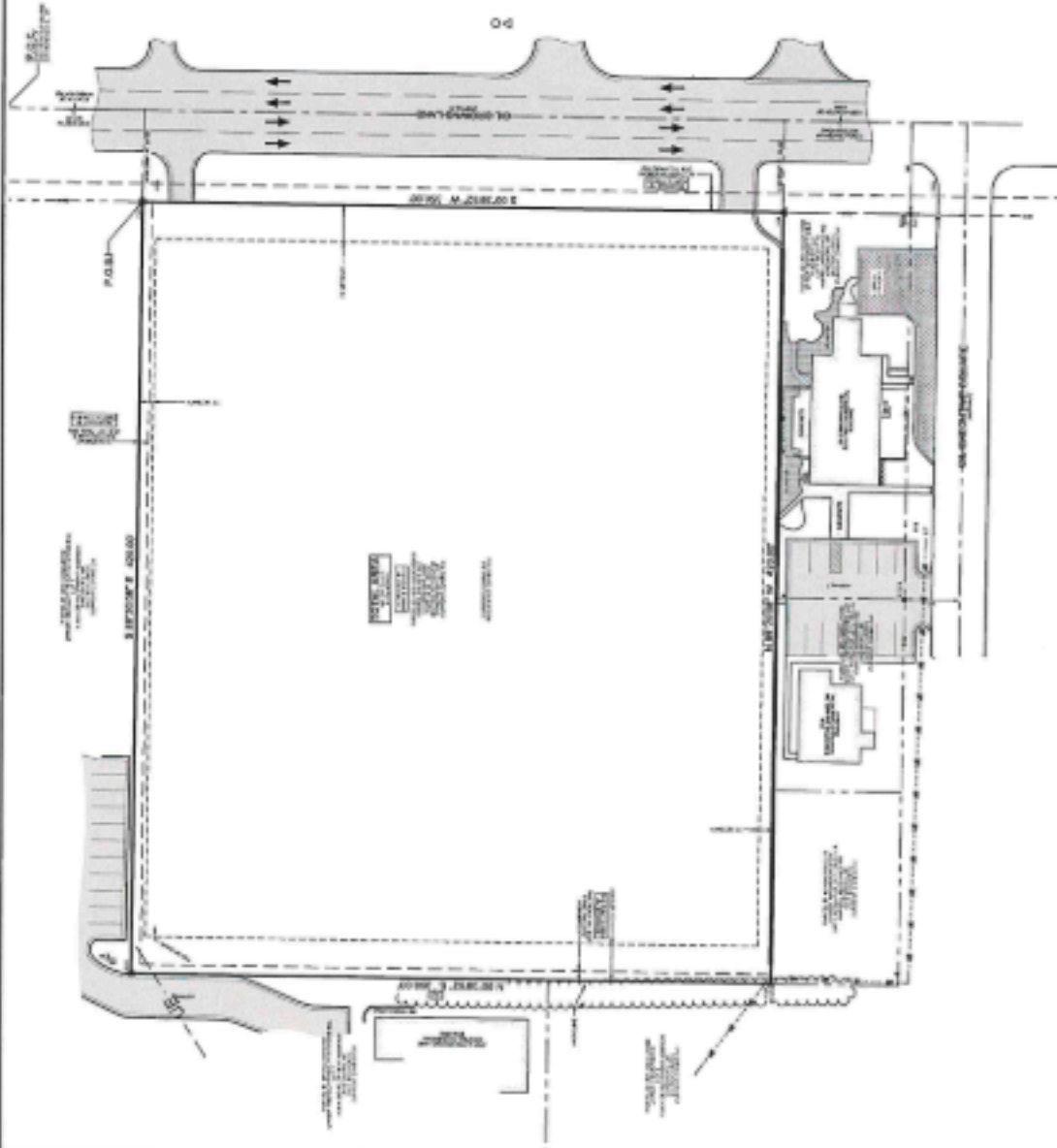
Grantee or Agent Name (signature): [Signature] Date: 6.5.18

Address: STANDARD ABSTRACT & TITLE COMPANY

City/State/Zip: 1012 AUTUMN ROAD, SUITE 4

LITTLE ROCK, ARKANSAS 72211

(501) 221-9449



VICINITY SKETCH
SEE SHEET 02



DESCRIPTION

THIS SITE PLAN IS A PRELIMINARY DESIGN FOR THE PROPOSED DEVELOPMENT OF THE PROPERTY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS SITE PLAN. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO OBVIOUS DISCREPANCIES BETWEEN THE AS-BUILT CONDITIONS AND THE INFORMATION PROVIDED BY THE CLIENT.
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OWNER'S CERTIFICATION

I, the undersigned, hereby certify that the information provided to the surveyor is true and correct to the best of my knowledge and belief. I understand that the surveyor is not responsible for the accuracy of the information provided by me. I understand that the surveyor is not responsible for the accuracy of the information provided by me. I understand that the surveyor is not responsible for the accuracy of the information provided by me.

SURVEYOR'S CERTIFICATION

SURVEYOR'S CERTIFICATION

I, the undersigned, hereby certify that I am a duly licensed surveyor in the State of Arkansas. I understand that the surveyor is not responsible for the accuracy of the information provided by me. I understand that the surveyor is not responsible for the accuracy of the information provided by me. I understand that the surveyor is not responsible for the accuracy of the information provided by me.

DATE: 10/10/2024

BY: [Signature]

HALSETY BROWNS LANE
2911 BROWN LANE
HALSETY REAL ESTATE
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
1000 CHERRY STREET, SUITE 100
JONESBORO, ARKANSAS 72403
TEL: 870-932-1234 FAX: 870-932-1235
WWW.ASSOCIATEDENGINEERING.COM



NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	10/10/2024
2	FINAL DESIGN	10/10/2024
3	CONSTRUCTION	10/10/2024
4	MAINTENANCE	10/10/2024
5	REPAIRS	10/10/2024
6	RENOVATIONS	10/10/2024
7	DEMOLITION	10/10/2024
8	RECONSTRUCTION	10/10/2024
9	REPAIRS	10/10/2024
10	RENOVATIONS	10/10/2024

REVISIONS
REQUEST

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