



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, February 10, 2026

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-26:013 Minutes from the MAPC meeting 1/13/26

Attachments: [MAPC Minutes 01.13.26](#)

4. Rezoning

RZ-26-03 Klaus Property Management is requesting a rezoning from R-1 to RS-6 single family residential district at 900 N Caraway Road

Attachments: [Application](#)
[Notifications](#)
[Plat](#)
[Staff Summary RZ 26-03](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:013

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes from the MAPC meeting 1/13/26

MAPC Meeting January 13th, 2026

1. Call to order

2. Roll Call

Present (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Lonnie Roberts, Stephanie Nelson

Absent (2): Monroe Pointer, Paul Ford

3. Approval of minutes

MIN-26:003 MINUTES December 9th, 2025 MAPC

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that the minutes be approved, the motion was PASSED with the following vote:

Aye (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Lonnie Roberts, Stephanie Nelson

Nay (0)

Absent (2): Monroe Pointer, Paul Ford

4. Preliminary Subdivisions

PP-26-02 **Preliminary Subdivision: Orchard Phase 3**

The Applicant Mark Morris is requesting Preliminary Subdivision approval of The Orchard Phase 3, 13.6 Acres

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

Mark Morris (Proponent): Good evening, my name is Mark Morris, and I'm seeking Preliminary Subdivision approval for 43 lots, this is for the third phase of the Orchard.

Lonnie Roberts: Okay, city planner do you have any staff comments to add to this?

Derrel Smith (City Planner): Yes sir, we reviewed it and it does meet all the requirements for lot size, it meets the requirements for the single-family zone that it's in, so we would recommend approval.

Lonnie Roberts: Do the commissioners have any questions? Anyone ready with a motion?

Dennis Zolper (Commission): Zolper, move to accept the application.

Lonnie Roberts: I have a motion, do I hear a second?

Jim Little (Commission): Little, second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little Jimmy Cooper, Kevin Bailey, Stephanie Nelson

Nay (0):

Absent (2): Monroe Pointer, Paul Ford

5. Final Subdivisions

PP-26-01

Preliminary Subdivision: Twins Oaks Reserve

The applicant Carlos Wood is requesting approval for the Twin Oaks Reserve Commercial Subdivision, 17.23 Acres

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

Brandon Wood (Proponent): I'm Brandon Wood, the engineering surveyor for the project, representing the owner. And we're just requesting final approval for Twin Oaks Reserve.

Lonnie Roberts: Okay, City Planner do you have staff comments for this one?

Derrel Smith (City Planner): Yes sir we do, we have reviewed it also and it meets all the requirements, for everything except the sidewalk on the north side is completed except for some minor stuff, but we have a bond for everything, so we would recommend approval.

Lonnie Roberts: Okay, commissioners have questions for this one or comments? Anyone ready with a motion?

Dennis Zolper (Commission): Zolper, move to approve the application.

Lonnie Roberts: Do I hear a second?

Jimmy Cooper: Cooper, second.

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little Jimmy Cooper, Kevin Bailey, Stephanie Nelson

Nay (0):

Absent (2): Monroe Pointer, Paul Ford

6. Conditional Use

7. Rezoning

RZ-26-01 Rezoning: 1306 Charles Dr

The Applicant Weston Wagner is requesting a rezoning of the property 1306 Charles Dr from R-1 Single Family to RS-7 Single Family Residential

Lonnie Roberts (Chair): Do we have the applicant for this rezoning?

Weston Wagner (Proponent): Weston Wagner, and I own 1306 Charles Drive, I am requesting a rezoning from a R-1 to a RS-7 it is staying residential and I am trying to build two single family homes on this lot. The reason I'm trying to go from R-1 to RS-7 is because my front width is about 104 to 105 foot, which puts me at about a 52 frontage and in R-1, I would need a 60 foot frontage. RS-7 would give me a 50 foot frontage which would allow me to put two homes on this. I have emailed Carol about it and there is a new bill that came out, it's house bill 1503 which allows a secondary and adu on any residential property. So, I can take a property as is, as a R-1 lot and build two structures on it, which would be one house of whatever size I went with. And the other house could be up to 1,000 Sq Ft. So I could build two houses on it right now, one would just be limited square footage and the other one could be any size. But I would like them both to be similar in size roughly around the 1500 sq foot mark.

Lonnie Roberts: Okay, city planner do you have any staff comments to add to this one?

Derrel Smith (City Planner): Yes sir, we have reviewed it and it does meet all 6 of the approval criteria, so we would recommend approval with the following conditions, that the proposed site

shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future. And the site shall comply with all requirements of the overlay district.

