



# City of Jonesboro

900 West Monroe  
Jonesboro, AR 72401

## Council Agenda City Council

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Tuesday, December 7, 2010

6:30 PM

Huntington Building

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### PUBLIC WORKS COMMITTEE MEETING AT 5:30 P.M.

*City Council Chambers, Huntington Building*

#### 1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.

#### 2. PLEDGE OF ALLEGIANCE AND INVOCATION

#### 3. ROLL CALL BY CITY CLERK DONNA JACKSON

#### 4. SPECIAL PRESENTATIONS

[COM-10:126](#) Proclamation to Bill Pressly, Paul Carter and Jack Turner for the Downtown Jonesboro BBQ Contest

**Sponsors:** Mayor's Office

[COM-10:128](#) Proclamation by the Mayor for the committee members of the Jonesboro BBQ held November 6, 2010.

**Sponsors:** Mayor's Office

[COM-10:129](#) Proclamation by the Mayor to the Nettleton High School Volleyball State Champions

**Sponsors:** Mayor's Office

[COM-10:130](#) Proclamation by the Mayor to the Valley View Volleyball Team State Champions

**Sponsors:** Mayor's Office

[COM-10:133](#) Proclamation for EAST project - "Greetings from Home" to support our troops

**Sponsors:** Mayor's Office

#### 5. CONSENT AGENDA

*All items listed below will be voted on in one motion unless a council member requests a separate action on one or more items.*

[MIN-10:108](#) Minutes for the City Council meeting on November 16, 2010.

**Attachments:** [Minutes](#)

**RES-10:152** A RESOLUTION APPROVING THE YEAR 15 2011 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET AND AUTHORIZING THE SUBMISSION OF THE FY 2011 ACTION PLAN AND FOR OTHER PURPOSES

**Sponsors:** Community Development

**Attachments:** [2011 Action Plan](#)  
[2011 Action Plan - PDF version](#)

**Legislative History**

11/23/10 Finance & Administration Recommended to Council  
Council Committee

## **6. NEW BUSINESS**

### *ORDINANCES ON FIRST READING*

**ORD-10:091** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, OF THE ZONING ORDINANCE, PROVIDING FOR A PLANNED DEVELOPMENT LOCATED AT 2005 HARRISBURG ROAD AS REQUESTED BY HARPS

**Attachments:** [Rendering](#)  
[Preliminary Grading Plan](#)  
[MAPC Report](#)  
[MAPC Minutes](#)

## **7. UNFINISHED BUSINESS**

### *ORDINANCES ON THIRD READING*

**ORD-10:086** AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 AND R-3 TO C-3 LUO FOR PROPERTY LOCATED AT 1504 STADIUM BLVD AS REQUESTED BY EVERS BROWN

**Attachments:** [Plat](#)  
[MAPC Report](#)

**Legislative History**

11/16/10 City Council Waive Second Reading

## **8. MAYOR'S REPORTS**

## **9. CITY COUNCIL REPORTS**

## **10. PUBLIC COMMENTS**

*Public Comments are limited to 5 minutes per person for a total of 15 minutes.*

## **11. ADJOURNMENT**





# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-10:126    **Version:** 1    **Name:**  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 11/12/2010    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Proclamation to Bill Pressly, Paul Carter and Jack Turner for the Downtown Jonesboro BBQ Contest  
**Sponsors:** Mayor's Office  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title

Proclamation to Bill Pressly, Paul Carter and Jack Turner for the Downtown Jonesboro BBQ Contest



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-10:128    **Version:** 1    **Name:**  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 11/22/2010    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Proclamation by the Mayor for the committee members of the Jonesboro BBQ held November 6, 2010.  
**Sponsors:** Mayor's Office  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title

Proclamation by the Mayor for the committee members of the Jonesboro BBQ held November 6, 2010.



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-10:129    **Version:** 1    **Name:**  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 11/22/2010    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Proclamation by the Mayor to the Nettleton High School Volleyball State Champions  
**Sponsors:** Mayor's Office  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title

Proclamation by the Mayor to the Nettleton High School Volleyball State Champions



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-10:130    **Version:** 1    **Name:**  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 11/22/2010    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Proclamation by the Mayor to the Valley View Volleyball Team State Champions  
**Sponsors:** Mayor's Office  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title

Proclamation by the Mayor to the Valley View Volleyball Team State Champions



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** COM-10:133    **Version:** 1    **Name:**  
**Type:** Other Communications    **Status:** To Be Introduced  
**File created:** 11/30/2010    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Proclamation for EAST project - "Greetings from Home" to support our troops  
**Sponsors:** Mayor's Office  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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Title

Proclamation for EAST project - "Greetings from Home" to support our troops



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** MIN-10:108    **Version:** 1    **Name:**  
**Type:** Minutes    **Status:** To Be Introduced  
**File created:** 11/17/2010    **In control:** City Council  
**On agenda:**    **Final action:**  
**Title:** Minutes for the City Council meeting on November 16, 2010.  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes](#)

Date	Ver.	Action By	Action	Result
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title

Minutes for the City Council meeting on November 16, 2010.



