



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, September 26, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-23:094](#) MINUTES: September 12, 2023 MAPC Minutes

Attachments: [9.12.23 MAPC Minutes](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-09](#) PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.

Attachments: [Savannah Hills ph 6 Record Plat](#)
[Savannah Hills ph 7 Record Plat](#)
[Savannah Hills, Ph - VI & VII Application](#)
[Staff Report 9.26.23](#)

Legislative History

9/12/23	Metropolitan Area Planning Commission	Tabled
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[PP-23-10](#) PRELIMINARY SUBDIVISION: Pacific Grove Phase II

Mark Morris is requesting preliminary subdivision approval for Pacific Grove Phase 2; 37 lots on 13.64 acres. This property is located north of Beech Grove Drive and zoned R-1, single family medium density district.

Attachments: [Application](#)
[Plat](#)
[Overview](#)
[Staff Report](#)

6. Final Subdivisions

7. Conditional Use

CU-23-10

CONDITIONAL USE: 1348 Medallion Drive

Melinda Young is requesting conditional use approval for an in-home daycare at 1348 Medallion Drive. This property is zoned R-1, single family medium density district.

Attachments: [Application - Signed](#)
[Certified Mail Receipt](#)
[Letter of Opposition](#)
[ADHS Compliance Record](#)
[Staff Summary](#)

8. Rezoning

RZ-23-14

REZONING: 312 E. Nettleton Avenue

Nathan & Kendy Schimmel are requesting a rezoning from R-2, multifamily low density district, to C-2 LUO, downtown fringe commercial district with a limited use overlay. This request is for 1.16 acres located at 312 E. Nettleton Avenue.

Attachments: [Application signed](#)
[Mail Reciepts](#)
[Letters of Opposition](#)
[Plat](#)
[Staff Summary](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-23:094

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MINUTES: September 12, 2023 MAPC Minutes



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, September 12, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 7 - Lonnie Roberts Jr.; Kevin Bailey; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

Absent 2 - Jimmy Cooper and Monroe Pointer

3. Approval of minutes

[MIN-23:084](#)

MINUTES: August 22, 2023 MAPC Minutes

Attachments: [August 22, 2023 MAPC Minutes](#)

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

Aye: 6 - Kevin Bailey; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

Absent: 2 - Jimmy Cooper and Monroe Pointer

4. Miscellaneous Items

5. Preliminary Subdivisions

PP-23-09

PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.

Attachments: Savannah Hills ph 6 Record Plat
Savannah Hills ph 7 Record Plat
Savannah Hills, Ph - VI & VII Application
Staff Report

Michael Boggs (Proponent): We are looking to get preliminary approval for phases 6 & 7 for this development. We went through pre-planning meeting

yesterday with no comments, looking to get this approved and submitted.

Lonnie Roberts: City planner, do you have any comments on this?

Derrel Smith (City Planner): Yes we do, we would like to table this until the traffic report is settled. The City Engineer has numerous questions about the traffic study, and until that is taken care of we can't support this moving forward.

Michael Boggs: Can I ask a question? This was submitted on 8/17, almost a month ago. No comments on traffic study was brought up yesterday or any time until today. Can we not work that out through the staff approval process instead of tabling this at this time?

Derrel Smith: We don't feel that this needs to be through the staff approval process. We've been talking about this for over 2 years and we want to make sure that everything is done correctly and there's just too many questions on that report to go forward with it right now.

Lonnie Roberts: Commissioners, any comments on how you want to proceed?

Dennis Zolper: Motion that we table the matter until our next meeting.

Lonnie Roberts: Do you have any more comments?

Sid Pickle (Proponent): I'm Sid Pickle, SSP Investments. Just wanted to express my disappointment in the whole process. We require a traffic study, which is fine, I spent a crap-load of money on it and apparently nobody has time to review it or even tell us they haven't reviewed it until we get to the meeting and tell us we need to table it. It's ridiculous. I have no choice. I understand, I respect what y'all do, but somebody dropped the ball and it makes no sense to me. We have been working on it for 2 years, we had traffic studies that we reviewed not even a year ago, and this was added to it, but just expressing my disappointment in the process.

Jim Little: I have a question. So, how long has the City had the traffic study?

Has the traffic study been in their hands for a month or two years or whatever?

Michael Boggs: The traffic study was submitted 8/17 with the plans and all the required documents for the submittal. We will work with the City on the review of that, you know, through the traffic engineer.

Paul Ford: I have a question. Maybe it's due to my hearing, but did I hear that there was a drainage issue or a traffic study issue or both?

Multiple People: Just a traffic study.

Jeff Steiling: Can someone summarize what the traffic study said? Has anybody read it? It was never provided to us.

Paul Ford: Or what the traffic study concern is so that it may or may not be properly addressed to the staff's satisfaction in relation to the traffic study.

Michael Morris (City Engineer): So on one of the previous phases that says that there was so many units, and this phase is larger and it says the AM peak is the same number. So you know, we know that is a discrepancy there. That was one of them. And then we've looked at it and it said, because that right there is we're looking at, hey, all the other impacts of, you know, because there is going to be additional traffic, then we want to make sure that all of the analysis that runs that follows along with that. Just basically it's an, you know, they basically used a number of units, multiply, multiplier, get you a number of peak hours and the peak hours is what their numbers from the previous development to the new development is the same on an AM peak. So we know that that is the wrong number. So we know that that is a discrepancy that needs resolved.

Paul Ford: So you're saying that the same number was used despite the known number of additional units?

Michael Morris: Yes.

Paul Ford: And your response? (To Michael Boggs)

Michael Boggs: Looking at that, we can look at the numbers, there may be an error, the number may go up, but I believe it probably will go down because I believe there was just a mistake there, I have to get with the traffic engineer to verify that. You know, it's not my stamp on that report. Anything that we do, if there's any kind of impact or anything that's going to be done, it's going to be done outside the development that we are looking at. So it's going to be street improvement or something that's outside of this development. So looking at that, I believe we go ahead and approve the preliminary plat of this and work through the traffic study through the staff. Right now the traffic study shows no impact to the surrounding. You know, no change from what's existing out there now, but looking at those extra numbers, there could be or there could not be. I mean, like I said, it could go either way, but it's again, those impacts would be constructed outside the limits of what we are looking at as far as phase six and phase seven. We're not going to change anything about phase six and phase seven to make improvements for the traffic.

Paul Ford: So am I right that this is a preliminary approval and it will come back for a final approval?

Multiple People: Yes, after the construction.

Paul Ford: After the construction of the streets or after the construction of the streets and the units?

Michael Boggs: It's construction of the streets. We have to come back through for site plan approval for each of the site plans for the lots. This traffic study is for phases six and seven to get this constructed.

Lonnie Roberts: So now that we've had the discussion, do the commissioners feel comfortable proceeding?

Lenny Hogan: My address is 4122 Forest Hill. I have a retention pond on the end of there. If they build up any of that, I'm going to have a pond in my backyard. I've got a retention pond that there's water that's still running through that was from the last big rain. If they build the lot up, they're going to put the water on the other gentleman there on Craighead Forest Rd. And the next thing, there's about 8 houses on Forest Hill there that is not on City sewer. Without any type of utility easements there, we'll be left to dry for no City sewer forever. You need to go by there and look at what they're talking about doing with all the trees there, doing away with. That was me as a citizen. Then I'm here as a representative of the Nettleton School District. I'm on the school board at Nettleton and we're concerned with that many houses built right now the buses have to stop on Craighead Forest Road. The school district is concerned with all the cul-de-sacs and stuff up there we can get school buses up there for the safety of the children. Thank you all.

Michael Boggs: Just to address a couple of those comments, we will look at, we'll make sure to ensure that the water from the West will pass through our development getting the system to route out. Looks like on lot 12, on the North side of lot 12 there's a sewer, he's meant to run sewer to the West to the backside of the lots there, so if sewer ever needs to be extended out there's a way to do that. There are also in phase seven in the cul-de-sac lot there's another sewer stub that to the West there between lots 9 and 8, so sewer is being addressed in that situation. The cul-de-sacs are 50 foot diameter, back of curve, back of curves. So when it's constructed it will be above handle. That's required for fire code so fire trucks can turn around so school buses will be able to make that same turn. Everything meets the requirements there to address those concerns. Again, the drainage issue will be addressed through the construction.

Paul Ford: In regard to the school buses, are they able to make a radius turn there if there are residents parked on the street?

Michael Boggs: One of the two comments that I had for this project, since we're doing 27 foot back at curve back at curve, we put a note on my plan saying no parking on the street allowed, so there should be no parking on the street, but again, the fire code requires a 48 foot radius or 96 foot back of curve back of curve, we go ahead and do a full 50 foot back of curve back of curve for the radius, so you have a 100-foot diameter cul-de-sac so the school buses and the fire trucks are able to make the turnaround in the cul-de-sac.

Paul Ford: So that means they could turn around even if there are residents parked on the perimeter of the cul-de-sac? They just often do.

Michael Boggs: This development will have all street parking, so there will be very minimal parking in the street, if any. And part of the plans, part of the design, there should be no parking in the street.

Paul Ford: I understand the issue of enforcement, but when there is an issue of lack of enforcement and awareness of normal people activities and just some of the cul-de-sacs I've been in and people seem to park on the streets, then that creates a concern. The school bus one creates more of a concern than anything else I've heard so far. So that's the reason I'm asking.

Michael Boggs: The streets are designed to handle the school bus making the turn. What I can say, I can't talk to anything else.

Lonnie Roberts: Derrel, do you have staff comments assuming we don't get a table?

Patty Lack: The question here is whether you guys table this because of the traffic study. You know, if it hasn't been properly reviewed, I see no reason why we continue right now from what Mr. Smith has said.

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

Aye: 6 - Kevin Bailey;Stephanie Nelson;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

Absent: 2 - Jimmy Cooper and Monroe Pointer

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-23-09](#)

REZONING: Hancock Road

Dale and Darlene Wood are requesting a rezoning from I-2, general industrial district, to RS-2, single family residential district. This request is for 10 acres located west of 7520 Hancock Road.

Attachments: [Rezoning Application-Hancock Rd](#)
 [Hancock Road Rezoning Plat](#)
 [Notification Receipt](#)
 [Staff Summary](#)

Dale Wood (Proponent): I'm Dale Wood, I'm requesting a rezoning for 10 acres on Hancock Road from I-2 to RS-2.

Lonnie Roberts: So, based on our discussion yesterday, that kind of clarified a lot for me, you're going to build one residence on the 10 acres, is that correct?

Dale Wood: That is correct, yes.

Lonnie Roberts: City Planner, have comments?

Derrel Smith: Yes sir, we've reviewed it and we would recommend approval based on the following conditions:

1. The proposed site plan should satisfy all requirements of the City Engineer, all requirements of the current storm water 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 planning department approval in the future.

Lonnie Roberts: Okay, and with this being a rezoning request, is there anyone here to give public comments on this rezoning request? If not, I'll open up for commissioner questions or comments.

Paul Ford: Question for Derrel, if we approve it to the residential zoning, with the proponent telling us what his intentions are, is there any limit? Because I noticed in the staff summary that I reviewed before the meeting that it didn't meet the City planning if it might be zoned and then want to put in 40 lots.

Derrel Smith: In RS-2, the minimum lot size is half an acre. So if he wants to put in 20 lots, he can still put in 20 lots.

Paul Ford: So can we put a condition on this rezoning that it not be made that in light of his statement, or does that violate the process?

Derrel Smith: I don't think you can put a condition on the rezoning.

Dale Wood: So there's no City sewer. The nearest sewer is two, two-and-a-half miles away from this property.

Michael Morris: And another thing, the Health Department when you do a 10 acre they do a 10 acre exemption for the sewer. So that's why it's 10 acres. So he can get an exemption for sewer.

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

Aye: 6 - Kevin Bailey;Stephanie Nelson;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

Absent: 2 - Jimmy Cooper and Monroe Pointer

RZ-23-13

REZONING: 5601 Pacific Road

Southard Construction, LLC is requesting a rezoning from R-2, multifamily medium density district, to RM-12, residential multifamily. This request is for 7.58 acres located at 5601 Pacific Road.

Attachments:

Application
Rezoning Plat
Mail Cert. Receipt
Sign Photos
Staff Summary

Garrett Dunham (Proponent): Garrett Dunham, I am here with Fisher Arnold on behalf of Southern Construction LLC. We are seeking a rezoning from R-2 to

RM-12 simply to be able to use the property to put multiple units on the property instead of subdividing the property. So using a multi-family usage, which is prohibited in R-2 however is permissible in RM-12.

Lonnie Roberts: City Planner, do we have any comments?

Derrel Smith: Yes sir, we recommend approval with the following conditions that the proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current storm water drainage design manual and floodplain regulations regarding any new construction. The final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning department prior to the redevelopment of the property and any change of use shall be subject to Planning department approval in the future.

Lonnie Roberts: Okay, I'll open this one to public discussion, is there anyone here to give public comments?

Penny Newton: Penny Newton, 5701 Pacific. I would like to ask that this be tabled and the reason why I'd like it to be tabled is because they did send me a certified letter and on this letter it says that this meeting is going to be Tuesday the 19th at 5:30. And I have spoken with several other property owners there and they wanted to be at this meeting night but they had further obligations with the school. I mean, we don't want any apartments there and I know that it's zoned for apartments, but we don't want any extra apartments. We've already got apartments being built on the new MLK and we've got apartments being built on Kathleen and we just feel like there is an issue out there with drainage. There's an issue with crime out there, and we also feel like they've not been upfront, they've not asked for a neighborhood meeting with any of the neighbors around there. That's why I'm asking for it to be tabled because there are a lot of other property owners that would like to be here for this meeting.