Lonnie Roberts: Alright, and with this rezoning request is there anyone here with public comments for the rezoning request at 1306 Charles Dr? Hearing none, I'll open up for commissioner comments or questions, for the city staff or applicant.

Dennis Zolper (Commission): Zolper move that we accept the rezoning request with the conditions.

Jim Little (Commission): Little, second.

A motion was made by Dennis Zolper, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Stephanie Nelson

Nay (0):

Absent (2): Monroe Pointer, Paul Ford

RZ-26-02

Rezoning: 2620 Alexander Dr

The Applicant Dustin White is requesting a rezoning of the property 2620 Alexander Dr from R-1 Single Family to C-3 General Commercial District

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

Dustin White (Proponent): Thank you, Mr. Chairman I am Dustin White. I'm here on behalf of the property owner to speak and support this rezoning request. This rezoning request aligns with the city's adopted long term land use plan. And the direction that the city has already established for this area. There is no specific use being proposed at this time, this request is strictly about zoning alignment. Any future development would still go through the city's normal site plan review and so forth.

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

Derrel Smith (City Planner): Yes sir, we have reviewed it and it does meet all 6 of the approval criteria, so we would recommend approval with the following conditions, that the proposed site

shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future. And the site shall comply with all requirements of the overlay district.

Lonnie Roberts: Okay, now with this rezoning request is there anyone here with public comments? If you would come up and state your name for the record.

Sheryl Rogers (Public): My name is Sheryl Rogers, I live at 2815 Wood Street, which on the corner right down from the proposed rezoning property is. I don't know if I'm opposed to it, this says it's in use with the projected land use for the city of Jonesboro, that may be I don't know. But the concern that I would raise and maybe other people would raise who live close to or adjacent to that property and the neighborhood would be the use. So, this is for general commercial use and we have been down this road before with some property across the street from us several years ago. And that property was submitted with a limited use overlay. That was rejected by the city council and it remained residential property. So, at this point in time, I am speaking for at least the neighbors that I have talked to and who might have a concern with this, is the general commercial property. Also I was looking for today, the city plan for projected use with open spaces and the appearance of people driving, this is a high intensity area because it's right next to I-55, but from people driving through the area and impression they have in the area. So, we would be concerned about what would go there, the type of business that would go there and the appearance of it. Not only for the city but for our neighborhood as well. The commercial property that is already there, looks very nice. And I think that we would be concerned with any projected use as far as what would go there. And how it would impact both the residential area and the appearance of that area. Those are my comments, thank you.

Lonnie Roberts: Thank you for your comments. Is there anyone else who would like to add to those comments? Okay, I'll open up for any commissioners questions.

Dennis Zolper (Commission): Wouldn't it be good to tell the lady that we consider uses in rezoning. Is that something we can take into consideration?

Carol Duncan (City Attorney): You can't ask what the use is going to be, now you could consider a limited use overlay if that was something that was proposed. At that point you can eliminate certain uses, but if you just have a general commercial or C-3, you can't ask what the intent is to use the property for. That's where the LUO that she was referencing comes in.

Derrel Smith: The property is in the overlay district though, so there is some design standards for commercial properties in the overlay district. It would have to be 80 percent brick, masonry, or stone. It'd have additional landscaping requirements, smaller signage requirements. There will be

lighting limitations because it does bump up to the residential area, so that's already in our codes that we can control that.

Dennis Zolper: I think that's good.

Unable to transcribe

Derrel Smith: There's a minimum of 25 feet from commercial to residential.

Lonnie Roberts: Any other questions commissioners? Any other concerns?

Jeff Steiling (Commission): Mr. White, would your owner consider leaving a wooded buffer, like a 30 foot buffer between the property and the residential properties that butt it?

Dustin White: As opposed to the 25 foot?

Jeff Steiling: Yeah, 25 to 30 foot is what I was thinking, and would they consider submitting a limited use overlay that might be more appealing to the neighbors?

Dustin White: I can't speak for them, I think that they're reasonable folks but ultimately the zoning aligns with what the city's long term use plan is and we're really just trying to get in alignment with that.

Lonnie Roberts: So, Jeff about the barrier, are you saying leave it untouched or, is that something that we can stipulate on a rezoning request?

Jeff Steiling: Yeah, I'm thinking leave it wooded as it is now, a buffer between and maybe it's the 25 foot that's already a requirement but.

Lonnie Roberts: So, can we make that a stipulation?

Derrel Smith: Yes.

Jeff Steiling: Can we stipulate a limited use overlay or do they have to propose that?