Meeting Minutes  
City Council

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Tuesday, November 16, 2010

6:30 PM

Huntington Building

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**PUBLIC SAFETY COMMITTEE MEETING AT 4 P.M.**

**1. CALL TO ORDER BY MAYOR PERRIN AT 6:30 P.M.**

**2. PLEDGE OF ALLEGIANCE AND INVOCATION**

**3. ROLL CALL BY CITY CLERK DONNA JACKSON**

**Present** 11 - Darrel Dover; Ann Williams; Charles Frierson; Jim Hargis; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Mikel Fears

**Absent** 1 - Rennell Woods

**4. SPECIAL PRESENTATIONS**

**COM-10:126** Proclamation to Bill Pressly, Paul Carter and Jack Turner for the Downtown Jonesboro BBQ Contest

**Sponsors:** Mayor's Office

*Mayor Perrin stated the proclamation will be held until the next City Council meeting. He added the barbecue festivities were well attended and things went well. He expressed his appreciation to Councilman Tim McCall, Mr. Jack Turner and all of the others who worked to put the event together.*

**5. CONSENT AGENDA**

*Approval of the Consent Agenda*

**A motion was made by Councilman Chris Moore, seconded by Councilwoman Ann Williams, to Approve the Consent Agenda with the exception of RES-10:142. A motion was made that these files be approved by consent voice vote**

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Jim Hargis; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Mikel Fears

**Absent:** 1 - Rennell Woods

**MIN-10:105** Minutes for the City Council meeting on November 4, 2010.



This item was **PASSED** on the consent agenda.

**RES-10:127** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS AUTHORIZING THE MAYOR AND THE CITY CLERK TO ACCEPT THE PROPERTY DONATED BY CHARLES RILEY & LISA MARKS, DOING BUSINESS AS RILEY & MARKS PROPERTIES, ALSO KNOWN AS R & M PROPERTIES

**Sponsors:** Engineering

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-108-2010

**RES-10:141** A RESOLUTION TO THE CITY OF JONESBORO, ARKANSAS TO APPROVE CHANGE ORDER #1 WITH BAILEY CONTRACTORS, INC. FOR THE CONSTRUCTION OF THE CITY OF JONESBORO - VEHICLE MAINTENANCE FACILITY - JOB NO. 2010:23

**Sponsors:** Engineering

This item was **PASSED** on the consent agenda.

Enactment No: R-EN-109-2010

## **6. NEW BUSINESS**

**RES-10:142** RESOLUTION TO ADOPT A REVISED SUBSTANCE ABUSE TESTING PROGRAM POLICY FOR JETS

**Sponsors:** JETS and Human Resources

*Councilman Moore asked that the item be held temporarily until it can be reviewed by the Public Services Committee.*

**A motion was made by Councilman Chris Moore, seconded by Councilman Gene Vance, that this matter be Postponed Temporarily . The motion PASSED by a unanimous vote**

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Jim Hargis; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Mikel Fears

**Absent:** 1 - Rennell Woods

## **ORDINANCES ON FIRST READING**

**ORD-10:086** AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 AND R-3 TO C-3 LUO FOR PROPERTY LOCATED AT 1504 STADIUM BLVD AS REQUESTED BY EVERS BROWN

*Councilman Street offered the ordinance for first reading by title only.*

*Councilman Moore questioned whether there had been any opposition to this rezoning. City Planner Otis Spriggs indicated there was no opposition.*

**A motion was made by Councilman Chris Moore, seconded by Councilman John Street, to Waive Second Reading . The motion PASSED by a unanimous**

**vote**

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Jim Hargis; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Mikel Fears

**Absent:** 1 - Rennell Woods

**7. UNFINISHED BUSINESS****ORDINANCES ON SECOND READING****ORD-10:082**

AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-1 TO C-3 FOR PROPERTY LOCATED AT THE SOUTHEAST INTERSECTION OF INDUSTRIAL AND PARKER ROAD AS REQUESTED BY MATT VALENTINE

*Councilman Moore motioned, seconded by Councilman Street, to suspend the rules and waive second and third readings. All voted aye.*

**A motion was made by Councilman Chris Moore, seconded by Councilman Darrel Dover, that this matter be Passed . The motion PASSED by a unanimous vote**

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Jim Hargis; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Mikel Fears

**Absent:** 1 - Rennell Woods

Enactment No: O-EN-058-2010

**ORDINANCES ON THIRD READING****ORD-10:083**

AN ORDINANCE TO AMEND TITLE 14 KNOWN AS THE ZONING ORDINANCE PROVIDING FOR THE CHANGE IN ZONING BOUNDARIES LOCATED AT 2206, 2212, 2200 STADIUM BOULEVARD; 3004, 3008 AND 3010 PARKWOOD ROAD, 3009 AND 3011 SUN AVENUE AS REQUESTED BY MIKE EBBERT/GLEN TALLEY

*Mr. Kent Arnold, representing the land owners, discussed the rezoning. He noted the original ordinance has been amended to refer to only the lots related to the Panera Bread development. He noted he spoke with a nearby land owner, Mr. Bill Alexander, who had expressed some concerns that the amendment would go across to his property. Mr. Arnold explained Mr. Alexander lives on Sun Avenue, but the corner of Sun Avenue and Stadium Boulevard will not be affected. He then asked for approval for the café/bakery with a drive-thru window.*

*Councilman Moore asked Mr. Arnold to address the emails that had been presented to the Council members. Mr. Arnold stated the person who wrote the emails is a competitor and this person is also trying to get Panera Bread on their property. He noted he has been speaking with the president of Panera Bread and he is not sure the competitor will be prepared to develop their site in order for the company to build on. He explained the other site was located on the current fairground property.*

*Councilman Gibson read a second email from Rick Postle, owner of the company that owns the Panera Bread chain, discussing the drive-thru window. He stated based on what the email says, it sounded to him like Panera's drive-thru is going to be like a fast food drive-thru window. Mr. Arnold explained a large portion of the*

*business at the drive-thru window is pick-up and the menu board will not display the full menu. He further explained Panera is a café/bakery that uses a window as an ancillary service.*