Dennis Zolper: What if we could see the letter?

Paul Ford: That definitely says Tuesday the 19th.

Dennis Zolper: That makes it an easy decision for us, I move to table it to the 19th.

Lonnie Roberts: Well, we don't meet again until the 26th, so table it until the next meeting?

Heather Owens (City Attorney): It needs at least 15 days' notice, so it will have to be the next meeting after that.

Dennis Zolper: Mr. Chairman, I believe the developer should re-send all of the letters with the next date which will be the first meeting in October. But I believe the developer should send these notices back out so everyone knows exactly when they should be up here so they can have a voice in the matter.

A motion was made by Dennis Zolper, seconded by Paul Ford, that this matter be Tabled . The motion PASSED with the following vote.

Aye: 6 - Kevin Bailey;Stephanie Nelson;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

Absent: 2 - Jimmy Cooper and Monroe Pointer

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-23-09

Agenda Date:

Version: 1

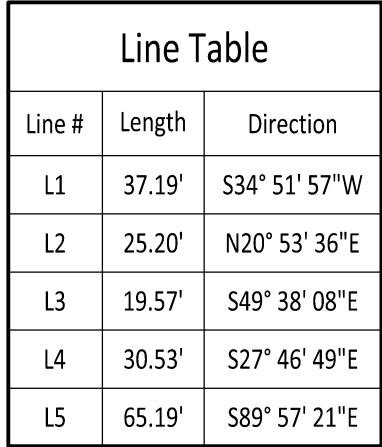
Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

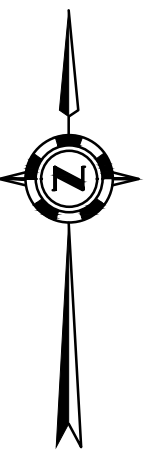
SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	45.70'	200.00'	N83° 24' 32"W	45.61'
C2	38.85'	170.00'	N83° 24' 32"W	38.76'
C3	21.68'	25.00'	S65° 12' 16"W	21.00'
C4	88.49'	60.00'	N82° 36' 55"E	80.69'
C5	35.29'	60.00'	S38° 16' 56"E	34.79'
C6	74.51'	60.00'	S14° 08' 48"W	69.82'
C7	7.04'	25.00'	N41° 39' 36"E	7.01'
C8	14.64'	25.00'	N16° 49' 12"E	14.43'
C9	39.27'	25.00'	S44° 57' 21"E	35.36'
C10	21.68'	25.00'	N65° 12' 16"E	21.00'
C11	73.86'	60.00'	S75° 37' 44"W	69.28'
C12	72.41'	60.00'	N34° 31' 53"W	68.10'
C13	65.11'	60.00'	N31° 07' 55"E	61.96'
C14	81.16'	60.00'	S79° 01' 41"E	75.11'
C15	16.64'	25.00'	N59° 20' 50"W	16.34'
C16	5.03'	25.00'	N84° 11' 14"W	5.03'
C17	29.27'	25.00'	S45° 02' 39"W	35.36'
C19	52.56'	230.00'	N83° 24' 32"W	52.45'



VICINITY MAP
NOT TO SCALE



Horizon
LAND SURVEYING, LLC

2918 WOOD STREET, JONESBORO, AR 72404
PHONE: 870-243-0092

PROJECT:
SAVANNAH HILLS PHASE VI
JONESBORO, ARKANSAS

CLIENT: PDW PROPERTIES I, LLC



03/20/2023

REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	BRE
DATE:	03/20/2023
SCALE:	1"=60'
JOB NO.:	H22-153
CAD NO.:	

RECORD
PLAT

SHEET NUMBER:
3 of **22**

SAVANNAH HILLS PHASE VI

JONESBORO, ARKANSAS

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT NO. JB2016R-004693)
 - MINOR PLAT OF SAVANNAH HILLS & PART CRAIGHILLS 3RD (BOOK C, PAGE 237)
 - SAVANNAH HILLS PH. V (BOOK C, PAGE 382)
 - SAVANNAH HILLS PHASE II (BOOK C, PAGE 263)
 - HAYWOOD, KENWARD, BARE & ASSOC. PLAT OF SURVEY (BOOK I, PAGE 151)
 - SAVANNAH HILLS (BOOK C, PAGE 230)
 - SAVANNAH HILLS PHASE III (BOOK C, PAGE 313)
 - BROWNSTONE PHASE II (BOOK C, PAGE 181)
 - QUITCLAIM DEED (DOCUMENT NO. JB2012R-002940)
 - WARRANTY DEED (JB2014R-015611)
 - WARRANTY DEED (BK 755, PAGE 622)
 - WARRANTY DEED (DOCUMENT NO. JB2012R-012036)
 - BYARS RANCHETTES SUBDIVISION (B, PAGE 46)
 - WARRANTY DEED (BOOK 634, PAGE 705)
 - HARRISBURG SEAT MINOR PLAT (BOOK C, PAGE 353)
 - QUIT CLAIM DEED (DOCUMENT NO. 2018R-002873)
 - ROY SHERIDAN SUBDIVISION (BOOK 158, PAGE 38)

- 3) ALL CORNER POINTS SHALL BE REBAR, UNLESS NOTED OTHERWISE ON THE PLAN.
- 4) OWNER: POW PROPERTIES, LLC
- 5) THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 0503101314 C WITH AN EFFECTIVE DATE OF 07/26/06.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR OTHER EASEMENTS THAT MAY AFFECT THE ACCURACY OF THIS SURVEY.
- 7) CURRENT ZONING: R-2 (SETBACKS REQUIRED: 25' STREET; 75' SIDE; & 20' REAR)
- 8) HORIZON AND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE QUARTER CORNER OF SAID SECTION 5, RUN N89°14'53"E A DISTANCE OF 579.71 FEET TO THE POINT OF BEGINNING; THENCE N01°06'42"W A DISTANCE OF 210.00 FT. TO A POINT; THENCE S89°14'18"W A DISTANCE OF 154.62 FEET TO A POINT; THENCE N00°02'39"E A DISTANCE OF 785.01 FT. TO A POINT; THENCE S89°57'21"E A DISTANCE OF 180.00 FT. TO A POINT; THENCE N00°02'39"E A DISTANCE OF 4.02 FT. TO A POINT; THENCE S89°57'21"E A DISTANCE OF 373.54 FT. TO A POINT ON THE WEST LINE OF SAVANNAH HILLS PHASE IV; THENCE S00°13'39"W ALONG SAID WEST LINE, A DISTANCE OF 571.68 FT. TO A POINT ON THE NORTH LINE OF BUCK DRIVE; THENCE LEAVING SAID WEST LINE, RUN N89°45'02"W ALONG SAID NORTH LINE OF BUCK DRIVE A DISTANCE OF 103.76 FT. TO A POINT; THENCE LEAVING SAID NORTH LINE OF BUCK DRIVE, RUN N00°54'58"W A DISTANCE OF 60.00 FT. TO A POINT ON THE SOUTH LINE OF BUCK DRIVE; THENCE S89°45'02"E A DISTANCE OF 5.00 FT. TO A POINT; THENCE LEAVING SAID SOUTH LINE OF BUCK DRIVE, RUN S89°45'02"E A DISTANCE OF 5.00 FT. TO A POINT; THENCE LEAVING SAID POINT, RUN S89°45'02"E A DISTANCE OF 5.00 FT. HAVING A CURVE OF 39.27° WITH A RADIUS OF 25.00 FT. A CHORD BEARING OF S44°05'42"E AND A CHORD LENGTH OF 35.36 FT. TO A POINT; THENCE N00°41'53"W A DISTANCE OF 51.89 FT. TO A POINT ON THE NORTH LINE OF SAVANNAH HILLS PHASE IV; THENCE LEAVING SAID WEST LINE OF LAZARE DRIVE, RUN N89°45'02"W ALONG SAID NORTH LINE OF SAVANNAH HILLS PHASE IV, A DISTANCE OF 211.00 FT. TO A POINT ON THE WEST LINE OF SAVANNAH HILLS PHASE IV; THENCE S00°14'58"W ALONG SAID WEST LINE, A DISTANCE OF 286.02 FT. TO A POINT ON THE NORTH LINE OF CRAIGHEAD FOREST ROAD; THENCE LEAVING SAID WEST LINE OF SAVANNAH HILLS PHASE IV, RUN S88°13'28"W ALONG SAID NORTH LINE OF CRAIGHEAD FOREST ROAD A DISTANCE OF 106.98 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 9.70 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

THERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS/EGRESS AND SHARED PARKING EASEMENTS OVER AND ACROSS DRIVING SURFACES. THESE EASEMENTS SHALL RUN PERPETUITY WITH THE LAND.

CERTIFICATE OF SURVEY:

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

OWNER'S CERTIFICATION:







WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF ALL STREETS, RIGHTS OF WAY, AND EASEMENTS AS DEPICTED ON THIS SURVEY.

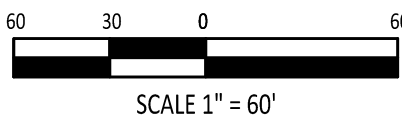
SIGNATURE - PDW PROPERTIES I, LLC (MEMBER

DATE _____

PRINTED NAME

LEGEND:

-  FOUND MONUMENT (AS NOTED)
 SET MONUMENT (AS NOTED)
 COMPUTED POINT
 SECTION CORNER
 WOOD FENCE
 CHAIN LINK FENCE



SAVANNAH HILLS PHASE VII
JONESBORO, ARKANSAS

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5, RUN N89°14'53"E A DISTANCE OF 579.71 FT. TO A POINT; THENCE N01°06'42"W A DISTANCE OF 210.00 FT. TO A POINT; THENCE S89°14'18"W A DISTANCE OF 154.62 FT. TO A POINT; THENCE N00°02'39"E A DISTANCE OF 785.01 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE N00°02'39"E A DISTANCE OF 252.50 FT. TO A POINT; THENCE N88°00'54"E A DISTANCE OF 6.57 FT. TO A POINT; THENCE N00°24'17"E A DISTANCE OF 305.04 FT. TO A POINT; THENCE N00°59'21"E A DISTANCE OF 103.91 FT. TO A POINT; THENCE N89°22'19"E A DISTANCE OF 1238.93 FT. TO A POINT; THENCE N89°40'33"E A DISTANCE OF 199.18 FT. TO A POINT ON THE WEST LINE OF MAKALA LANE; THENCE RUN ALONG SAID WEST LINE AS FOLLOWS: S01°41'23"W A DISTANCE OF 5.17 FT. TO A POINT ON A CURVE; THENCE RUN ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 51.22 FT., A RADIUS OF 170.00 FT., A CHORD BEARING OF S10°19'16"W AND A CHORD LENGTH OF 51.02 FT. TO A POINT; THENCE S18°57'08"W A DISTANCE OF 94.14 FT. TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC OF 75.11 FT., A RADIUS OF 230.00 FT., A CHORD BEARING OF S09°35'50"W AND A CHORD LENGTH OF 74.78 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 151.35 FT. TO A POINT; THENCE LEAVING SAID WEST LINE OF MAKALA LANE, RUN N89°45'27"W A DISTANCE OF 152.61 FT. TO A POINT; THENCE N00°14'33"E A DISTANCE OF 92.00 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 200.00 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 63.92 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 11.30 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 26.07 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 13.70 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 29.68 FT. TO A POINT; THENCE S89°45'27"E A DISTANCE OF 13.70 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 29.93 FT. TO A POINT; THENCE S89°45'27"E A DISTANCE OF 11.30 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 70.40 FT. TO A POINT ON THE NORTH LINE OF DENA JO DRIVE; THENCE RUN ALONG SAID NORTH LINE AS FOLLOWS: N89°43'51"W A DISTANCE OF 244.51 FT. TO A POINT; THENCE N89°51'40"W A DISTANCE OF 243.95 FT. TO A POINT; THENCE LEAVING SAID NORTH LINE, RUN S00°11'39"W A DISTANCE OF 178.53 FT. TO A POINT; THENCE N89°57'21"W A DISTANCE OF 373.54 FT. TO A POINT; THENCE S00°02'39"W A DISTANCE OF 4.02 FT. TO A POINT; THENCE N89°57'21"W A DISTANCE OF 180.00 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 16.48 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

THERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS/EGRESS AND SHARED PARKING EASEMENTS OVER AND ACROSS DRIVING SURFACES. THESE EASEMENTS SHALL RUN PERPETUITY WITH THE LAND.

CERTIFICATE OF SURVEY:

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

OWNER'S CERTIFICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF ALL STREETS, RIGHTS OF WAY, AND EASEMENTS AS DEPICTED ON THIS SURVEY.