Derrel Smith: Unless you're prepared to table it and go back through, I don't think you can make them, that's not what they requested, so I don't think you can make them do that.

Lonnie Roberts: I mean, he's asking for a general C-3, we can't force him to change it, at this time.

Jeff Steiling: Would you be interested in tabling it and coming back with a limited use overlay?

Dustin White: I don't think so at this time. We don't have a specific use in mind.

Jeff Steiling: I guess that would be more eliminating potential uses, not necessarily choosing a use, but eliminating uses that might make these neighbors feel more at ease.

Dustin White: We're not interested in tabling it for now.

Lonnie Roberts: So, are we making the 25 foot untouched barrier?

Derrel Smith: Along, the residential property.

Lonnie Roberts: Along the residential property, yes. Is that agreeable to you Dustin?

Dustin White: Yeah, sounds good.

Lonnie Roberts: So, add that as a stipulation? Okay. Any other questions from the commissioners? Anyone ready to make a motion?

Dennis Zolper: Make a motion to approve the rezoning with the stipulations.

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

Jimmy Cooper: Cooper, second.

A motion was made by Dennis Zolper, seconded by Jimmy Cooper, that the matter be approved, and the motion was PASSED with the following vote:

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Kevin Bailey, Lonnie Roberts

Nay (2): Jeff Steiling, Stephanie Nelson

Absent (2): Monroe Pointer, Paul Ford

8. Miscellaneous Items

COM-26:001

Sidewalk in Lieu of: 2210 Martin Luther King Jr. Blvd

The applicant John Easley is requesting a Sidewalk in Lieu of Fee to the property at 2210 MLK Jr. Blvd

Lonnie Roberts (Chair): Proponent for this item?

John Easley (Proponent): John Easley, ARdot is doing the widening on MLK Jr Blvd, therefore the project already has a job number, so were asking for a in lieu of based on ARdot's price for this project.

Lonnie Roberts: Hold on for a second, we're trying to find that letter from the state. Your ARdot letter. Alright, city planner do you have comments on this?

Derrel Smith (City Planner): Yes sir, we do. As you noticed on this, it's not the normal price that we've seen passed, but it is the price that we've accepted along MLK since they're actually building this right now. And the price of \$68.78 per square yard is what it cost ARdot to build that project. So, that's the reason, normally right now, I think it's close to a 100 per square yard but we used their actual bid prices on this one. And we've done that with the last two multi-families that were put along MLK Jr. Drive. We accepted that because that's the actual numbers we have.

Lonnie Roberts: So, the fee total would be \$4,816.43?

Derrel Smith: Yes, sir.

Lonnie Roberts: Okay, I'll open up for commissioners questions or comments. Or a motion.

Kevin Bailey (Commission): I make a motion that we approve the in lieu of.

Lonnie Roberts: Do I hear a second?

Jim Little (Commission): Little, second.

A motion was made by Kevin Bailey, seconded by Jim Little, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Stephanie Nelson

Nay (0):

Absent (2): Monroe Pointer, Paul Ford

9. Staff Comments

Lonnie Roberts (Chair): Any other comments?

Derrel Smith (City Planner): Just one, I think most of you know we're in the process of doing a Comprehensive Land Use Plan and Master Street Plan update that, we've hired a consultant to do

for us. I've emailed y'all with the emails I have, I know I need to get Mr. Cooper's cause it's going to the city email, but I know that's not the one you read. But I sent y'all a letter that contains a QR Code and a link to the website, it's a questionnaire for the committee that was originally looking at this, we would like y'all's input too, we need this input pretty quick. It's just a survey that everybody's doing and if you can fill it out and get it back to the consultants, we'd appreciate it. There will also on February 12th be a hearing for this comprehensive land use plan and master street plan, right now we're looking over at Earl Bell, and it will probably be from 5 to 7ish if anyone wants to drop by and see the results of the surveys and see some of the preliminary work that has been done. Then the last of February, first of March there will be a session it will be at the old Y, and it will be an all week affair, and there will be more information there. So, we'll be sending out more information about this as we go, but right now we're still trying to get everything together and gather information, to complete the surveys, and ask the questions that the public will want to see. So, if y'all can do that and get it back to us, we'd appreciate it.

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-26-03

Agenda Date:

Version: 2

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Klaus Property Management is requesting a rezoning from R-1 to RS-6 single family residential district at 900 N Caraway Road



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 02/12/26

Date Received: _____

Meeting Deadline: _____

Case Number: RZ-26-03

LOCATION:

Site Address: 900 N. Caraway Rd. Jonesboro, AR 72401

Side of Street: E between East Johnson Ave and Greensboro Rd.