*Councilman Dover questioned if the Council passes the ordinance and then Panera decides to go elsewhere, if they have opened the door for a fast food restaurant, such as McDonald's, to be developed on the property. Mr. Arnold noted he is not asking for a general restaurant with a drive-thru; rather, he is asking for a café/bakery with a drive-thru. Councilman Moore pointed out the City does not have a definition for a café/bakery in the zoning ordinance. Mr. Arnold stated he is asking for the café/bakery to be added to the C-3 LUO.*

*Mr. Arnold explained he has been transparent in asking for the rezoning for Panera Bread and due to that transparency the competitors have been veracious in trying to get Panera on their property instead of his. He further explained it had been indicated to him by someone on the Fair Board that they are not able to sell a piece of the fairgrounds, which would inhibit them from selling a portion of the land to build a Panera Bread. He further discussed the Panera Bread development.*

*Discussion was then held regarding the emails from Rick Postle. Councilman Fears reiterated the concerns of Councilman Moore that there is no definition for a café/bakery, so the property could be open for businesses like McDonald's to run a drive-thru window.*

*Mr. Spriggs noted Section 2 of the ordinance does specify the property is being amended to allow for a café/bakery. Councilman Moore then questioned what the zoning ordinance specifies is a café/bakery. Mr. Spriggs answered there is no definition for a café/bakery in the zoning ordinance, but the proposed ordinance will allow for a café/bakery for this particular piece of property. He further explained staff is suggesting going back and revisiting the fast food definition versus the general definition to make sure this problem does not occur again.*

*Further discussion was held concerning Mr. Postle's email detailing the drive-thru window. Mr. Arnold questioned where the emails came from. Councilman Gibson stated he handed them out at the meeting tonight and they were delivered to him. Mr. Arnold noted the emails do not state the competitor's name. Councilman Moore expressed concern that the emails indicate Panera's #1 option is not Mr. Arnold's property. Mr. Arnold stated that just because Panera may have a different first option, that doesn't mean it is attainable. He added he spoke with Mr. Postle over the weekend and asked Mr. Postle if he should continue with the rezoning and Mr. Postle answered yes. He further explained Mr. Postle told him his first choice is the fairground property, but a letter of intent was signed with him and there would be no letter of intent with Panera until after tonight's Council meeting. Mr. Arnold expressed concern about the negative press that has come out during this rezoning and the politicking against him that has taken place. He added the extra time it has taken to get the property rezoned to allow for Panera is opening the door for his competitors to take the business.*

*Councilman Fears questioned whether there is a way to specify the property to be rezoned for Panera, but if another business were to open there that it would go back to the original zoning. City Attorney Phillip Crego stated he doesn't think the Council can legislate for a particular business.*

*Additional discussion was held concerning the rezoning. Mr. Spriggs noted the proposed ordinance did not strike the fast food restriction and this ordinance will not affect the actual zoning ordinance.*

City Attorney Crego noted the proposed ordinance is the same as what was read at the last meeting and has not yet been amended to allow for a café/bakery.

Councilman Moore reiterated his concerns about allowing for a café/bakery when that is not defined in the zoning ordinance. Mr. Spriggs stated the Council can specify what uses to allow due to the limited uses. He also noted the site plans for whatever business will be on the property still have to be approved by the MAPC. He added the Council can add a definition for the café/bakery in Section 2 of the ordinance. Councilman Frierson stated the basic issue is the business at the drive-thru window.

Councilman Dover motioned, seconded by Councilman Fears, to hold a five-minute recess in order for Mr. Spriggs to write a definition for a café/bakery. All voted aye.

Councilman Street motioned, seconded by Councilman Dover, to reconvene the meeting. All voted aye.

Councilman Dover motioned, seconded by Councilman Moore, to amend the proposed ordinance to include the new Section 2 verbiage as provided by Mr. Spriggs and City Attorney Crego. Councilman Johnson asked for clarification as to whether he should abstain from voting and discussion due to holding the position of the assistant fair manager, but he has not been contacted by the Mr. Josh Brown that is referenced in Mr. Postle's emails. City Attorney Crego recommended Councilman Johnson abstain if his position on the fair board could profit due to a negative vote on the proposed ordinance. All voted aye, with the exception of Councilman Vance and Councilman Johnson who abstained from discussion and voting.

City Attorney Crego read the ordinance for the third time.

After the passage of the ordinance, Councilman Street motioned, seconded by Councilman Moore, to adopt the emergency clause. All voted aye.

**A motion was made by Councilman Darrel Dover, seconded by Councilman John Street, that this matter be Passed . There were six aye votes and three nays. Because a majority vote was needed, Mayor Perrin voted aye in order to pass the measure.**

**Aye:** 6 - Darrel Dover; Ann Williams; Jim Hargis; John Street; Tim McCall and Mikel Fears

**Nay:** 3 - Charles Frierson; Chris Moore and Chris Gibson

**Absent:** 1 - Rennell Woods

**Abstain:** 2 - Mitch Johnson and Gene Vance

Enactment No: O-EN-059-2010

## **8. MAYOR'S REPORTS**

Mayor Perrin reported on the following items:

He welcomed to the meeting Mrs. Bonnie Thrasher's news reporting class.

The budgets are being prepared and they hope to distribute them to the Council this Friday.

They are still discussing the non-uniform pension plan and as soon as the details are put together he'll share them with the Council.