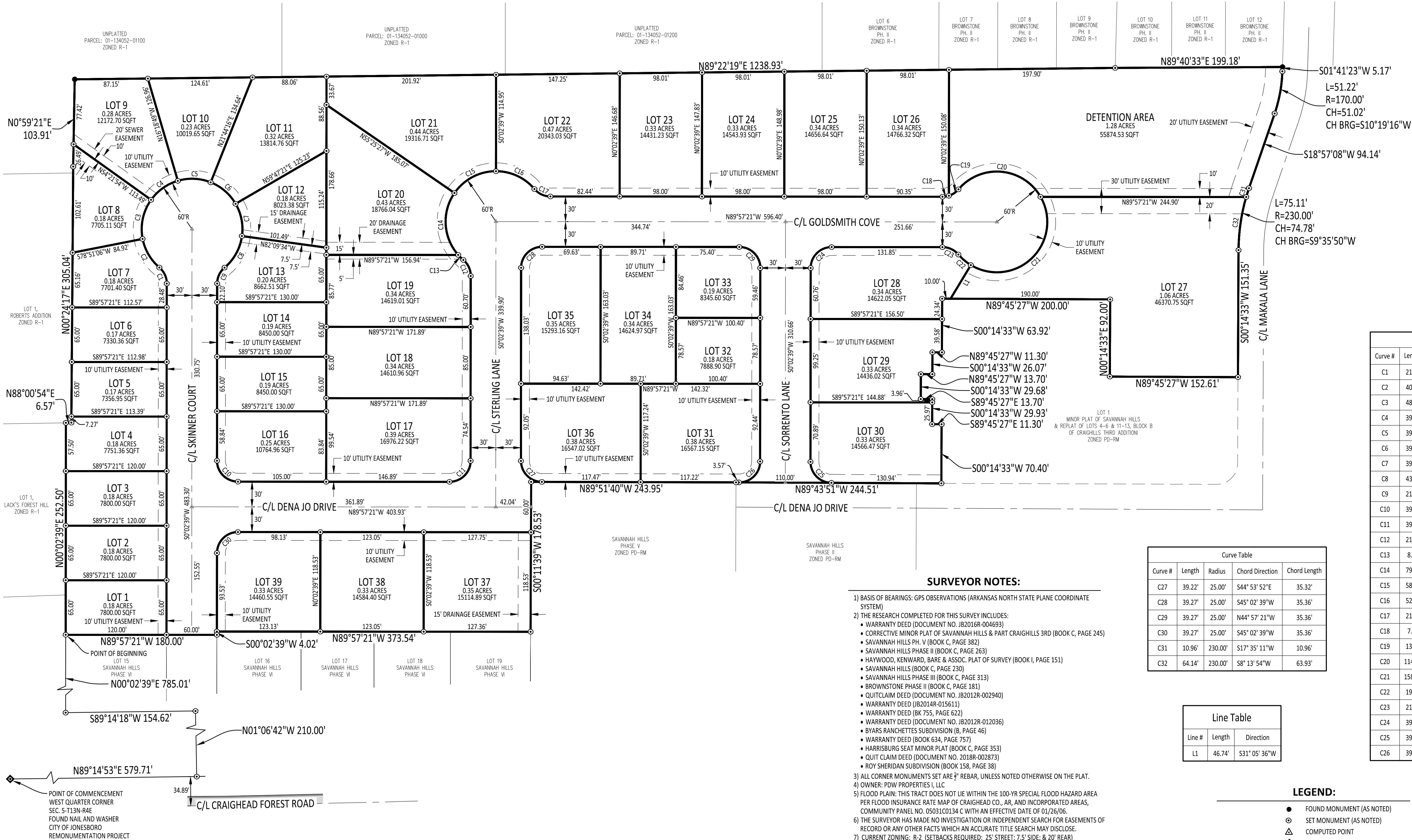
SIGNATURE - PDW PROPERTIES I, LLC (MEMBER)

DATE

PRINTED NAME



VICINITY MAP
NOT TO SCALE



SURVEYOR NOTES:

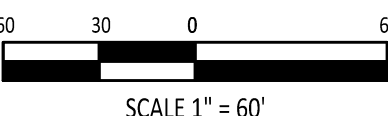
- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT NO. JB2016R-004693)
 - CORRECTIVE MINOR PLAT OF SAVANNAH HILLS & PART CRAIGHILLS 3RD (BOOK C, PAGE 245)
 - SAVANNAH HILLS PH. V (BOOK C, PAGE 382)
 - SAVANNAH HILLS PHASE II (BOOK C, PAGE 263)
 - HAYWOOD, KENWARD, BARE & ASSOC. PLAT OF SURVEY (BOOK I, PAGE 151)
 - SAVANNAH HILLS (BOOK C, PAGE 230)
 - SAVANNAH HILLS PHASE III (BOOK C, PAGE 313)
 - BROWNSTONE PHASE II (BOOK C, PAGE 181)
 - QUITCLAIM DEED (DOCUMENT NO. JB2012R-002940)
 - WARRANTY DEED (JB2014R-015611)
 - WARRANTY DEED (BK 755, PAGE 622)
 - WARRANTY DEED (DOCUMENT NO. JB2012R-012036)
 - BYARS RANCHETTES SUBDIVISION (B, PAGE 46)
 - WARRANTY DEED (BOOK 634, PAGE 757)
 - HARRISBURG SEAT MINOR PLAT (BOOK C, PAGE 353)
 - QUIT CLAIM DEED (DOCUMENT NO. 2018R-002873)
 - ROY SHERIDAN SUBDIVISION (BOOK 158, PAGE 38)
- 3) ALL CORNER MONUMENTS SET ARE $\frac{3}{4}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: PDW PROPERTIES I, LLC
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0134 C WITH AN EFFECTIVE DATE OF 01/26/06.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: R-2 (SETBACKS REQUIRED: 25' STREET; 7.5' SIDE; & 20' REAR)
- 8) HORIZON LAND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C27	39.22'	25.00'	S44° 53' 52"E	35.32'
C28	39.27'	25.00'	S45° 02' 39"W	35.36'
C29	39.27'	25.00'	N44° 57' 21"W	35.36'
C30	39.27'	25.00'	S45° 02' 39"W	35.36'
C31	10.96'	230.00'	S17° 35' 11"W	10.96'
C32	64.14'	230.00'	S8° 13' 54"W	63.93'

Line Table		
Line #	Length	Direction
L1	46.74'	S31° 05' 36"W

LEGEND:

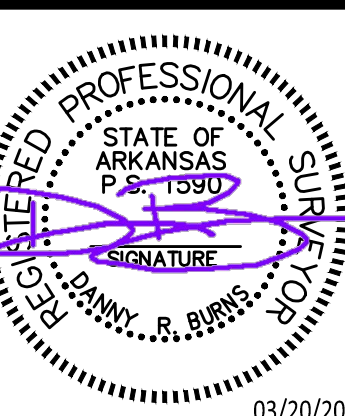
- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- WOOD FENCE
- CHAIN LINK FENCE



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	21.68'	25.00'	N24° 47' 44"W	21.00'
C2	40.30'	60.00'	S30° 23' 31"E	39.55'
C3	48.99'	60.00'	S12° 14' 36"W	47.64'
C4	39.85'	60.00'	S54° 39' 39"W	39.12'
C5	39.85'	60.00'	N87° 17' 16"W	39.12'
C6	39.85'	60.00'	N49° 14' 11"W	39.12'
C7	39.85'	60.00'	N11° 11' 06"W	39.12'
C8	43.86'	60.00'	N28° 46' 56"E	42.89'
C9	21.68'	25.00'	S24° 53' 03"W	21.00'
C10	39.27'	25.00'	S44° 57' 21"E	35.36'
C11	39.27'	25.00'	N45° 02' 39"E	35.36'
C12	21.68'	25.00'	S24° 47' 44"E	21.00'
C13	8.59'	60.00'	S45° 32' 11"E	8.58'
C14	79.60'	60.00'	S3° 25' 51"E	73.89'
C15	58.09'	60.00'	S62° 18' 36"W	55.84'
C16	52.02'	60.00'	N65° 06' 57"W	50.41'
C17	21.68'	25.00'	N65° 06' 57"W	21.00'
C18	7.78'	25.00'	N81° 08' 02"E	7.74'
C19	13.90'	25.00'	N56° 17' 38"E	13.72'
C20	114.86'	60.00'	N84° 47' 44"W	98.11'
C21	158.18'	60.00'	N45° 34' 08"E	116.19'
C22	19.51'	60.00'	S49° 35' 29"E	19.42'
C23	21.68'	25.00'	S65° 06' 57"E	21.00'
C24	39.27'	25.00'	N45° 02' 39"E	35.36'
C25	39.17'	25.00'	S44° 50' 36"E	35.29'
C26	39.37'	25.00'	N45° 09' 24"E	35.42'

PROJECT: SAVANNAH HILLS PHASE VII
JONESBORO, ARKANSAS

CLIENT:
PDW PROPERTIES I, LLC



REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO.

DRAWN BY:	BRE
DATE:	03/20/2023
SCALE:	1"=60'
JOB NO.:	H22-153
CAD NO.:	

RECORD
PLAT

SHEET NUMBER:

4 of 22

PHONE: 870-243-0092

2918 WOOD STREET, JONESBORO, AR 72404

Horizon
LAND SURVEYING, LLC

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Application submitted on: August 17, 2023 by Michael Boggs

Request Name: Savannah Hills, Ph - VI & VII

SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information

COMPLETE

Did you have a pre-application meeting? * ☐ Yes ☒ No

Project Description *

Savannah Hills, PH - VI & VII

Application Type *

Preliminary Plat

Contact Planning Office if unknown.

Proposed Use * ☐ Commercial ☒ Residential

Subdivision Name / Phase No *

Savannah Hills, Ph - VI & VII

Property Address / Location *

Craighead Forest Rd

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72404

Zoning Classification *

R-2 – MULTI-FAMILY LOW DENSITY DISTRICT

Select total acreage range *

- ☐ < 1 Acre
☐ > 1 and < 5 Acres
☐ > 5 and < 20 Acres
☒ > 20 and < 40 Acres
☐ > 40 Acres

Total Acres *

26.18

Total Number of Lots *

65

**Have you filled out and signed the
Stormwater Pollution Prevention
Plan, and submitted it to ADEQ? ***

- ☒ Yes
☐ No

**Is the property located in a
floodplain? ***

- ☐ Yes
☒ No

Step 2: Applicant Information**COMPLETE**

☒ **Select if the Applicant is the currently logged in user.**

Applicant First Name *

Michael

Applicant Last Name *

Boggs

Applicant Address *

2916 Wood St

Applicant Address Line 2**Applicant City ***

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72404

Applicant Phone Number *

(870) 203-9939

Applicant Email Address *

mboggs@tralaneng.com

Step 3: Owner Information (optional)

☐ Select if the Owner is the same as the Applicant.

Owner First Name

SSP Investments, LLC

Owner Last Name**Owner Address**

1801 Lattourette Dr

Owner Address Line 2**Owner City**

Jonesboro

Owner State

Arkansas

Owner Zip Code

72404

Owner Phone Number

(870) 931-9300

Owner Email Address

hpdeve@gmail.com

Step 4: Submittal Requirements (optional)**Preliminary Plat Requirements**

The preliminary plat shall give the following information when possible:

1. A key map showing the tract and its relation to the subdivision area. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. The proposed subdivision name and location, the bearings and distances of its boundaries, the name and address of the owner and the name of the designer.
3. The date, north arrow and the graphic scale.
4. The location of existing and platted property lines, streets, railroads, buildings, bridges, culverts, drain pipes, water mains, sewers, public utility easements, wooded areas, marshes and the zoning classification, of the proposed subdivision and of the adjacent area.
5. The proposed utility layouts, sewers, water, electricity, gas, etc., showing feasible connections to the existing or proposed utility systems. When such connections are not feasible, any individual water supply or sewage disposal system must meet the requirements of the state board of health.
6. Contour intervals of two feet or as required by the city planning commission and the city engineer.
7. The names, rights-of-way and surface widths, approximate grades and locations of all proposed streets and alleys. The location and dimensions and use of proposed easements, lots, parks, reservations and other open spaces.
8. The acreage of the land to be divided.
9. A draft or form of any protective covenants proposed by the subdivider.
10. Proposed profile of street grades.
11. Acreage of each lot in the subdivision.

12. Within 30 days after submission of the preliminary plat, the city planning commission shall indicate its approval, disapproval or approval with conditions. If disapproved, the reasons for disapproval shall be stated in writing. If approved with conditions, these conditions shall be stated in writing. In its review, the city planning commission shall submit the proposed plat to the city water and light plat for consideration and report and may further submit copies of the plat to the state health department or any other interested city, county, state or federal independent agency for consultation and advice.
13. Approval, conditional approval or disapproval of the preliminary plat by the planning commission shall be so noted, both on the preliminary plat and planning commission records.
14. Failure of the planning commission to act on the preliminary plat within thirty 30 days will be deemed approval of the preliminary plat.
15. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one year of such approval, unless an extension of time is applied for and granted by the planning commission.
16. A receipt from the city acknowledging payment of a filing fee. The city shall collect a fee per lot in the amount established by the city. The plat will not be reviewed until the fee has been collected.

Signature**COMPLETE**

I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.

Applicant: Michael BoggsSignature date: 2023-08-17 11:25 AM**Payment Details**[Home](#) | [Profile](#)

Preliminary Subdivision: Savannah Hills Phase VI & VII

For consideration by Metropolitan Planning Commission on September 26, 2023.

Applicant/Agent/ Owner: SSP Investments LLC

Engineer: Tralan Engineering

Surveyor: Horizon Land Surveying LLC

Property Location:

Total Acres: 26.18

Proposed Lots: 65

Zoning:

District: R-2, multifamily low density district

Required Min. R-2 - Lot Size: 7,200 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.17 acres – 7,336 sq. ft.