Quarter: SW Section: 09 Township: 14 Range: 4 East

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

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: RS-6

Size of site (square feet and acres): 43560 sqft, 1 Acre Street frontage (feet): 99' Caraway Rd,
439.5 Carter Ln

Existing Use of the Site: Vacant Land

Character and adequacy of adjoining streets: Two Travel Lanes (one each direction)

Does public water serve the site? Y/N Yes

If not, how would water service be provided? Extension of CWL at developers expense

Does public sanitary sewer serve the site? Y/N Yes

If not, how would sewer service be provided? septic or extension of City Sewer at developers expense

Use of adjoining properties:

North Residential, 1 single family home & 8-10 mobile home trailers

South Residential, single family home and vacant land

East Multi family Raphael Apartments

West Residential, single family homes

Physical characteristics of the site: 1 acre of land, moderate tree coverage and stable soil conditions suitable for construction

Characteristics of the neighborhood: Neighborhood is well established residential area. Proposed RS-6 provides buffer of high quality home ownership. Project aligns with city's goals of improving residential density closer to the central area of Jonesboro.

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

REZONING INFORMATION:

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

- (1). How was the property zoned when the current owner purchased it?
R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
RS-6. To be able to replat into 3-4 lots for Single Family
- (3). If rezoned, how would the property be developed and used?
Homes 3-4 Single family homes
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
3-4 single family homes (3&4 bedroom)
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes
- (6). How would the proposed rezoning be the public interest and benefit the community?
Offers additional affordable housing for families in an already established residential area
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
It is identical to the types of structures in this area
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
We feel it's a greater benefit to rezone and make full use of the land inside an existing area
- (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.
Minimal to zero noise and light impact. It will increase value of surrounding homes
- (10). How long has the property remained vacant?
over 10 years
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
Minimal, its in the current service area of all, electric is on the road and utilities would be installed
- (12). If the rezoning is approved, when would development or redevelopment begin?
2026
- (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.*
Neighbors have been notified via certified mail of prosed zoning change and use, as well as meeting dates
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Applicant:

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

Name:	<u>Klaus Property Management</u>	Name:	_____
Address:	<u>2420 Judes Way</u>	Address:	_____
City, State:	<u>Jonesboro, AR</u> ZIP <u>72404</u>	City, State:	_____ ZIP _____
Telephone:	<u>870-938-2200</u>	Telephone:	_____
Facsimile:	_____	Facsimile:	_____
Signature:	<u>Nicklaus Aumann</u>	Signature:	_____

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

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

Dear Commissioners,

Our Vision Our goal for this property is to develop a high-quality, medium-density residential pocket that offers modern homeownership opportunities in the heart of Jonesboro. As our city grows, there is an increasing demand for "in-fill" housing that allows residents to live near where they work, study, and play. By transitioning this currently underutilized lot into single-family homes, we aim to better the neighborhood while providing a stable residential buffer along the Caraway corridor.

Supporting Jonesboro's Growth & Education This location is strategically positioned to support the massive educational and professional growth currently happening in North Jonesboro. With the upcoming **Arkansas College of Veterinary Medicine** at A-State and the continued expansion of the **NYIT College of Osteopathic Medicine**, there is a critical need for high-quality housing for graduate students, faculty, young professionals, and families.

Furthermore, our project bridges the gap between the established interior neighborhoods and the booming **Greensboro Village** development area. We believe that providing homeownership opportunities this close to the university and new medical programs will help Jonesboro retain the talent coming through these institutions.

Community Benefit

- **Homeownership Focus:** Unlike multi-family rentals, this project is designed for single-family homes, promoting long-term neighborhood stability and pride of ownership.
- **Infrastructure Utilization:** The site is already served by existing City Water & Light (CWL) services and sits on a high-capacity arterial road, making it an ideal candidate for "smart growth" that doesn't strain city resources.
- **Walkability & Connectivity:** Our development will align with the city's vision for a more connected Jonesboro, utilizing existing and planned pedestrian paths to encourage a less car-dependent lifestyle.

Klaus Development is committed to building a project that the community can be proud of. We respectfully request your support for this rezoning to help us bring this vision to life.

Sincerely,

Nicklaus Aumann
Nicklaus Aumann Klaus Property Management LLC.