**9. CITY COUNCIL REPORTS**

*Councilman Street congratulated Mayor Perrin on the birth of his new grandson. Mayor Perrin thanked Councilman Street and added everyone is doing fine.*

*Councilman Moore congratulated Councilman McCall for the barbecue fest. He also asked if Mayor Perrin could somehow speed up the repair going on at the intersection of Cherry and Madison. He added the street is pretty narrow.*

**10. PUBLIC COMMENTS****11. ADJOURNMENT**

**A motion was made by Councilman Mitch Johnson, seconded by Councilman Chris Gibson, that this meeting be Adjourned. The motion CARRIED by a Voice Vote.**

**Aye:** 11 - Darrel Dover; Ann Williams; Charles Frierson; Jim Hargis; Chris Moore; John Street; Mitch Johnson; Tim McCall; Gene Vance; Chris Gibson and Mikel Fears

**Absent:** 1 - Rennell Woods



## Legislation Details (With Text)

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**File #:** RES-10:152    **Version:** 1    **Name:**

**Type:** Resolution    **Status:** Recommended to Council

**File created:** 11/15/2010    **In control:** Finance & Administration Council Committee

**On agenda:**    **Final action:**

**Title:** A RESOLUTION APPROVING THE YEAR 15 2011 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET AND AUTHORIZING THE SUBMISSION OF THE FY 2011 ACTION PLAN AND FOR OTHER PURPOSES

**Sponsors:** Community Development

**Indexes:**

**Code sections:**

**Attachments:** [2011 Action Plan](#)  
[2011 Action Plan - PDF version](#)

Date	Ver.	Action By	Action	Result
11/23/2010	1	Finance & Administration Council Committee		

title  
A RESOLUTION APPROVING THE YEAR 15 2011 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET AND AUTHORIZING THE SUBMISSION OF THE FY 2011 ACTION PLAN AND FOR OTHER PURPOSES

body  
WHEREAS, it is the intention of the City of Jonesboro to allocate Community Development Block Grant (CDBG) funds in such a manner that the maximum feasible priority is given to activities which will benefit low to moderate income families and eliminate slum and blight.

WHEREAS, the use of these monies are strictly mandated including the mandate that an annual action plan be submitted to the U.S. Department of Housing & Urban Development in accordance with Title 1 of the Cranston-Gonzalez National Affordable Housing Act of 1990, and

WHEREAS, there is a projected total of \$602,512.00 for Year 15 funds allocated to the Community Development Block Grant (CDBG) Program for budgetary purposes;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, ARKANSAS THAT:

SECTION 1: The Year Fifteen Community Development Block Grant (CDBG) program totaling five hundred, fifty-six thousand, five hundred and eight dollars (\$602,512.00) for budgeting purposes is adopted by reference to the attached project/activity budget table;

SECTION 2: The in-house certifications as included in this document are reaffirmed;

SECTION 3: The director of Department of Community Development is authorized to prepare, and submit the 2011 Action Plan to HUD for review and approval, to administer and carry out the activities and projects in said plan as identified in the 5 - Year Consolidated Plan to the U. S. Department of Housing and Urban Development (HUD). Once the approval from HUD has been obtained, the Mayor is authorized to execute contractual agreements with his signature being attested by the City Clerk, for the execution of the Fiscal Year 2011 Community Development Block Grant Action Plan as per attached project/activity table.

SECTION 4: All approved agencies of CDBG funds will use the city's procurement procedures for any services or contracts.

SECTION 5: In the case of a canceled CDBG project funding will transfer to the ongoing HUD CDBG Housing Rehabilitation Program.

SECTION 6: Any funds in excess of the estimated allocations at the completion CDBG projects will transfer to unprogrammed funds for reallocation through HUD approval and/or amendment.

SECTION 7: Any activity that is proposed to be altered in terms of its purpose, scope, or beneficiaries to such an extent that it can no longer reasonably be construed as the activity reviewed by the public and approved by the City Council will be canceled.

City of Jonesboro  
Department of  
Community Development

P. O. Box 1845  
519 West Washington  
Jonesboro, AR 72403-1845

Phone: 870-933-4635 Fax: 870-933-4626  
gvickers@jonesboro.org



# City of Jonesboro 2011 Action Plan

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## Department of Community Development Community Development Block Grant

City of Jonesboro  
Harold Perrin, Mayor

Preparation and Contact Information:

**Department of Community Development**

Gayle Vickers, CD Director

P.O. Box 1845, Jonesboro, AR., 72403-1845

Physical Address: 519 W. Washington, Jonesboro, AR.