Proposed Max. Lot Size: 0.47 acres – 26,620 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Buck Drive, Skinner Court, Bayou Court, Dena Jo Drive, Sterling Lane, Goldsmith Cove, & Sorrento Lane

Compliance with Address Policy: Pending

Other Departmental Reviews: Pending**Findings:**

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-2, multifamily low density district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-23-10

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

PRELIMINARY SUBDIVISION: Pacific Grove Phase II

Mark Morris is requesting preliminary subdivision approval for Pacific Grove Phase 2; 37 lots on 13.64 acres. This property is located north of Beech Grove Drive and zoned R-1, single family medium density district.

[Home](#) [Profile](#)[Monica Pearcy](#) | [Admin](#) | [Logout](#)

Application submitted on: August 23, 2023 by Mark Morris

Request Name: Pacific Grove Phase 2 - Preliminary

SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information

COMPLETE

Did you have a pre-application meeting? * ☐ Yes ☒ No

Project Description *

Single Family Subdivision

Application Type *

Preliminary Plat

Contact Planning Office if unknown.

Proposed Use * ☐ Commercial ☒ Residential

Subdivision Name / Phase No *

Pacific Grove Phase 2

Property Address / Location *

Pacific Grove Road

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72401

Zoning Classification *

R-1 – SINGLE-FAMILY MEDIUM DENSITY DISTRICT

Select total acreage range *

- ☐ < 1 Acre
☐ > 1 and < 5 Acres
☒ > 5 and < 20 Acres
☐ > 20 and < 40 Acres
☐ > 40 Acres

Total Acres *

13.64

Total Number of Lots *

37

Have you filled out and signed the
Stormwater Pollution Prevention
Plan, and submitted it to ADEQ? *

- ☒ Yes
☐ No

Is the property located in a
floodplain? *

- ☐ Yes
☒ No

Step 2: Applicant Information**COMPLETE**

☒ Select if the Applicant is the currently logged in user.

Applicant First Name *

Mark

Applicant Last Name *

Morris

Applicant Address *

6011 Southwest Drive

Applicant Address Line 2**Applicant City ***

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72404

Applicant Phone Number *

(870) 919-7700

Applicant Email Address *

engineering@markmorrisshomes.com

Step 3: Owner Information (optional)

☒ Select if the Owner is the same as the Applicant.

Owner First Name

Owner Last Name

Owner Address

6011 Southwest Drive

Owner Address Line 2

Owner City

Jonesboro

Owner State

Arkansas

**Owner Zip Code**

72404

Owner Phone Number

(870) 919-7700

Owner Email Address

Step 4: Submittal Requirements (optional)**Preliminary Plat Requirements**

The preliminary plat shall give the following information when possible:

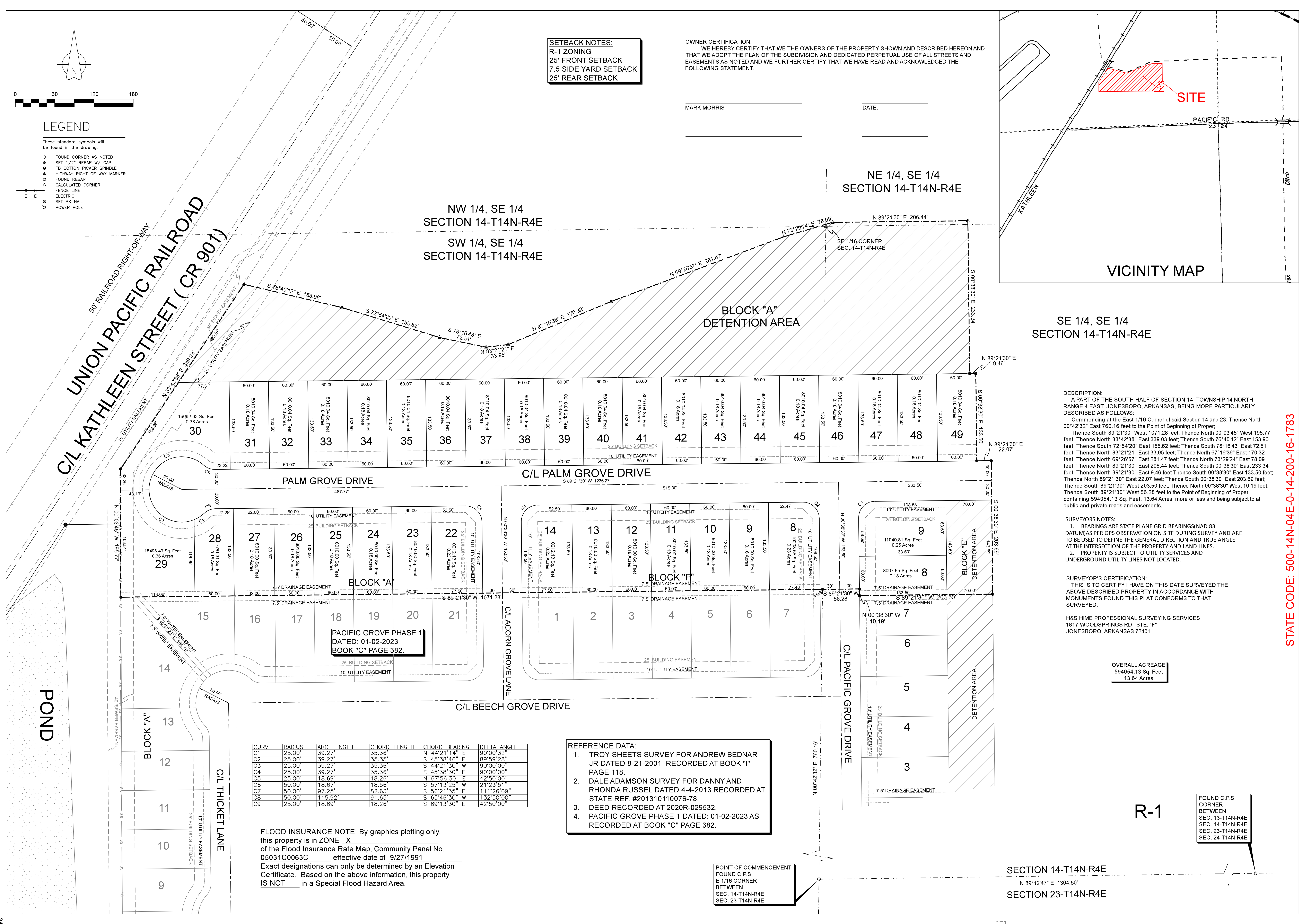
1. A key map showing the tract and its relation to the subdivision area. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. The proposed subdivision name and location, the bearings and distances of its boundaries, the name and address of the owner and the name of the designer.
3. The date, north arrow and the graphic scale.
4. The location of existing and platted property lines, streets, railroads, buildings, bridges, culverts, drain pipes, water mains, sewers, public utility easements, wooded areas, marshes and the zoning classification, of the proposed subdivision and of the adjacent area.
5. The proposed utility layouts, sewers, water, electricity, gas, etc., showing feasible connections to the existing or proposed utility systems. When such connections are not feasible, any individual water supply or sewage disposal system must meet the requirements of the state board of health.
6. Contour intervals of two feet or as required by the city planning commission and the city engineer.
7. The names, rights-of-way and surface widths, approximate grades and locations of all proposed streets and alleys. The location and dimensions and use of proposed easements, lots, parks, reservations and other open spaces.
8. The acreage of the land to be divided.
9. A draft or form of any protective covenants proposed by the subdivider.
10. Proposed profile of street grades.
11. Acreage of each lot in the subdivision.

12. Within 30 days after submission of the preliminary plat, the city planning commission shall indicate its approval, disapproval or approval with conditions. If disapproved, the reasons for disapproval shall be stated in writing. If approved with conditions, these conditions shall be stated in writing. In its review, the city planning commission shall submit the proposed plat to the city water and light plat for consideration and report and may further submit copies of the plat to the state health department or any other interested city, county, state or federal independent agency for consultation and advice.
13. Approval, conditional approval or disapproval of the preliminary plat by the planning commission shall be so noted, both on the preliminary plat and planning commission records.
14. Failure of the planning commission to act on the preliminary plat within thirty 30 days will be deemed approval of the preliminary plat.
15. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one year of such approval, unless an extension of time is applied for and granted by the planning commission.
16. A receipt from the city acknowledging payment of a filing fee. The city shall collect a fee per lot in the amount established by the city. The plat will not be reviewed until the fee has been collected.

Signature**INCOMPLETE**

I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.

Applicant: Mark MorrisSignature date: 2023-08-23 04:46 PM**Payment Details**[Home](#) | [Profile](#)



060120180

LEGEND

These standard symbols will be found in the drawing.

○

FOUND CORNER AS NOTED

●

SET 1/2" REBAR W/ CAP

●

FD COTTON PICKER SPINDLE

●

HIGHWAY RIGHT OF WAY MARKER

●

FOUND REBAR

△

CALCULATED CORNER

—X—

FENCE LINE

—E—

ELECTRIC

●

SET PK NAIL

⊕

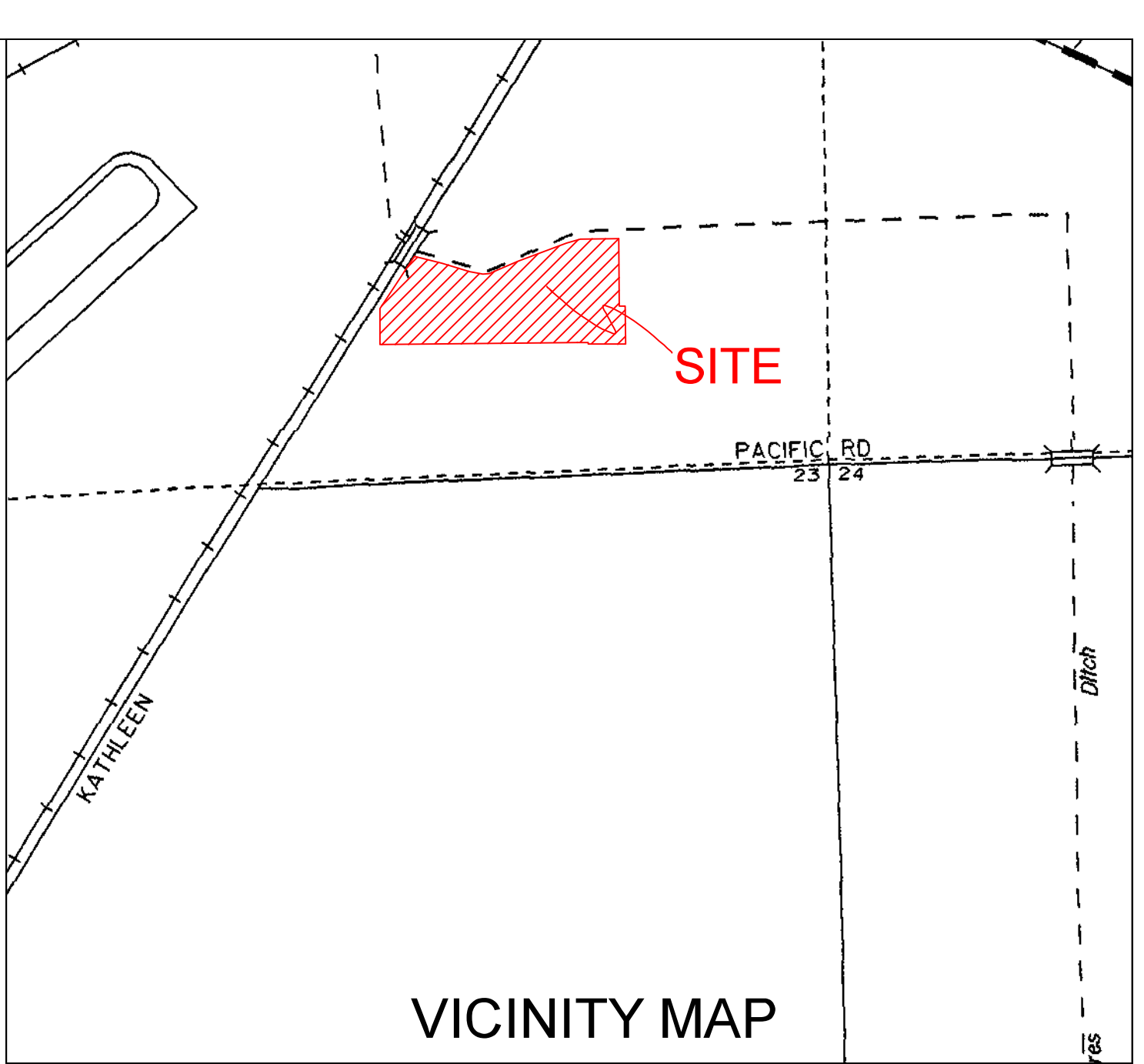
POWER POLE

SETBACK NOTES:
R-1 ZONING
25' FRONT SETBACK
7.5 SIDE YARD SETBACK
25' REAR SETBACK

OWNER CERTIFICATION:
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

MARK MORRIS

DATE:



SE 1/4, SE 1/4
SECTION 14-T14N-R4E

DESCRIPTION:
A PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Commencing at the East 1/16 Corner of said Section 14 and 23; Thence North 00°42'32" East 760.16 feet to the Point of Beginning of Proper; Thence South 89°21'30" West 1071.28 feet; Thence North 00°03'45" West 195.77 feet; Thence North 33°42'38" East 339.03 feet; Thence South 76°40'12" East 153.96 feet; Thence North 72°54'20" East 155.62 feet; Thence South 78°16'43" East 72.51 feet; Thence North 83°21'21" East 33.95 feet; Thence North 67°16'36" East 170.32 feet; Thence North 89°26'57" East 281.47 feet; Thence North 73°29'24" East 78.09 feet; Thence North 89°21'30" East 206.44 feet; Thence South 00°38'30" East 233.34 feet; Thence North 89°21'30" East 9.46 feet Thence South 00°38'30" East 133.50 feet; Thence North 89°21'30" West 203.50 feet; Thence North 00°38'30" West 10.19 feet; Thence South 89°21'30" West 58.28 feet to the Point of Beginning of Proper, containing 594054.13 Sq. Feet, 13.64 Acres, more or less and being subject to all public and private roads and easements.

