



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,

Existing Use of the Site: Vacant Land
439.5 Carter Ln

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.*

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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
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Nadzam Law Firm, PLC
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Hardy, AR 72542
(870) 856-3211

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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

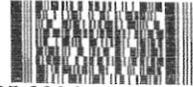
Please mail tax documents to:
2420 Judes Way
Jonesboro AR 72404



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