Prepared by:
Nadzam Law Firm, PLC
2423-A Hwy. 62/412
Hardy, AR 72542
(870) 856-3211

ELECTRONIC RECORDING
2026R-001105
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
DAVID VAUGHN, CLERK & RECORDER
01/16/2026 02:54:44 PM
RECORDING FEE: 30.00
PAGES: 4

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Eric Scott Roberts, in my capacity as Administrator of the Estate of Birchard Raymond Roberts (Craighead County, Western Division, 16JPR-25-219) and in my capacity as Attorney-in-Fact for the heirs of Mark Wayne Roberts (Erik Roberts, Douglas Roberts, Emily Roberts, and Sarah Esther LeCroy) GRANTORS, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable consideration in hand paid by Klaus Property Management, LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, sell and convey unto Klaus Property Management, LLC, and unto its successors and assigns forever, the following lands lying in CRAIGHEAD County, Arkansas, to-wit:

A part of the Northwest Quarter of the Southwest Quarter of Section 9 Township 14 North, Range 4 East, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 9 aforesaid; thence North 8 rods to the point of beginning; thence East 439.5 feet; thence South 99 feet; thence West 439.5 feet; thence North 99 feet to the point of beginning proper, subject to road right of ways along the South and West sides thereof.

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

5
Prepared by:
Nadzam Law Firm, PLC
2423-A Hwy. 62/412
Hardy, AR 72542
(870) 856-3211

ADMINISTRATOR'S DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Eric Scott Roberts, in my capacity as Administrator of the Estate of Birchard Raymond Roberts (Craighead County, Western Division, 16JPR-25-219) and in my capacity as Attorney-in-Fact for the heirs of Mark Wayne Roberts (Erik Roberts, Douglas Roberts, Emily Roberts, and Sarah Esther LeCroy) GRANTORS, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable consideration in hand paid by Klaus Property Management, LLC, GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, sell and convey unto Klaus Property Management, LLC, and unto its successors and assigns forever, the following lands lying in CRAIGHEAD County, Arkansas, to-wit:

A part of the Northwest Quarter of the Southwest Quarter of Section 9 Township 14 North, Range 4 East, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 9 aforesaid; thence North 8 rods to the point of beginning; thence East 439.5 feet; thence South 99 feet; thence West 439.5 feet; thence North 99 feet to the point of beginning proper, subject to road right of ways along the South and West sides thereof.

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

Nadzam Law Firm, PLC, has not reviewed an abstract, nor has it made a title search. No title opinion as to merchantability has been issued.

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

Michael Aumann
Grantee/Agent

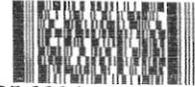
Please mail tax documents to:
2420 Judes Way
Jonesboro AR 72404



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: 25-3991

Grantee: KLAUS PROPERTY MANAGEMENT LLC
Mailing Address: 2420 JUDES WAY
JONESBORO AR 724046018

Grantor: THE ESTATE OF BIRCHARD RAYMOND ROBERTS
Mailing Address: 420 LONDON RD
ASHEVILLE NC 288032854

Property Purchase Price: \$26,000.00
Tax Amount: \$85.80
County: CRAIGHEAD
Date Issued: 01/16/2026
Stamp ID: 1605813248

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): KLAUS PROPERTY MANAGEMENT LLC

Grantee or Agent Name (signature): NIX TITLE COMPANY Date: 01/16/2026

Address: 2420 JUDES WAY

City/State/Zip: JONESBORO AR 724046018

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

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

Jon 3800 AR 72404
 JONESBORO AR 72401

Certified Mail Fee \$5.30 0405
 Extra Services & Fees (check box, add fee as appropriate) \$0.00
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postmark Here
 JAN 16 2026
 01/16/2026

Total Postage and Fees \$5.08
 Sent To Scott Young (Baby mini Storage & Rental)
 Street and Apt. No., or PO Box No. 416 Stadium Blvd Ste K
 City, State, ZIP+4® Jonesboro AR 72404

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

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

Jon 3800 AR 72401
 JONESBORO AR 72401

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Total Postage and Fees \$6.08
 Sent To Forrest Paul & Hester Lee Hall
 Street and Apt. No., or PO Box No. 867 County Rd 303
 City, State, ZIP+4® Jonesboro AR 72401

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postmark Here
 JAN 16 2026
 01/16/2026

Total Postage and Fees \$6.08
 Sent To Keith Good
 Street and Apt. No., or PO Box No. 802 N Caraway Rd
 City, State, ZIP+4® Jonesboro AR 72401

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

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 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postmark Here
 JAN 16 2026
 01/16/2026

Total Postage and Fees \$6.08
 Sent To Donald & Anita Haile
 Street and Apt. No., or PO Box No. PO Box 335
 City, State, ZIP+4® Kiser AR 72561