SURVEYORS NOTES:
1. BEARINGS ARE STATE PLANE GRID BEARINGS(NAD 83 DATUM)AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD - STE. "F"
JONESBORO, ARKANSAS 72401

OVERALL ACREAGE
594054.13 Sq. Feet
13.64 Acres

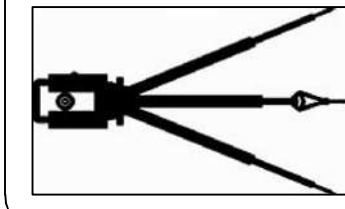
FOUND C.P.S
CORNER
BETWEEN
SEC. 13-T14N-R4E
SEC. 14-T14N-R4E
SEC. 23-T14N-R4E
SEC. 24-T14N-R4E

REFERENCE DATA:
1. TROY SHEETS SURVEY FOR ANDREW BEDNAR JR DATED 8-21-2001 RECORDED AT BOOK "I" PAGE 118.
2. DALE ADAMSON SURVEY FOR DANNY AND RHONDA RUSSEL DATED 4-4-2013 RECORDED AT STATE REF. #201310110076-78.
3. DEED RECORDED AT 2020R-029532.
4. PACIFIC GROVE PHASE 1 DATED: 01-02-2023 AS RECORDED AT BOOK "C" PAGE 382.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 44°21'14" E	90°00'32"
C2	25.00'	39.27'	35.35'	S 45°38'46" E	89°59'28"
C3	25.00'	39.27'	35.36'	S 44°21'30" W	90°00'00"
C4	25.00'	39.27'	35.36'	S 45°38'30" E	90°00'00"
C5	25.00'	18.69'	18.56'	N 67°56'30" E	42°50'00"
C6	50.00'	18.67'	18.56'	S 57°13'25" W	21°23'51"
C7	50.00'	97.25'	82.63'	S 56°21'35" E	111°26'09"
C8	50.00'	115.92'	91.65'	S 65°46'30" W	132°50'00"
C9	25.00'	18.69'	18.26'	S 69°13'30" E	42°50'00"

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 05031C0063C effective date of 9/27/1991
Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

H&S HIME PROFESSIONAL SURVEYING SERVICES



PACIFIC GROVE SUBDIVISION PHASE II
A PART OF THE SOUTH HALF OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, ARKANSAS
PRELIMINARY PLAT
CLIENT: MARK MORRIS

DATE: 7-19-2023
REV:

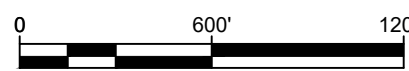
DRAWN BY: S. HIME



SHAWN L. HIME



STATE CODE: 500-14N-04E-0-14-200-16-16-1783



PACIFIC GROVE - PHASE 2

KEY MAP



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	JMH
DATE:	7/24/2023
SCALE:	1"=600'

SHEET NUMBER:
OV-1

MARK MORRIS P.E.
6011 SOUTHWEST DRIVE
JONESBORO, AR 72404
PH: 1-870-919-7700
MARK@MARKMORRISHOMES.COM

MARK MORRIS

Preliminary Subdivision: Pacific Gove Phase II

For consideration by Metropolitan Planning Commission on September 26, 2023.

Applicant/Agent/ Owner: Mark Morris

Engineer: Mark Morris

Surveyor: H&S Hime Professional Surveying

Property Location:

Total Acres: 13.64

Proposed Lots: 37

Zoning:

District: R-1, single family medium density district

Required Min. R-1 - Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft.

Proposed Min. Lot Size: 0.18 acres – 8,007.65 sq. ft.

Proposed Max. Lot Size: 0.38 acres – 16,662.63 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Palm Grove Drive, Acorn Grove Lane, & Pacific Grove Drive

Compliance with Address Policy: Pending

Other Departmental Reviews: Pending**Findings:**

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1, single family medium density district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: CU-23-10

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Conditional Use

CONDITIONAL USE: 1348 Medallion Drive

Melinda Young is requesting conditional use approval for an in-home daycare at 1348 Medallion Drive. This property is zoned R-1, single family medium density district.



CITY OF JONESBORO CONDITIONAL USE APPLICATION

Case Number CV-23-10 MAPC Deadline 8/31/23
 Date Submitted 8/21/23 MAPC Meeting Date 9/26/23

OWNER/APPLICANT INFORMATION

Property Owner James Cooper Applicant Melinda Young
 Address Christy Manning Address 1348 medallion
 Phone 647-401-4536 Phone 870-351-4558
 Signature James Cooper Signature Melinda Young
DocuSigned by: 647C02C75B494E1...

PARCEL INFORMATION

Address/Location 1348 medallion DR Jonesboro AR 72404
 Current Zoning _____ Existing Land Use _____
 Adjacent Zoning North _____ East _____ South _____ West _____

REQUESTED CONDITIONAL USE

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

Mommy's In-Home Daycare - I want it for
my Daycare. And I will live there too.

GENERAL SUBMITTAL INFORMATION

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

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From: [Robert Lyles](#)
To: [dzolper@jonesboro.org](#); [dmzlawyer@gmail.com](#); [Jeff Steiling](#); [jlittle@jonesboro.org](#); [jim@little-arch.com](#); [JCooper@jonesboro.org](#); [jimandfio1@att.net](#); [Kevin Bailey](#); [MPointe@jonesboro.org](#); [monroe.pointer@jonesboroschools.net](#); [pford@jonesboro.org](#); [Lonnie Roberts](#); [Stephanie Nelson](#)
Cc: [Monica Percy](#)
Subject: Fw: Conditional Use Code at 1348 Medallion Drive Jonesboro Arkansas
Date: Friday, September 8, 2023 2:53:26 PM

From: Robert Lyles
Sent: Friday, September 8, 2023 11:41 AM
To: lonnie@tecelectric.com <lonnie@tecelectric.com>; jlittle@jonesboro.org <jlittle@jonesboro.org>; jimandfio1@outlook.com <jimandfio1@outlook.com>; dzolper@jonesboro.org <dzolper@jonesboro.org>; snelson@jonesboro.org <snelson@jonesboro.org>; pford@jonesboro.org <pford@jonesboro.org>; mpointer@jonesboro.org <mpointer@jonesboro.org>; jsteiling@jonesboro.org <jsteiling@jonesboro.org>
Cc: robertlyles32@yahoo.com <robertlyles32@yahoo.com>; cindy.conner1213@gmail.com <cindy.conner1213@gmail.com>
Subject: Conditional Use Code at 1348 Medallion Drive Jonesboro Arkansas

To Whom It May Concern,

Good morning. My name is Robert Lyles and I live in Medallion Acres and have since January 2013 after retiring from the United States Navy. Me and my son bought our home then in the neighborhood because at the time it was a peaceful neighborhood. Since then, though, we have endured the presence of excessive cross traffic through the neighborhood and now it has been brought to my attention that the residents at 1348 Medallion Drive are trying to put in a Mommy's In-Home Daycare. I for one being a resident of the Medallion Acres neighborhood would strongly like to voice my concern and displeasure to a Mommy's In-Home Daycare being allowed to operate in the neighborhood.

For one, the neighborhood is already experiencing an increase in traffic on a very busy street, not to mention that the location of 1348 Medallion Drive is located in the close vicinity of a double-blind dangerous curve that I have to (along with several other residents) have to drive the gauntlet on a daily basis.

Secondly, it's the safety of the children that will be on the street due to inadequate parking in the residential neighborhood, therefore if allowed, people would have to park on the side of the street in a blind curve putting the children, as well as the parents of the children at risk and in danger for high speeding vehicles on that street (yes, we deal with speed violations in the neighborhood on a daily basis).

Thirdly, again, addressing the issue of parking, there will be no adequate parking for this business to run safely.

Fourthly, lack of sidewalks on the streets already make it difficult for pedestrians to be safe on the street, I for one know this personally because I walk around the neighborhood to get exercise and have almost been hit numerous times by oncoming traffic that doesn't care how fast they are going through the neighborhood, regardless of the posted speed limits signs.

Lastly, I would like to ask and state, that Medallion Acres is a residential neighborhood and not a commercial neighborhood.

Thank you for your time and consideration to listen to a very concerned resident of Medallion Acres.

V/r,

Robert Lyles

**Arkansas Department of Human Services
Division of Child Care & Early Childhood Education
Licensing Compliance Record**

Facility Name 31291 Mommy's Daycare In Home Person in Charge Melinda Washington
 Address 1348 Medallion Dr., Jonesboro Phone _____
 Licensing Specialist Afton Staley Phone 870-663-3834
 Address Crittenden County DHS Page 1 of 1 Date of Visit 7/20/23
 Time: From 9:51 Am To _____ Type: _____ Purpose: _____

STANDARD REVIEWED	DISCUSSION/OBSERVATION	COMPLIANCE DATE	DATE CORRECTED
	<p>Living Rm - 21.5 x 16.1 - 4 full bathrooms 1st Room on right, newborns - 11.3 x 11.3 2nd Room - 10.3 x 10.5 3rd Room - SA - 11.6 x 11.1 4th Room - 11.6 x 11.6 Playground - Already gated - 107.9 x 96.7 Provider will get health, fire & boiler inspections done. Home has multiple exits in case of emergency.</p>		

COMMENTS: _____

RIGHT TO APPEAL – for information on how to appeal items cited on this form or other licensing actions, refer to Section 103 in the “Minimum Licensing Requirements”.

Melinda Greeney 7/20/23 Afton Staley 7/20/23
 PERSON SIGNING AS RECEIVING DATE CHILD CARE LICENSING SPECIALIST DATE
 DCC 521 R(9/99) 34

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 23-10, 1348 Medallion Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on September 26, 2023

REQUEST: Applicant is requesting conditional use approval to allow an in-home limited daycare for a property located within an R-1, single family medium density district.

APPLICANT OWNER: Melinda Young, 1348 Medallion Drive, Jonesboro, AR
 James Cooper, 3309 Lonoke Cove, Jonesboro, AR

LOCATION: 1348 Medallion Drive

SITE DESCRIPTION: Tract Size: 0.39 +/- Acres
 Frontage: Approx. 90' along Medallion Drive
 Topography: Flat Lot.
 Existing Development: Residential Home

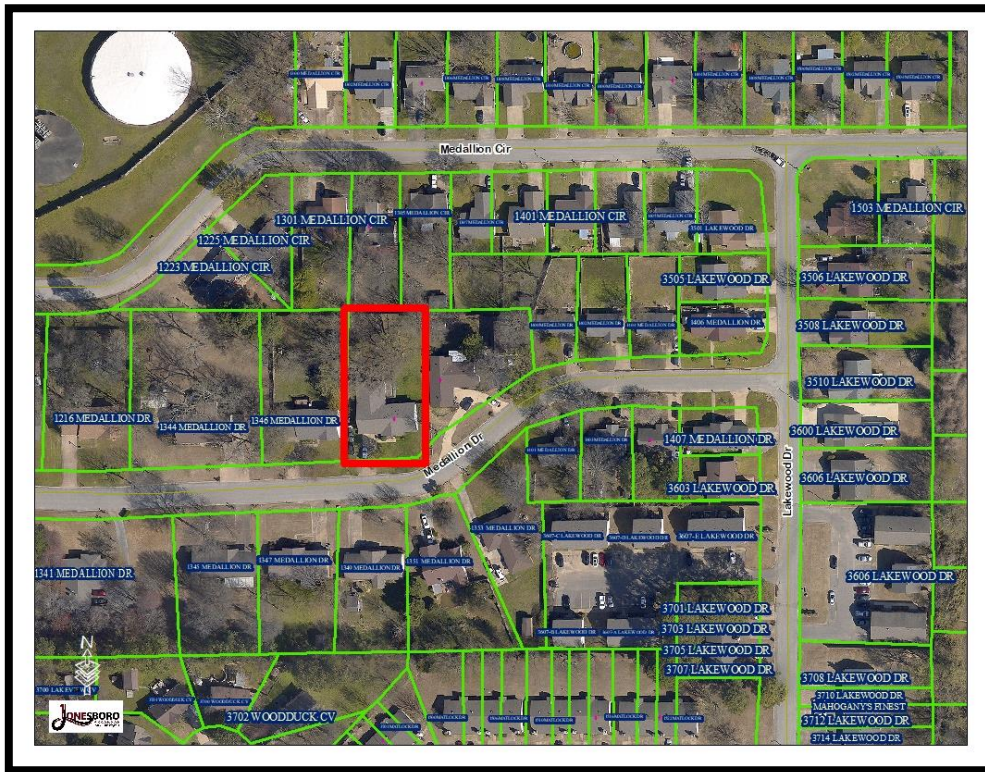
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