**JONESBORO, ARKANSAS**  
**Community Development Block Grant Program**

**2011 Program Year**  
**B-11-MC-05-0012**



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# STANDARD FORM 424

DRAFT

**City of Jonesboro Community Development Block Grant  
2011 Action Plan**

OMB Approval No. 0348-0043

**APPLICATION FOR  
FEDERAL ASSISTANCE**

<b>1. TYPE OF SUBMISSION:</b> Application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction		<b>2. DATE SUBMITTED</b> December 8, 2010	Applicant Identifier <b>DUNS #073540288</b>
		<b>3. DATE RECEIVED BY STATE</b>	State Application Identifier
		<b>4. DATE RECEIVED BY FEDERAL AGENCY</b>	Federal Identifier
<b>5. APPLICANT INFORMATION</b>			
Legal Name: City of Jonesboro		Organizational Unit: City Government-Municipality	
Address (give city, county, State, and zip code): P.O. Box 1845, 515 West Washington Jonesboro, AR 72403		Name and telephone number of person to be contacted on matters involving this application (give area code) Gayle Vickers 870-933-4635	
<b>6. EMPLOYER IDENTIFICATION NUMBER (EIN):</b> 71-6013749		<b>7. TYPE OF APPLICANT: (enter appropriate letter in box)</b> <input checked="" type="checkbox"/> C A. State B. County C. Municipal D. Township E. Interstate F. Intermunicipal G. Special District H. Independent School Dist. I. State Controlled Institution of Higher Learning J. Private University K. Indian Tribe L. Individual M. Profit Organization N. Other (Specify) _____	
<b>8. TYPE OF APPLICATION:</b> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) <input type="checkbox"/> <input type="checkbox"/> A. Increase Award    B. Decrease Award    C. Increase Duration D. Decrease Duration    Other(specify): _____		<b>9. NAME OF FEDERAL AGENCY:</b>	
<b>10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:</b> 14-218 TITLE:		<b>11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:</b>	
<b>12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.):</b> Very Low/Low/Moderate Income Areas of Jonesboro			
<b>13. PROPOSED PROJECT</b>		<b>14. CONGRESSIONAL DISTRICTS OF:</b>	
Start Date 1/1/11	Ending Date 12/31/11	a. Applicant 1	b. Project 1
<b>15. ESTIMATED FUNDING:</b>		<b>16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?</b>	
a. Federal	\$ 602,512 <sup>00</sup>	a. YES. THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON: DATE _____	
b. Applicant	\$ <sup>00</sup>	b. No. <input type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
c. State	\$ <sup>00</sup>	<b>17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?</b> <input type="checkbox"/> Yes If "Yes," attach an explanation. <input checked="" type="checkbox"/> No	
d. Local	\$ <sup>00</sup>		
e. Other	\$ <sup>00</sup>		
f. Program Income	\$ <sup>00</sup>		
g. TOTAL	\$ 602,512 <sup>00</sup>		
<b>18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.</b>			
a. Type Name of Authorized Representative Harold Perrin		b. Title Mayor	c. Telephone Number (870) 932-1052
d. Signature of Authorized Representative		e. Date Signed	

Previous Edition Usable  
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Standard Form 424 (Rev. 7-97)  
Prescribed by OMB Circular A-102

**2011 Action Plan  
Statement of Community Development Objectives  
and Projected Use of Funds for 2011**

**EXECUTIVE SUMMARY**

The CDBG Program was established by the Housing and Community Development Act of 1974. The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment and economic opportunities, principally for lower income persons (defined as 80 percent or less of the City of Jonesboro area median household income).

The statutes for formula grant programs set forth three basic goals against which the Consolidated Plan, and the jurisdiction's performance under the plan will be evaluated the U. S. Department of Housing and Urban Development (HUD). Those goals are:

- Create a Suitable Living Environment
- Provide Decent Housing
- Create Economic Opportunities

Through the CDBG Program, the U.S. Department of Housing and Urban Development (HUD) provides funds to local governments for a wide range of community development activities for low-income persons. In order for an activity to be eligible for CDBG funding, it must be shown to address one of the following national objectives:

- Benefit people with low incomes (up to 80 percent of median)
- Aid in the prevention or elimination of slums and blight; or
- Meet an urgent need (such as earthquake, flood or hurricane relief)

The City of Jonesboro, Arkansas is beginning its Fifteenth year with Community Development Block Grant Program. The Annual Action Plan for Program Year 2011 represents the fifth year of the City of Jonesboro's Five Year Consolidated Plan submitted for fiscal years 2007 - 2011. It is prepared in direct correlation with the specific goals and objectives stated therein. The Action Plan is in compliance with the U.S. Department of Housing and Urban Development guidelines for submission for Federal entitlement funds.

The City began its First program year on July 1, 1997, the Second year on July 1, 1998, and the Third year on July 1, 1999. In August 1999 the City received approval from HUD to change our fiscal year to January 1 of each year. Therefore, our third year program was for six months and our fourth year program began on January 1, 2000 and ended on December 31, 2000. Our fifth year and all subsequent program years begin as of January 1, of each year.

The actual level of funding Jonesboro receives from HUD is determined annually and is based upon a formula that all entitlement communities are subject to in relation to HUD's overall annual budget.

The City does not receive HOME, HOPWA, or ESG funds at this time. The anticipated HUD

## ***City of Jonesboro Community Development Block Grant 2011 Action Plan***

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Community Development Block Grant allocation for the fiscal year 2011 is \$602,512.00. The annual Action Plan has been prepared according to the existing regulations governing the

Community Development Block Grant Program and the Consolidated Plan format. The activities and programs described herein are aligned with the Strategic Plan, as outlined in the 2007-2011 Five Year Consolidated Plan.

The 2011 Community Development Program highlights the number one goal in the 5 Year Consolidated Plan – Improve Livability and Availability of Affordable Housing to our low income residents with the highest priority being housing rehabilitation. Sixteen individual projects are listed with 24% of the entitlement funding allocated to housing projects directly serving low income individuals; 39% allocated to the improvement of low income neighborhoods; 11% providing the social service programs that address a multitude of needs including education, life skills, employment, and homelessness. Project priorities are given to the designated low-income CDBG areas, and to those projects that serve the highest number of low income participants, and impact. The Jonesboro's 2011 Action Plan continues to reflect the true intention of the HUD Community Development Block Grant: *seeking to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expand economic opportunities for low and moderate income persons.*

As stated in the Five Year Consolidated Plan all of the City's Housing and Community Development projects serve in the Census tract areas that represent the highest density of low income populations, and/or serve as a direct benefit to low income individuals. Maintaining the current housing stock in these areas, especially for Special Needs (elderly and disabled) populations, is a high priority. Neighborhood revitalization is also a predominant consideration. The City of Jonesboro's priority objectives are to improve the housing and neighborhood livability, and the quality of life for low income, disadvantaged, and often underserved citizens.