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RIDGE SURVEYING & CONSULTING, PLLC.
 404 South Ave., Suite B
 Jonesboro, AR 72401
 870-203-9940
 www.ridgesurveying.net

BOUNDARY SURVEY
 CLIENT: KLAUS PROPERTY MANAGEMENT, LLC
 PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS



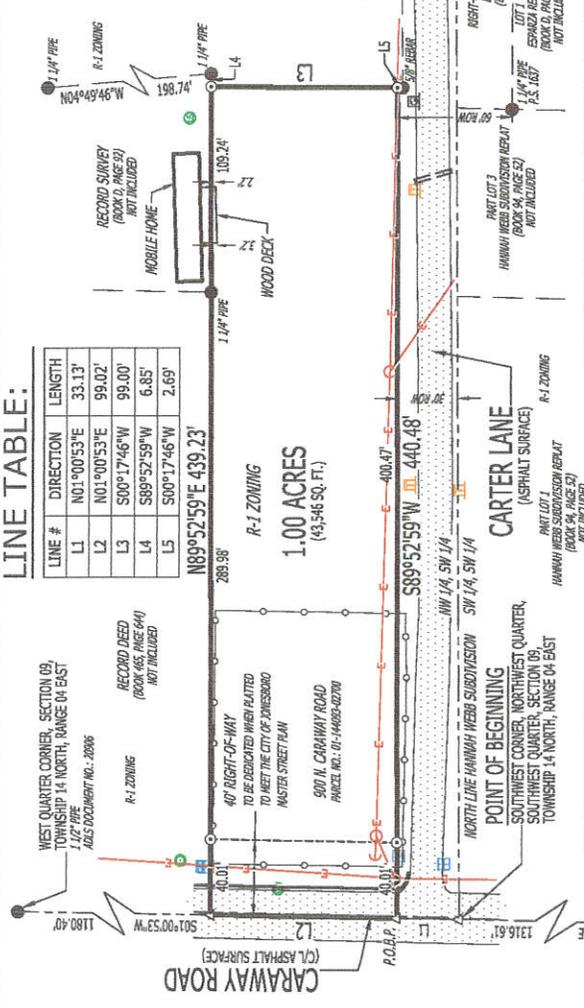
DRAWING INFO	
DRAWN BY: JIN	SCALE: 1" = 60'
DATE: 01/20/2026	JOB NO: 26105
REVISIONS	



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

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "NEELY P.S. 1841"
- △ CALCULATED POINT - NOT MONUMENTED
- UTILITY POLE
- GUY WIRE
- WATER METER
- SANITARY SEWER MANHOLE
- SANITARY SEWER LIFT STATION
- TELECOMMUNICATIONS PEDestal
- TELECOMMUNICATIONS MARKER
- GUY WIRE MARKER
- OVERHEAD ELECTRIC LINE
- EXISTING CHAIN LINK FENCE LINE



LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	N01°00'53"E	33.13'
L2	N01°00'53"E	99.02'
L3	S00°17'46"W	99.00'
L4	S89°52'59"W	6.85'
L5	S00°17'46"W	2.69'

N89°52'59"E 439.23'
 1.00 ACRES
 (43,546 SQ. FT.)

ADMINISTRATOR'S DEED 2026R-001105:

A PART OF THE NORTHWEST QUARTER OF SECTION 9 TOWNSHIP 14 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 9 AFORESAID; THENCE NORTH 8 RODS TO THE POINT OF BEGINNING; THENCE EAST 439.5 FEET; THENCE SOUTH 99 FEET; THENCE NORTH 99 FEET TO THE POINT OF BEGINNING PROPER, SUBJECT TO ROAD RIGHT OF WAYS ALONG THE SOUTH AND WEST SIDES THEREOF.

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 09, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 01°00'53" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 09, 33.13 FEET TO THE POINT OF BEGINNING PROPER; THENCE CONTINUE NORTH 01°00'53" EAST, ALONG SAID WEST LINE, 99.02 FEET; THENCE NORTH 89°52'59" EAST, LEAVING SAID WEST LINE, 439.23 FEET TO THE WEST LINE OF LOT 1 OF NANCY BROOKS SUBDIVISION; THENCE SOUTH 00°17'46" WEST, ALONG SAID WEST LINE, 99.00 FEET; THENCE SOUTH 89°52'59" WEST, 440.48 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.00 ACRES (43,546 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, 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 ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