HISTORY: Residential use

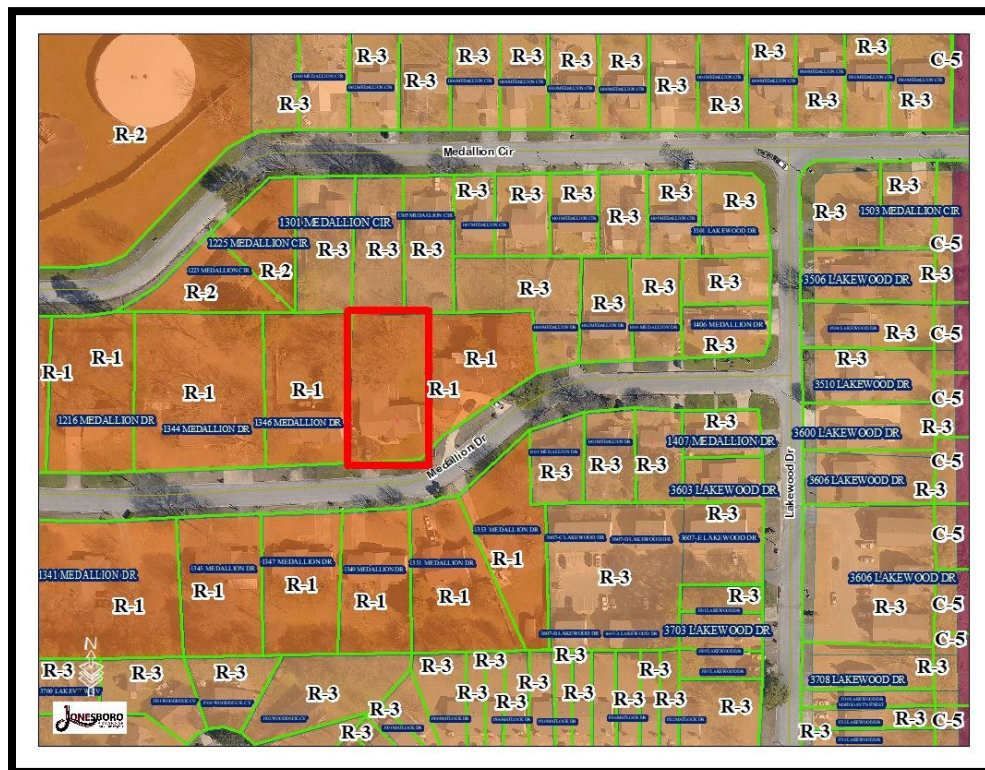
Zoning Code Analysis:

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

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



Aerial View



Zoning Map

Applicant's Proposal:

The applicant would like to use the lot as an in-home limited daycare. The applicant will live on site. The proposed use must be approved under the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

Day care, limited (day care family home) means a home where day care services are provided to a maximum of eight children, with a maximum of two adults in attendance. The operator shall reside in the structure, and the facility must conform to all codes and regulations, both state and local, applicable thereto, with the most restrictive regulations prevailing. The babysitting of not more than four children shall not be subject to provisions of this chapter.

Conclusion:

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. That upon issuance of the Conditional Use Approval, all other permits and inspections required locally and statewide be applied for and obtained by the applicant.
2. The applicant will be restricted to a maximum of 8 children on site.
3. Child play areas shall meet all safety and fencing requirements of local and state agencies.
4. Child drop off and/or parking shall not be allowed on Medallion Drive.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-23-10 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.



Conditional Use Sign



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-23-14

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

REZONING: 312 E. Nettleton Avenue

Nathan & Kendy Schimmel are requesting a rezoning from R-2, multifamily low density district, to C-2 LUO, downtown fringe commercial district with a limited use overlay. This request is for 1.16 acres located at 312 E. Nettleton Avenue.



August 31, 2023

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING: FROM R-2 TO C-2, LUO
PROPERTY LOCATED AT 312 EAST NETTLETON AVENUE
JONESBORO, ARKANSAS 72401**

Dear Mr. Smith:

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

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

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested on the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

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

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

www.fisherarnold.com

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

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.

Civil Engineer

FISHER ARNOLD

404 Creath Avenue | Jonesboro, AR 72401



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: _____
Case Number: _____

LOCATION:

Site Address: 312 E Nettleton Avenue

Side of Street: North between South Church and Rains Street

Quarter: NE Section: 19 Township: 14N Range: 4E

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

SITE INFORMATION:

Existing Zoning: R-2 Proposed Zoning: C-2 LUO

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

Existing Use of the Site: Residential Home

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

Does public water serve the site? yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

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

Physical characteristics of the site: Historic home with mature treescape

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

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

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

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Schimmel, Nathan & Kendy
 Address: 312 E Nettleton Ave
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-219-5209

Facsimile: _____
 Signature: Nathan R Schimmer KENDY L SCHIMMEL
75A14E6159A8465... 75A14E6159A8465...

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

Applicant:

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

Contracted Purchaser

Name: Options
 Address: 910 South Main
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-932-6644

Facsimile: _____
 Signature: Garrett Dunnam-Board President
702EA7E18EA4E0...

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. 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 4 R - 0 1 4 9 3 7 4 *

JB2014R-014937

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

09/17/2014 03:22PM

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

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

WARRANTY DEED

Married Persons
 With Relinquishment of Dower, Homestead and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

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

SEE ATTACHED EXHIBIT "A"

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

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

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

WITNESS our hands and seals on this 15th day of September, 2014.

William S. Latourette
William S. Latourette

Carla Latourette
Carla Latourette

\\server\ntware\WP60\ProTitle\War.Deed.Latourette to Schimmel.wpd

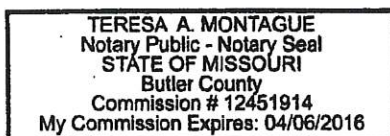
ACKNOWLEDGMENT

STATE OF Missouri)
) ss
COUNTY OF Butler)

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 William S. Latourette and Carla Latourette, his wife, to me well known or satisfactorily proven to be the Grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of 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 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 this 15th day of September, 2014.



Teresa A. Montague
Notary Public

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.

Teresa A. Montague Agent
Grantee

531 Vine St. Apt 202, MO 63901
Address
312 E Northline
Jonesboro, AR 72401

EXHIBIT A

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

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

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

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



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

Real Estate Transfer Tax Stamp
Proof of Tax Paid



File Number: 2014080265

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

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

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

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

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

Grantee or Agent Name (printed): Amy Johnson-agent
Grantee or Agent Name (signature): Amy Johnson **Date:** 9/15/14
Address: 312 E Nettleton Ave.
City/State/Zip: Jonesboro, AR 72401

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7020 1290 0001 0371 7288

7020 1290 0001 0371 7363

Monica Pearcy

From: Back Beat Music <garnold@backbeatmusic.com>
Sent: Monday, September 18, 2023 4:11 PM
To: April Leggett; Derrel Smith; dzolper@jonesboro.org; Harold Copenhaver; jimandfio1@outlook.com; jlittle@jonesboro.org; Jeff Steiling; lonnie@tecelectric.com; mpointer@jonesboro.org; pford@jonesboro.org; Planning E-Mail; Stephanie Nelson
Subject: Opposition to 312 E. Nettleton Re-Zoning

September 18, 2023

To: The Planning Commission – Re: Zoning of 312 East Nettleton

Thank you for your service and leadership to the city of Jonesboro.
My family has lived at 318 East Nettleton Ave for 23 years.

Our neighbors at 312 East Nettleton are proposing a zoning change from residential to commercial (with stipulations). We strongly oppose any zoning change to a historically residential neighborhood.

Twenty -three years ago we fell in love with this historic and beautiful neighborhood and purchased our home with the intention of never moving. The trend to reside back in the downtown area has grown. We have invested in this area depending on the zoning of the area to remain as intended.

Several years ago, there was a push for Nettleton Avenue to become a 5 lane street. This was reconsidered and not accomplished because it was agreed this is a residential neighborhood.


Commercial property is not in such super high demand that a residential zoning is warranted for this property based on community needs. While we respect the “Non-Profit” work of the organization, we do not feel their needs should supersede our rights of residential zoning to remain as it was when we purchased our house. It is likely that our home value and those of our neighbors will be negatively affected by this zoning request.

We respectfully request that this zoning request be denied.
Thank you for your consideration in this matter. We will be out of town during this meeting but will have representation. If you have any questions or concerns, please contact me at any time.

Greg Arnold; Bridgette Arnold
Greg Arnold 8709193033
318 East Nettleton Ave
Jonesboro AR72401

3:06 PM

1 Unread Message



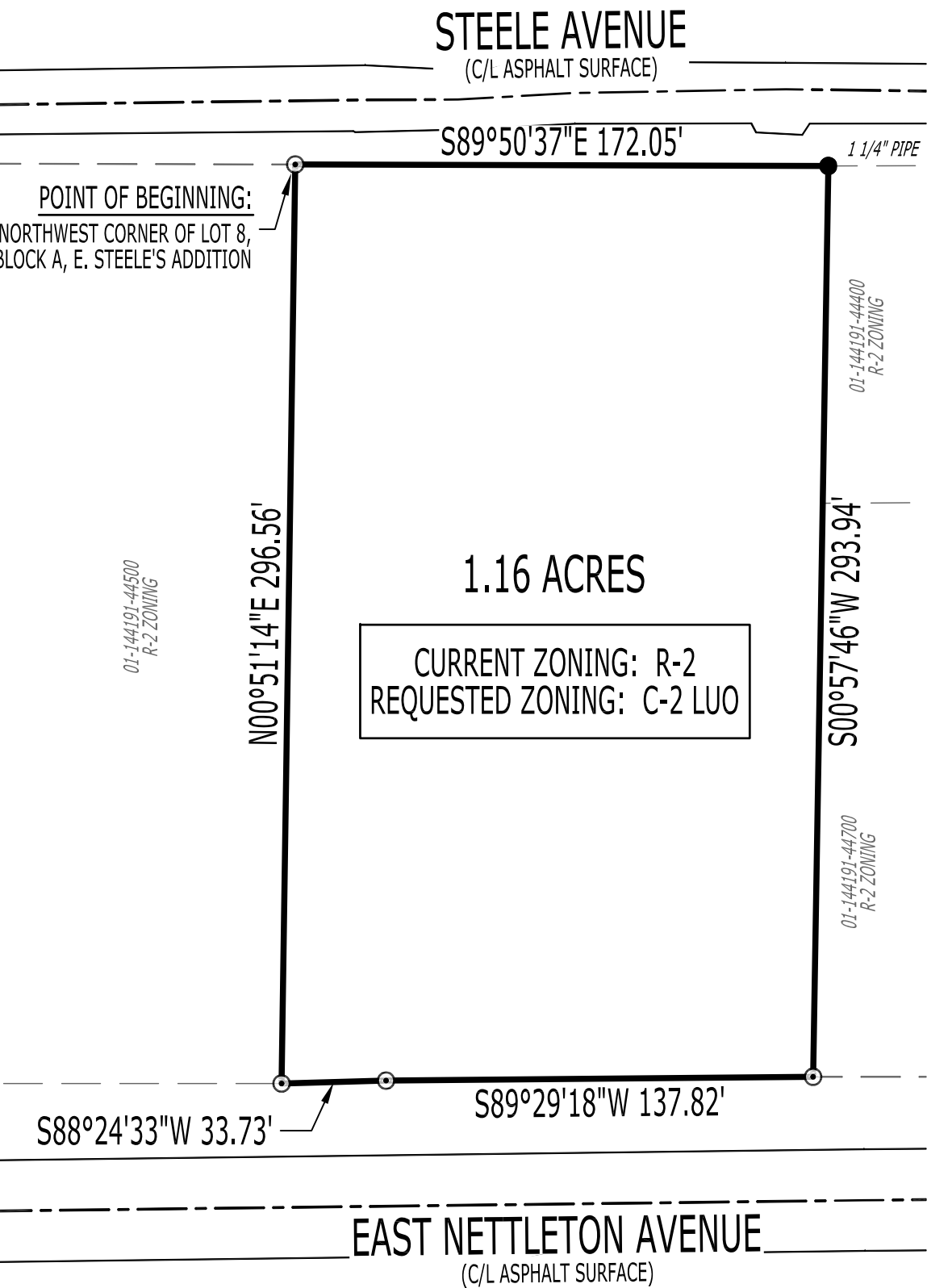
Hey Lonnie it's Jeremy Moore. I know you're busy but I wanted to text you about a rezoning coming in front of the MAPC at 312 E Nettleton. I am against it! We own the property/daycare next door and we do not feel like the size and scope of the neighboring property is conducive to a medical business or the requested zoning. Thank you.

3:42 PM

I will note this as a letter of opposition. Thanks



Sent



SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE TRACT DESCRIBED BELOW WAS SURVEYED UNDER MY DIRECT SUPERVISION.