City of Jonesboro Priority Objectives:

- Housing - Rehabilitation/Homeownership
- Neighborhood Revitalization/Beautification
- Economic Opportunity/Development/Job creation
- Public Services – Quality of Life/Life Skills/Special Needs

The City of Jonesboro is committed to the proper implementation of a balanced Community Development Program that maximizes benefits to low and moderate income persons both directly and through the improvement of their immediate neighborhoods. Through the provision of decent housing, a suitable living environment, educational and supportive services, and the expansion of economic opportunities we intend to change the face of our low income neighborhoods and provide our citizens with the needed resources to assist them in breaking both generational and circumstantial poverty. This year's primary focus remains on housing, neighborhood revitalization, and a broad range of public and social services addressing the core needs of our low income residents.

While the needs of the City of Jonesboro continue to far exceed the financial resources available through the Community Development Block Grant Program and the City's financial means, this funding makes it possible for Jonesboro to provide meaningful housing improvements, public improvements, and community restoration and development activities. It is through these activities that we address the quality of life issues that are essential in achieving a truly beneficial level of neighborhood specific community improvements. The following pages define the distribution of funds and outline the proposed projects and activities to be undertaken with the federal fund allocation.

**STATEMENT OF COMMUNITY DEVELOPMENT GOALS  
2011 ACTION PLAN**

The City of Jonesboro continues to place major emphasis on HUD's priority goals of Housing, Neighborhood Revitalization, and the improvement of the quality of life through the provision of needed social services and education. This year's projects and activities address these goals directly as it increases accessibility of affordable housing and the viability for potential homeownership through the provision of homeownership counseling as well as direct homeownership financial assistance. The City will address the sustainability of our existing affordable housing through its preservation, improvement, and foreclosure counseling projects. The plan prioritizes Neighborhood Revitalization through the improvement of neighborhood safety and aesthetics, and the elimination of slum and blight. Quality of life issues are addressed through various forms education including life skills, financial, employment training, translation services, and other educational and supportive services for the elderly, disabled, youth and other low income citizens.

The City of Jonesboro's Department of Community Development is in the process of instituting a community initiative which includes the aforementioned partners as well as residents, churches, and the business community in one specific neighborhood. The initial launch included over two hundred participants including the Winthrop Rockefeller Foundation, and national speaker Gus Newport. It is the intention of the City to build a model of community involvement that directly addresses the poverty issues we face, provides community leadership, and enables this low income neighborhood to see marked change in the fiscal year 2011. This initiative is in the process of creating four neighborhood networks in our extremely low income area to individually address their specific needs.

The City will also be participating in several other new collaborations like ASU Cares which was recently placed to provide social workers (students) within the neighborhood in order to better serve, inform, and teach. There are many community stake holders willing to further our efforts to address the needs of their individual neighborhoods. Through the 2011 CDBG program funds the City will be serving not only specific low income neighborhoods, but directly serving our low income and the special needs populations including youth, elderly, and the disabled and otherwise disadvantaged.

Our primary goal is to promote, sustain and preserve an excellent quality of life in the City of Jonesboro. Through the Community Development Objectives cited below we are continuing to conduct our activities in a manner designed to benefit our most vulnerable populations.

**The following are the Goals** to be addressed with the 2011 Program Year funding as they are stated in the Five Year Consolidated Plan:

**AFFORDABLE HOUSING & PUBLIC HOUSING**

1. Goal: Improve livability and availability of affordable housing and assist in the improvement of housing opportunities.

**BARRIERS TO AFFORDABLE HOUSING**

2. Goal: Address barriers to affordable and fair housing.

**LEAD-PAINT HAZARDS - GOALS, OBJECTIVES, AND STRATEGIES**

3. Goal: Increase lead safe housing stock.

**SUITABLE LIVING ENVIRONMENT - NON HOUSING COMMUNITY DEVELOPMENT**

**City of Jonesboro Community Development Block Grant  
2011 Action Plan**

4. Goal: Improve Livability, create better functioning, and more attractive neighborhoods

**SPECIAL NEEDS - HOMELESSNESS**

5. Goals: Increase housing and service opportunities extended to homeless persons.

**ANTI-POVERTY STRATEGY**

6. Goal: To assist in the reduction of households with incomes below the poverty line.

**NON-HOMELESS SPECIAL NEEDS**

7. Goal: Explore the possibility of expanding services and/or access to services for our special needs population.

**PERSONS WITH HIV/AIDS**

According to NARAN (Northeast Arkansas Regional Aids Network), there remain approximately 50 residents in Craighead County recorded with AIDS. In addition, there have been an additional 100 plus recorded cases of people with HIV in the County. The City will continue to support NARAN and their efforts to address this need.