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. BASIS OF BEARINGS - ARKANSAS STATE PLANE GRID NORTH (0301).
2. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, HANNAH WEBB SUBDIVISION, BY BEN EDDINS, RECORDED IN BOOK 94, PAGE 52, DATED SEPTEMBER 08, 1939.
 - BOUNDARY SURVEY, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK D, PAGE 92, DATED DECEMBER 27, 1976.
 - RECORD PLAT, NANCY BROOKS SUBDIVISION, BY GEORGE M. HAMMAN, P.S. 1273, RECORDED IN BOOK C, PAGE 29, DATED SEPTEMBER 16, 1997.
 - RECORD REPLAT, ESPARZA REPLAT, BY KEVIN L. SCRAPE, P.S. 1637, RECORDED IN BOOK D, PAGE 13, DATED AUGUST 27, 2025.
 - WARRANTY DEED, RECORDED IN BOOK 139, PAGE 172, DATED JANUARY 07, 1958.
 - WARRANTY DEED, RECORDED IN BOOK 465, PAGE 644, DATED AUGUST 22, 1994.
 - WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. JB2015R-019551, DATED DECEMBER 18, 2015.
 - ADMINISTRATOR'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2026R-001105, DATED JANUARY 01, 2026.
3. THE SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY. FOR REQUIRED BUILDING RESTRICTIONS PLEASE CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
4. FIELD WORK WAS COMPLETED ON JANUARY 16, 2026.

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-03
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on February 10, 2026

REQUEST: To consider a rezoning of 900 N Caraway Rd

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family moderate intensity district, to “RS-6” single family residential district

APPLICANT: **Klaus Property Management**

LOCATION: 900 N Caraway Rd

SITE DESCRIPTION: **Total Size:** Approx. 1 Acre- 43560 S.F.
Street Frontage: Approx. 99 ft along Caraway Road

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1
East	R-1 – Multifamily Apartments
West	R-1

HISTORY:

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 Residential**.

Moderate Intensity:

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: 1/5 to 1/3 acre lots for Single Family

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map

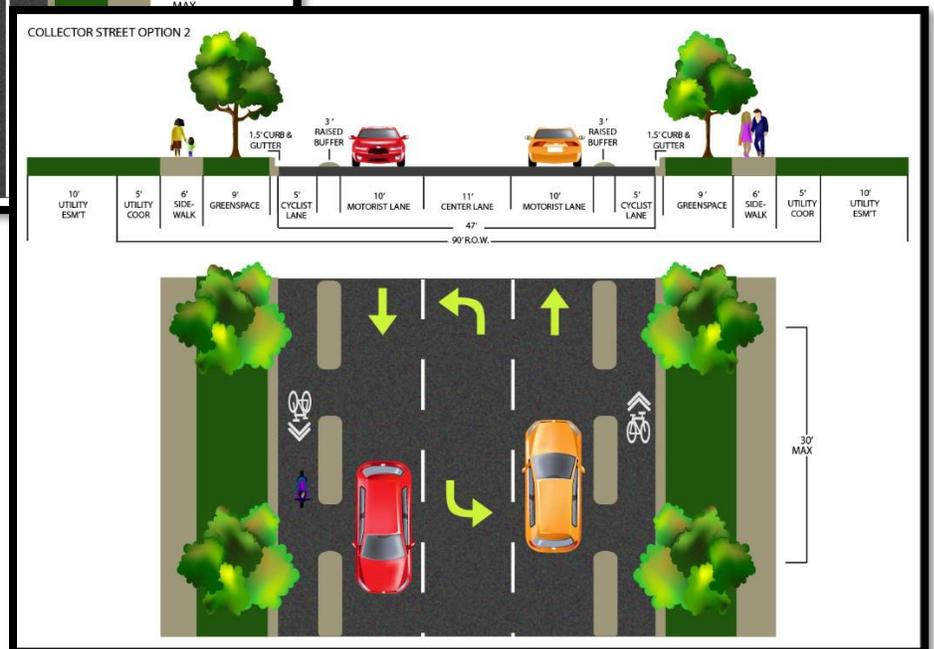
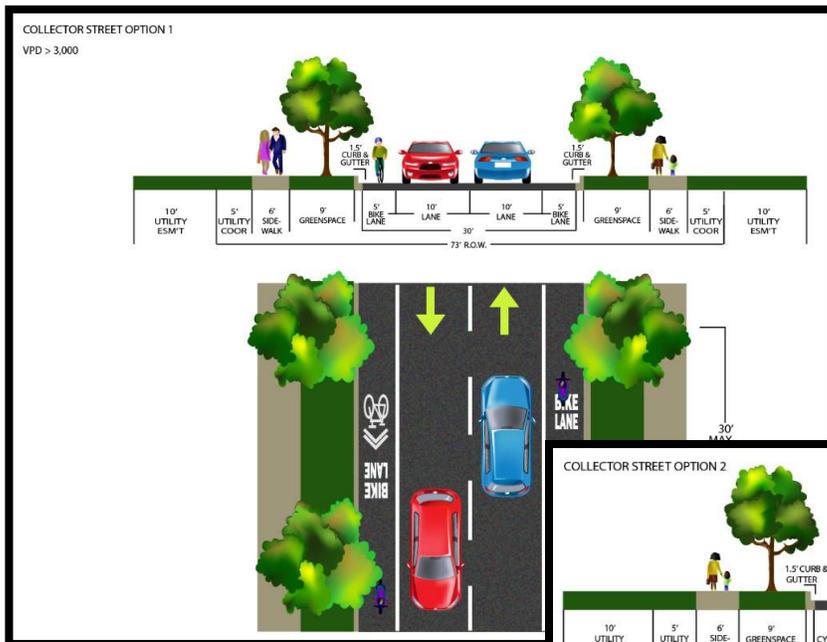
Master Street Plan/Transportation