LEGAL DESCRIPTION (AS-SURVEYED):

PART OF LOTS 6, 8 & 9, BLOCK A, E. STEELE ADDITION TO THE CITY OF JONESBORO, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK A, E. STEELE ADDITION TO THE CITY OF JONESBORO, ARKANSAS; THENCE SOUTH 89°50'37" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STEELE AVENUE, 172.05 FEET; THENCE SOUTH 00°57'46" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 293.94 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST NETTLETON AVENUE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 89°29'18" WEST, 137.82 FEET; SOUTH 88°24'33" WEST, 33.73 FEET; THENCE NORTH 00°51'14" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 296.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.16 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS 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 GRID NORTH (0301).
3. CRAIGHEAD TAX PARCEL NO. 01-144191-44600.
4. PROPERTY ADDRESS: 312 E. NETTLETON AVENUE.
5. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, E. STEELE'S ADDITION, RECORDED IN BOOK 23, PAGE 429, DATED DECEMBER, 23 1903.
 - WARRANTY DEED, LATOURETTE TO SCHIMMEL, DOCUMENT NO. JB2014R-014937, DATED SEPTEMBER 17, 2014.
6. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0131C, EFFECTIVE DATE: SEPTEMBER 27, 1991.
7. FIELD WORK WAS COMPLETED ON AUGUST 28, 2023.

ZONING NOTES:

1. SUBJECT PROPERTY IS ZONED R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
2. R-2 ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 40%
 - MINIMUM LOT DEPTH - 100 FEET
 - MINIMUM LOT WIDTH - 50 FEET

3. REQUESTED ZONING C-2, LUO, DOWNTOWN FRINGE COMMERCIAL DISTRICT.
4. C-2, LUO ZONING RESTRICTIONS:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 20'
 - MAXIMUM HEIGHT LIMITATION - 35'
 - MAXIMUM LOT COVERAGE - 50%
 - MINIMUM LOT DEPTH - 100 FEET
 - MINIMUM LOT WIDTH - 50 FEET

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
- BOUNDARY LINE



BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

RIDGE SURVEYING & CONSULTING, PLLC.

404 Creath Ave., Suite B Jonesboro, AR 72401 870-203-9940 www.ridgesurveying.net

REZONING PLAT
CLIENT: OPTIONS
PART OF LOTS 6, 8 & 9,
BLOCK A, E. STEELE'S ADDITION
TO THE CITY OF JONESBORO,
CRAIGHEAD COUNTY, ARKANSAS



DRAWING INFO

DRAWN BY: JDB	SCALE: 1" = 50'
DATE: 08 / 29 / 2023	JOB NO: 23201-REZONE

REVISIONS

500-14N-04E-0-19-130-16-1691

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-14, 312 E Nettleton Ave.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on September 26, 2023

REQUEST: To consider a rezoning of one tract of land containing 1.16 +/- acres
PURPOSE: A request to consider recommendation to Council for a rezoning from “R-2” multifamily low density district to “C-2 LUO” downtown fringe commercial district with a limited use overlay.
APPLICANT: Options, 910 South Main St, Jonesboro AR
OWNER: Nathan & Kendy Schimmel, 312 East Nettleton Ave, Jonesboro AR
LOCATION: 312 East Nettleton Ave.
SITE DESCRIPTION: **Tract Size:** Approx. 1.16 Acres
Street Frontage: Approx. 138 ft. on E. Nettleton Ave.

Existing Development: Residential

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-2 – Residential
South	R-2 – Learning Center/Daycare
East	R-2 –Residential
West	R-2 – School

HISTORY: Property has been use as residential for many years.

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **Moderate Intensity** Growth Sector.

A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

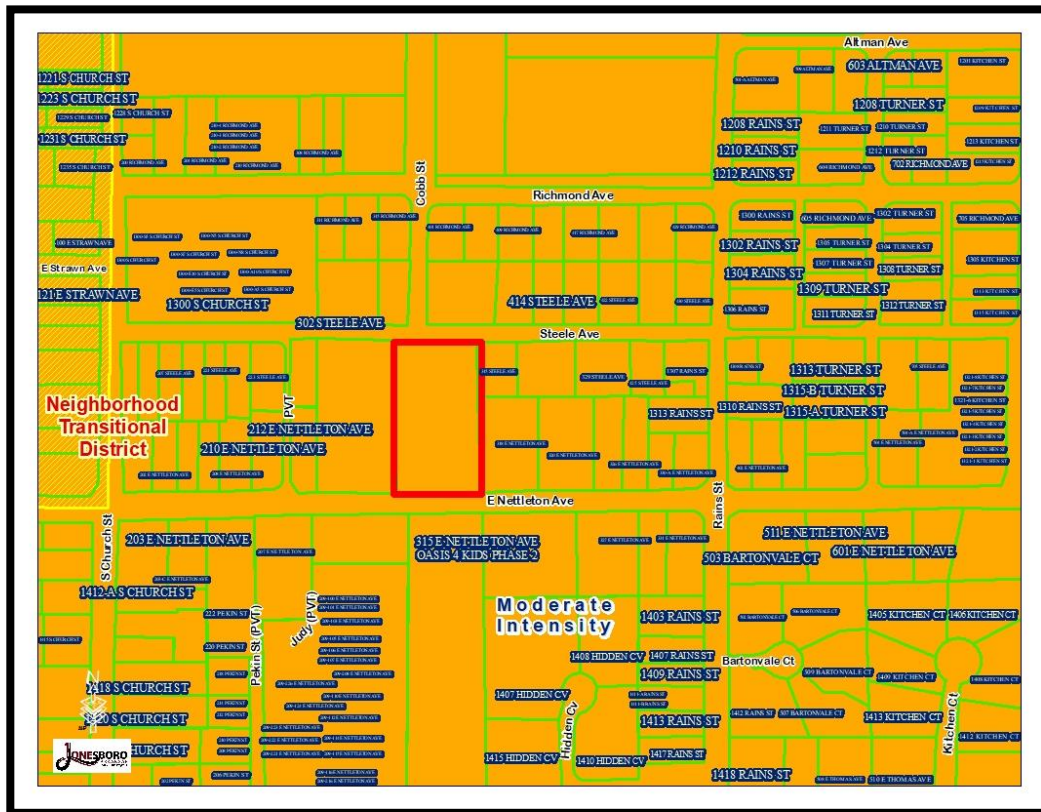
Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development.

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map



Zoning Map

Master Street Plan/Transportation

The subject property is served by East Nettleton Ave. and Steele Ave., the Master Street Plan classifies East Nettleton Ave. as a **Minor Arterial** and Steele Ave. as a **Local Street**.

Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

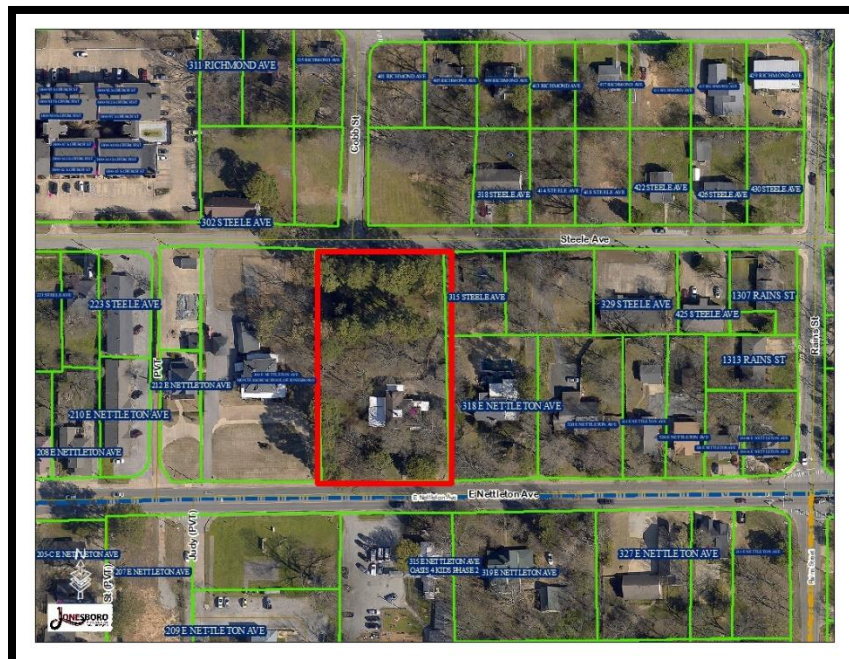
FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

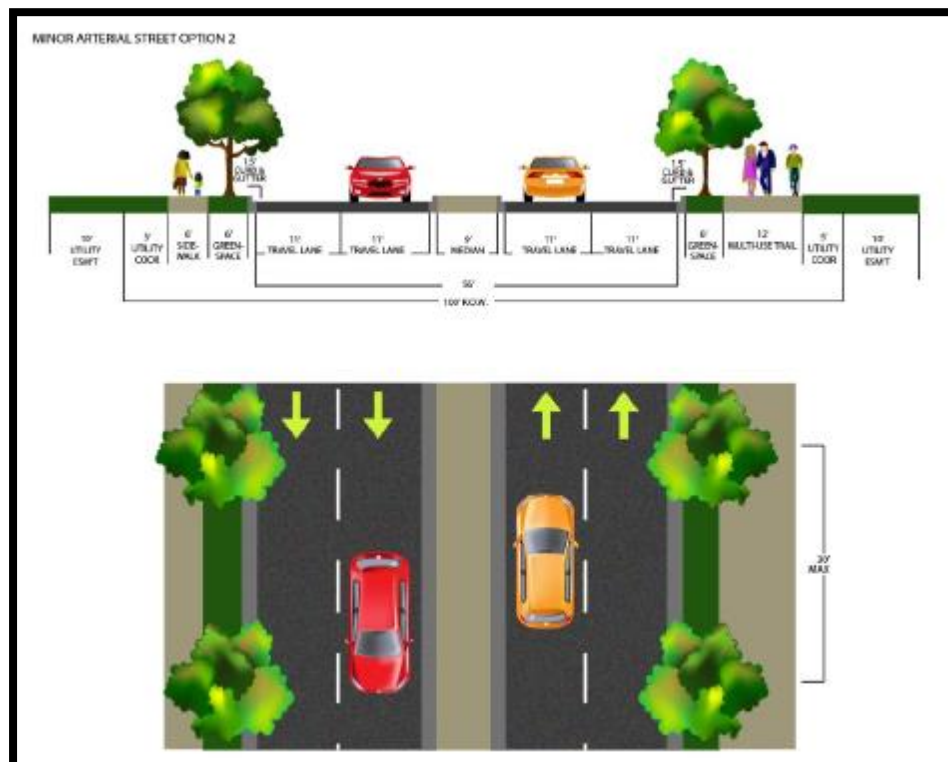
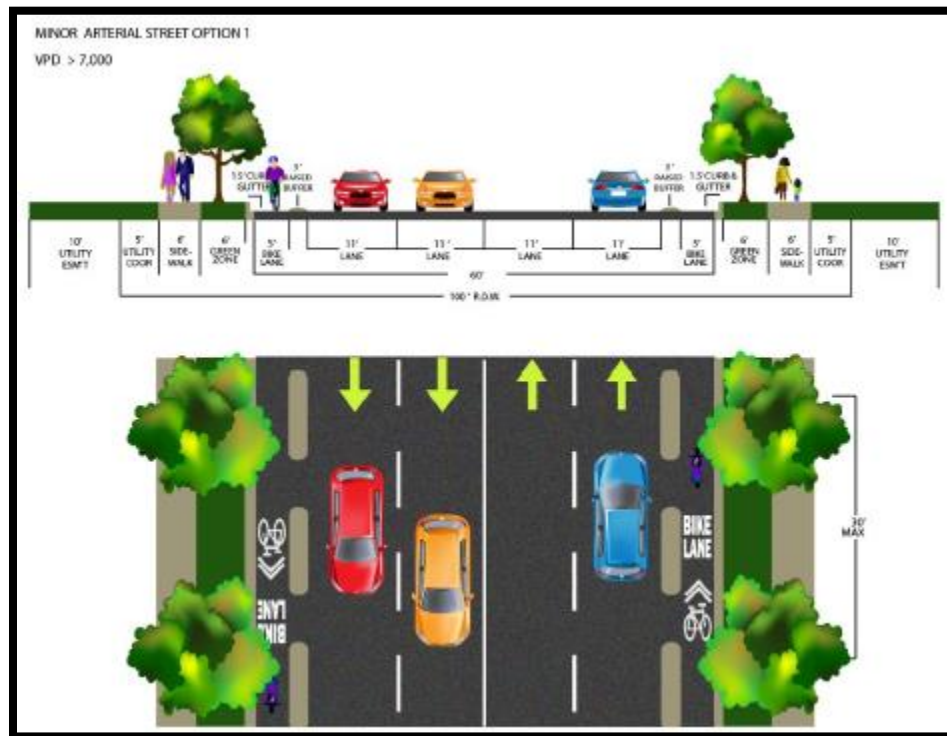
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

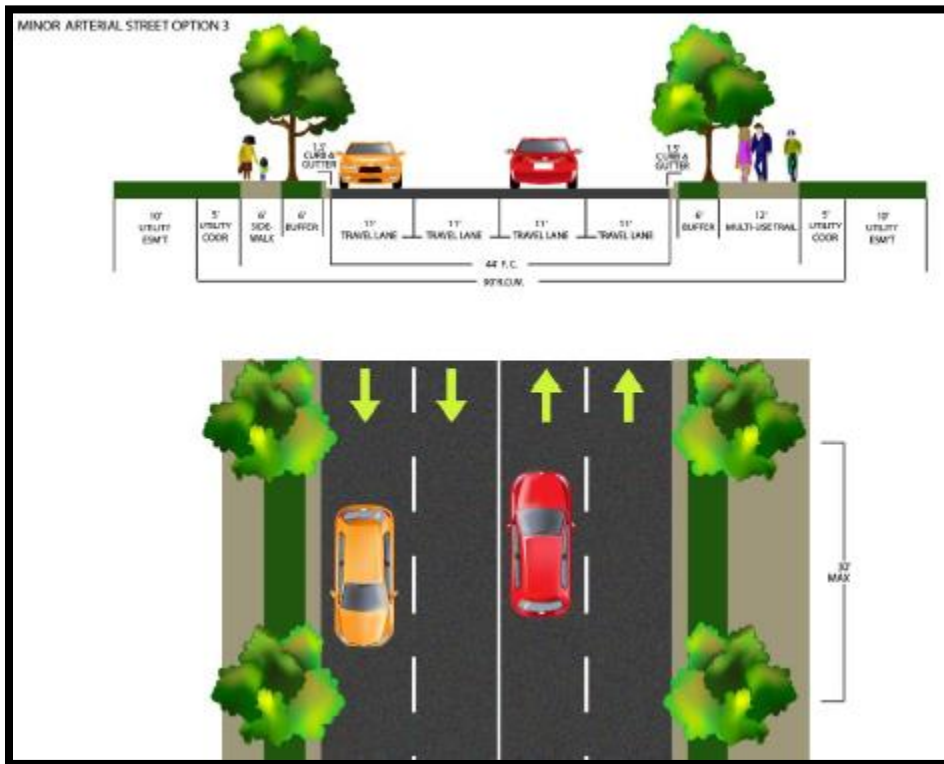
FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.