**PROJECTED USE OF FUNDS**

The City of Jonesboro's 2011 allocation is anticipated to be \$602,512.00 for the Fifteenth Year Community Development Program. The plan was developed using an all inclusive citizen participation process in compliance with the regulations set forth in 24 CFR Part 91. The City has evaluated all projects, conducted public hearings, held citizen advisory committee meetings, invited public comments and suggestions, and obtained the Mayor and City Council approval for the expenditures of the following projects:

<b>Housing</b>		
1	Homeowner Rehabilitation	99,512
2	Homeownership Assistance	15,000
3	Rehabilitation Administration	30,000
<b>Neighborhood Revitalization</b>		
4	Code Enforcement	30,000
5	Property Disposition/Maintenance	2,500
6	Sewer Project	130,000
7	Public Facility – Park Playground Equipment	75,000
<b>Quality of Life/Life Skills/Special Needs - Public Services</b>		
8	Public Service - Summer/After School Mentoring (CY)	20,000
9	Public Service – Bridges Between Two Cultures (HCSI)	10,000
10	Public Service - Housing Counseling (JURHA)	5,000
11	Public Service – Subsistence (JURHA)	5,000
12	Public Service – Subsistence (MSHS)	5,000
13	Public Service - Employment (Job Skills Training) (MSHS)	5,000
14	Public Service – City Stars Baseball	10,000
15	Public Service - Jonesboro Better Neighborhood Initiative	7,000
<b>Other</b>		
16	Administration	120,500
	Unprogrammed Funds	33,000
<b>Total</b>		<b>602,512</b>

The above listed activities are the proposed and approved projects for the 2011 Program Year. The Citizen's Advisory Council, the Mayor and the City Council approved the 2011 Action Plan, the specific projects and their amounts by Resolution thereby approving the allocated funds of \$602,512.00 and the implementation of said projects.

**City of Jonesboro Community Development Block Grant  
2011 Action Plan**

These projects were selected after careful consideration of the City of Jonesboro's needs in relation to HUD's national objectives. As reflected in the table below Jonesboro has a higher percentage of poverty, and lower percentage of homeownership than our county, state, and nation. Therefore, the City has chosen to select the programs that will most directly address the immediate areas of need.

According to the US Census Bureau

	<b>Jonesboro</b>	Craighead Cnty	Arkansas State	United States
Persons below <b>POVERTY</b> percent, 1999	<b>17.4%</b>	15.4%	15.8%	12.4%
<b>HOMEOWNERSHIP</b> rate, 2000	<b>57.7%</b>	63.9%	69.4%	66.2%

<http://quickfacts.census.gov/qfd/states/05/05031.html>

The projects are designed with maximum feasible benefit for the low and moderate-income citizens. The City will continue to strive to meet the HUD national objectives as we increase the number of opportunities for our citizens to move from homelessness and/or poverty to housing, self sufficiency, and the possibility of homeownership.

### **Effectiveness**

The 2011 Action Plan coincides with the national objectives and the 2007-2011 Consolidated Plan. The City of Jonesboro included in its consideration not only the information obtained during public hearings but through various agency and public collaborations, studies, focus groups, and surveys performed throughout the City.

Our Citizen Advisory Committee meetings included project updates, problem resolution, current need, long term goals, and the actual development of this Action Plan. The CAC met at length to determine which public service projects best fulfilled our immediate objectives as stated in the Consolidated Plan and set the amounts based on said objectives. With the full approval of the CAC they then recommended that complete plan be presented to the Mayor and City Council for their approval.

Notices of all public hearings and the availability of the 2011 CDBG proposed projects for a 30 day public review were published in the Jonesboro Sun newspaper. Copies of the complete 2011 Action Plan are available for public review and inspection during normal business hours Monday through Friday in the offices of the Department of Community Development located next to City Hall at 519 West Washington, Jonesboro, Arkansas.

## **ELEMENTS OF THE CONSOLIDATED PLAN**

### **Managing the Process**

The City of Jonesboro's Department of Community Development is responsible for the development and implementation of the Consolidated Plan. Various City Departments and local agencies assist in the collection of the needs data for preparation of the Consolidated Plan and Annual Action Plans, allowing for meaningful comparisons to be made in evaluating conditions within our City. This process allows for significant cost savings in the collection of the housing market and homeless needs data for preparation of the Consolidated Plan. The City of Jonesboro intends to utilize the existing City institutional structure. This structure will be enhanced with the ongoing use of public and private entities currently providing services to the public.



### **Citizen Participation Process**

The City of Jonesboro follows its Citizen Participation Plan in development of the Consolidated Plan and Annual Action Plans. It is the goal of the City to encourage and facilitate participation of residents in the formulation of priorities, strategies and funding allocations for the Community Development Block Grant Program. The process emphasizes the involvement of extremely low, very low, and low income persons (especially those living in low income neighborhoods and diverse populations) including people who do not speak English and persons with disabilities.

The preparation of the 2011 Action Plan builds upon the public participation and input provided in developing the City's 2007 - 2011 Consolidated Plan Priority Needs Summaries as approved by the City Council which sets forth a five year plan citing Housing and Community Development Needs. The Action Plan follows the Consolidated Plan in its focus on those goals that will benefit lower income households and identifies which goals are anticipated to be carried out using federal CDBG funds allocated to the City.

Public input was obtained from two public hearing, and participation in public and service provider meetings. In an effort to broaden the public participation process for development of the Consolidated Plan and Action Plans, the City encourages broad involvement in the process and holds the meetings in locations in the neighborhoods we serve in order to facilitate participation. Efforts are also made to reach persons with disabilities by utilizing agencies that serve persons with disabilities.

### **Institutional Structure**

The institutional structure for implementation of the Consolidated Plan includes non-profit organizations, other public agencies and educational institutions. The City of Jonesboro Department of Community Development is responsible for implementation of the Consolidated and Annual Action Plans.

The City provides funding and coordinates with nonprofit organizations that provide public services that benefit Jonesboro residents. The City also works with non-profit housing developers in the development of affordable housing in the City. Nonprofit organizations are therefore critical to achieving the Consolidated Plan goals.

The City is available to assist the Housing Authority in submitting applications for funding to increase Section 8 vouchers or provide additional funding for affordable housing or services in the City. The City coordinates its activities with other public agencies. The City regularly participates in JURHA, and non-profit meetings, focus groups, and faith-based activities.