The subject property will be served by N Caraway Rd and Carter Ln. The Master Street Plan classifies N Caraway Rd as a Collector Street and Carter Ln as Local Street.

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

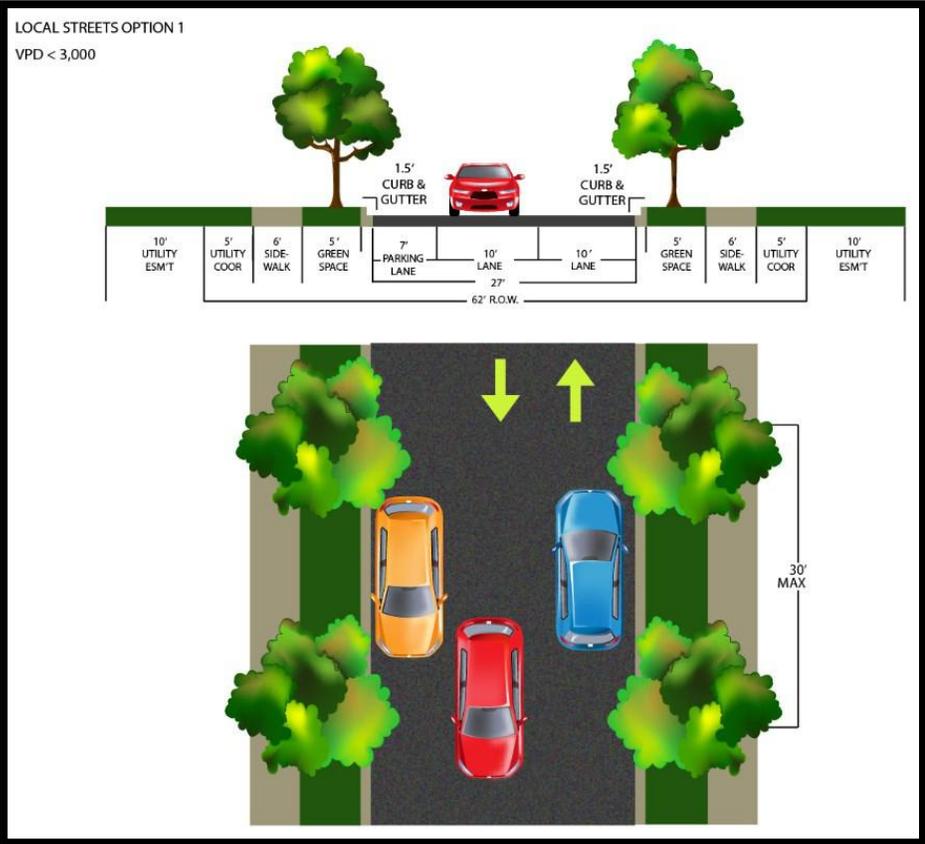
DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



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.



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all 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. This property is in the 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 with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential and commercial zoning and 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 an Planned Development District use.	
(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.	
(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 because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow RS-6 Single family at this location.

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 RS-6 as follows:

RS-6 Single Family Residential

General description.

The purpose of this district is to provide appropriate locations for residential uses. Single-family residential district; minimum 7,260 sq. ft. lot required.

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	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-03 ; a request to rezone property “R-1”, single family High intensity district, to “RS-6” Single Family District. The following conditions are recommended:

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 site shall comply with all overlay district standards.

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

Sample Motion:

I move that we place Case: RZ 26-03 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-1”, single family high intensity district, to “RS-6” single family residential, will be compatible and suitable with the zoning, uses, and character of the surrounding area.