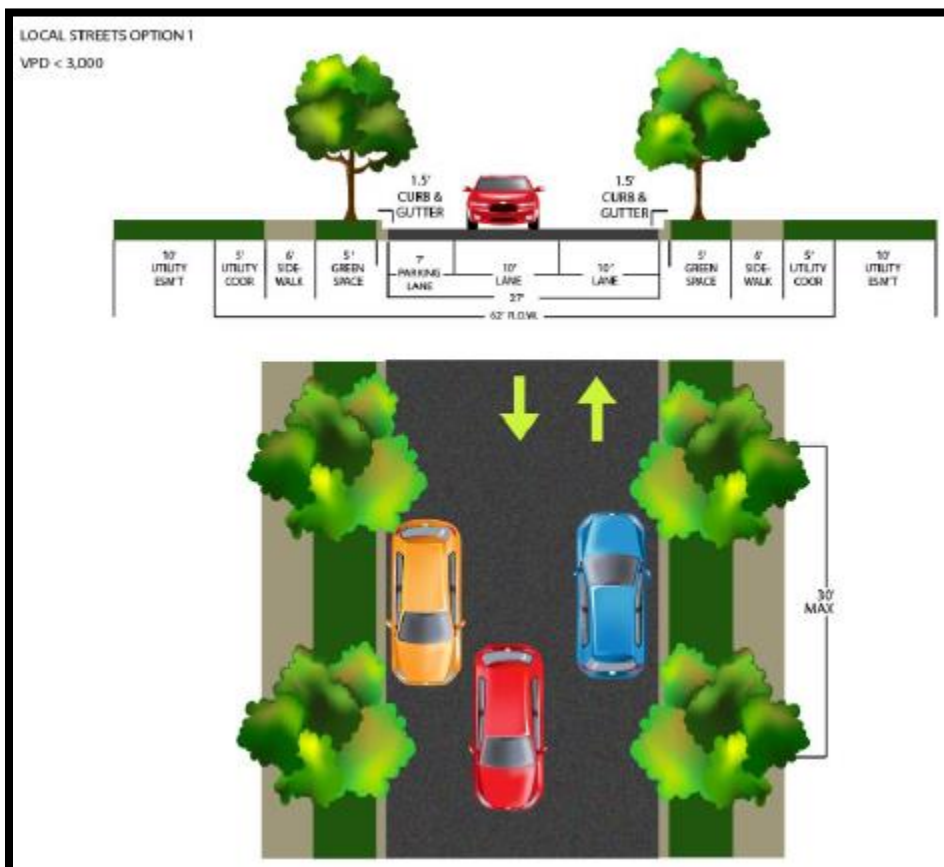


Minor Arterial

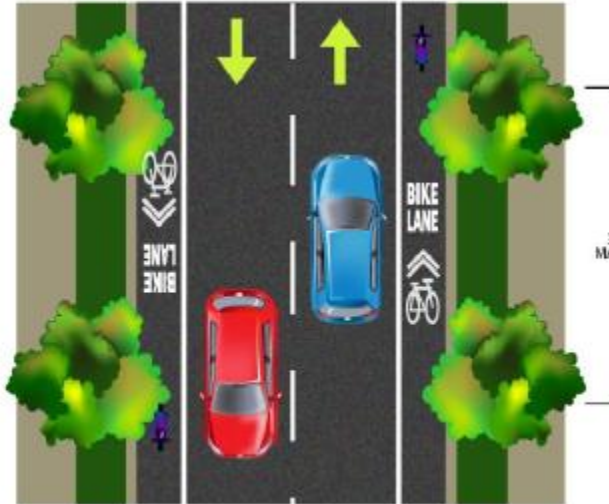
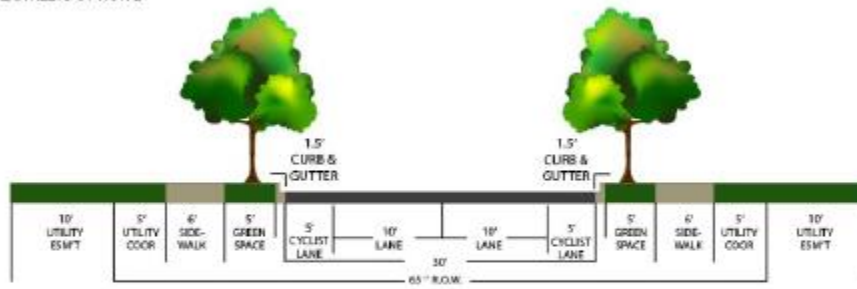




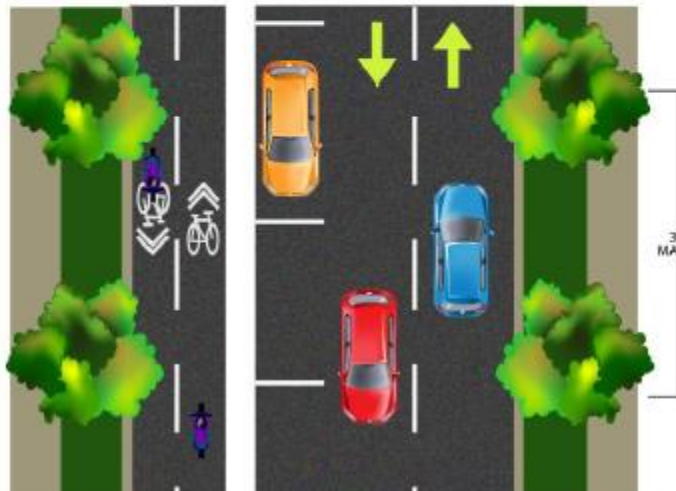
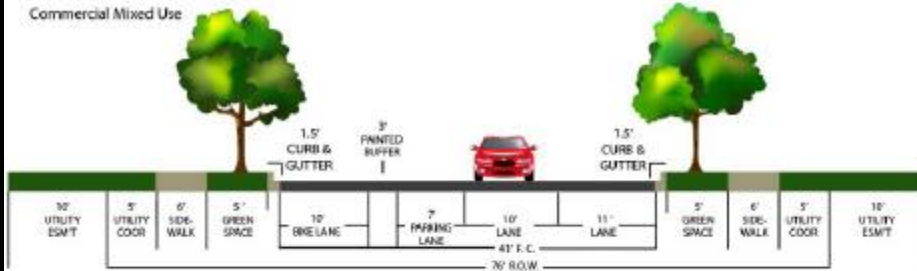
Local Street



LOCAL STREETS OPTION 2









LOCAL STREETS OPTION 3
Commercial Mixed Use



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which is categorized as a Moderate Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is not achieved with this rezoning considering the surrounding area is predominantly residential uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as a medical office.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property if rezoned to residential.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned due to the fact that moderate/high intensity uses currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-2" multifamily low density district. The applicant is applying for a rezoning to allow a pregnancy resource clinic to occupy this property.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-2 as follows:

C-2, downtown fringe commercial district. This district provides for a transitional area between the downtown core commercial district (C-1) and the surrounding older residential areas which have yet to experience intrusions of other type uses. The fringe area is characterized by mixed uses, including offices, services, government facilities and housing. This district is generally considered an inappropriate location for large retail uses greater than 3,000 square foot, with the exception of C-2 zoned land within the Hotel Corridor area, defined and bound by I-63 to the South, Caraway Road to the West, Richardson Drive to the East, and Race Street to the North. In addition, residential is an allowed use in this district except in the hotel corridor as defined above.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 23-14 a request to rezone property from “R-2” multifamily low density district to “C-2 LUO”, downtown fringe commercial district with a limited use overlay; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The Limited Use Overlay shall prohibit the following uses:
 - Cemetery
 - Golf Course
 - Nursing Home
 - Restaurant (general & fast food)

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

Sample Motion:

I move that we place Case: RZ 23-14 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-2” multifamily low density district to “C-2 LUO”, downtown fringe commercial district with a limited use overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.



Rezoning Sign



August 31, 2023

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING: FROM R-2 TO C-2, LUO
PROPERTY LOCATED AT 312 EAST NETTLETON AVENUE
JONESBORO, ARKANSAS 72401**

Dear Mr. Smith:

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

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

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested on the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

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

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

www.fisherarnold.com

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

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.

Civil Engineer

FISHER ARNOLD

404 Creath Avenue | Jonesboro, AR 72401



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: _____
Case Number: _____

LOCATION:

Site Address: 312 E Nettleton Avenue

Side of Street: North between South Church and Rains Street

Quarter: NE Section: 19 Township: 14N Range: 4E

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

SITE INFORMATION:

Existing Zoning: R-2 Proposed Zoning: C-2 LUO

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

Existing Use of the Site: Residential Home

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

Does public water serve the site? yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

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

Physical characteristics of the site: Historic home with mature treescape

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

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

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

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Schimmel, Nathan & Kendy
 Address: 312 E Nettleton Ave
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-219-5209

Facsimile: _____
 Signature: Nathan R Schimmer KENDY C SCHIMMEL
75A14E6159A8465... 75A14E6159A8465...

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

Applicant:

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

Contracted Purchaser

Name: Options
 Address: 910 South Main
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-932-6644

Facsimile: _____
 Signature: Garrett Dunnam-Board President
702EA7E18EA4E0...

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. 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 4 R - 0 1 4 9 3 7 4 *

JB2014R-014937

ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

09/17/2014 03:22PM

BY Lisa R. R. R., D. C.

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

WARRANTY DEED

Married Persons
 With Relinquishment of Dower, Homestead and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

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

SEE ATTACHED EXHIBIT "A"

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

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

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

WITNESS our hands and seals on this 15th day of September, 2014.

William S. Latourette
William S. Latourette

Carla Latourette
Carla Latourette

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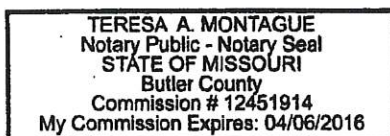
ACKNOWLEDGMENT

STATE OF Missouri)
) ss
COUNTY OF Butler)

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 William S. Latourette and Carla Latourette, his wife, to me well known or satisfactorily proven to be the Grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purposes therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of 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 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 this 15th day of September, 2014.



Teresa A. Montague
Notary Public

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.

Teresa A. Montague Agent
Grantee

531 Vine St. Apt 202, MO 63901
Address
312 E Northline
Jonesboro, AR 72401

EXHIBIT A

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

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

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

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



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

Real Estate Transfer Tax Stamp
Proof of Tax Paid



File Number: 2014080265

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

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

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

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

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

Grantee or Agent Name (printed): Amy Johnson-agent
Grantee or Agent Name (signature): Amy Johnson **Date:** 9/15/14
Address: 312 E Nettleton Ave.
City/State/Zip: Jonesboro, AR 72401



CITY OF JONESBORO CONDITIONAL USE APPLICATION

Case Number CV-23-10 MAPC Deadline 8/31/23
 Date Submitted 8/21/23 MAPC Meeting Date 9/26/23

OWNER/APPLICANT INFORMATION

Property Owner James Cooper Applicant Melinda Young
 Address Christy Manning Address 1348 medallion
 Phone 647-461-4536 Phone 870-351-4558
 Signature James Cooper Signature Melinda Young
DocuSigned by: 647C02C75B494E1...

PARCEL INFORMATION

Address/Location 1348 medallion DR Jonesboro AR 72404
 Current Zoning _____ Existing Land Use _____
 Adjacent Zoning North _____ East _____ South _____ West _____

REQUESTED CONDITIONAL USE

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

Mommy's In-Home Daycare - I want it for
my Daycare. And I will live there too.

GENERAL SUBMITTAL INFORMATION

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