The City assists non-profit agencies in securing other State and Federal funding by writing letters of support and assisting agencies in completing applications for funding. The City is also active in supporting the continued funding of the Section 8 Program and other programs that are crucial for affordable housing programs and public services.

The major strengths of the City's institutional structure is in the access to the various City Departments, and to a large number of very capable non-profit organizations who are highly competent in using available resources and leveraging funding, in order to achieve the desired housing and services.

## **Monitoring**

The City of Jonesboro intends to use the existing delivery/reporting system to achieve its production and service goals. While this includes managing in-house programs, many programs and services will be contracted out to sub-grantees. The City plans to conduct an on-site monitoring assessment of the program activities of each sub-recipient in order to insure strict compliance with program guidelines as stated in their contractual agreement. The monitoring process includes quarterly reports, a review of contract compliance, program, capacity, performance, and timeliness.

Financial monitoring occurs on a quarterly basis with a review of invoices and supporting documentation to insure that all costs correspond to project services as outlined in the recipient's contract budget. The quarterly report includes additional information including client data, project activities, progress in meeting goals/objectives and specific achievements.

At the end of the contract year, the department compiles all the client demographic data and prepares a comprehensive statistical report that becomes part of the CAPER.

The City of Jonesboro includes the following statement on every bid document in order to encourage minority business participation:

### **Minority Business Participation**

Minority Business Policy – It is the policy of the City of Jonesboro that minority business enterprises shall have the maximum opportunity to participate in the city purchasing process. Therefore the City of Jonesboro encourages all minority businesses to compete for, win and receive contracts for goods, services, and construction. The City also encourages all companies to subcontract portions of any City contract to minority business enterprises.

### **Lead Based Paint Strategy**

According to the Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), lead based paint hazard is defined as any condition that causes exposure to lead from lead contaminated dust, lead contaminated soil or lead contaminated paint that is deteriorated or present in chewable surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects. As required by Title X, the City of Jonesboro is carrying out CDBG funded activities in tandem with our Inspection Department.

Owners of properties to be rehabilitated are informed of the risks of lead based paint. As part of the rehabilitation process, the property is inspected for signs of defective paint. Defective paint in older homes that is suspected to be lead based is removed following the lead based paint standards. If there are children in the home, the parents are provided information regarding the benefits of having the children tested for lead based paint and also where they can go to get this done.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE, YEAR 15 2011 COMMUNITY DEVELOPMENT BLOCK GRANT BUDGET AND AUTHORIZING THE SUBMISSION OF THE FY 2011 ACTION PLAN AND FOR OTHER PURPOSES**

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**WHEREAS**, it is the intention of the City of Jonesboro to allocate Community Development Block Grant (CDBG) funds in such a manner that the maximum feasible priority is given to activities which will benefit low to moderate income families and eliminate slum and blight.

**WHEREAS**, the use of these monies are strictly mandated including the mandate that an annual action plan be submitted to the U.S. Department of Housing & Urban Development in accordance with Title 1 of the Cranston-Gonzalez National Affordable Housing Act of 1990, and

**WHEREAS**, there is a projected total of \$602,512.00 for Year 15 funds allocated to the Community Development Block Grant (CDBG) Program for budgetary purposes;

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JONESBORO, ARKANSAS THAT:**

**SECTION 1:** The Year Fifteen Community Development Block Grant (CDBG) program totaling five hundred, fifty-six thousand, five hundred and eight dollars (\$602,512.00) for budgeting purposes is adopted by reference to the attached project/activity budget table;

**SECTION 2:** The in-house certifications as included in this documents are reaffirmed;

**SECTION 3:** The director of Department of Community Development is authorized to prepare, and submit the 2011 Action Plan to HUD for review and approval, to administer and carry out the activities and projects in said plan as identified in the 5 – Year Consolidated Plan to the U. S. Department of Housing and Urban Development (HUD). Once the approval from HUD has been obtained, the Mayor is authorized to execute contractual agreements with his signature being attested by the City Clerk, for the execution of the Fiscal Year 2011 Community Development Block Grant Action Plan as per attached project/activity table.

**SECTION 4:** All approved agencies of CDBG funds will use the city's procurement procedures for any services or contracts.

**SECTION 5:** In the case of a canceled CDBG project funding will transfer to the ongoing HUD CDBG Housing Rehabilitation Program.

**SECTION 6:** Any funds in excess of the estimated allocations at the completion CDBG projects will transfer to unprogrammed funds for reallocation through HUD approval and/or amendment.

**SECTION 7:** Any activity that is proposed to be altered in terms of its purpose, scope, or beneficiaries to such an extent that it can no longer reasonably be construed as the activity reviewed by the public and approved by the City Council will be canceled.

**THIS RESOLUTION APPROVED THIS APPROVED:**

# CERTIFICATIONS

**THE FOLLOWING PAGES** ----- are certifications that have been signed by Mayor Harold Perrin, City of Jonesboro, Arkansas for the **CDBG BLOCK GRANT PROGRAM FOR THE YEAR -- 2011.**

DRAFT

## **CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the Housing and Community Development Plan regulations, the City of Jonesboro certifies that:

**Citizen Participation Plan**-- Following is the detailed citizen participation plan which:

1. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blighted areas in which funds are proposed to be used, and provides for participation of residents in low and moderate income neighborhoods as defined by the local jurisdiction;
2. Provides citizens with reasonable and timely access to local meetings, information, and records relating to the City of Jonesboro's proposed use of funds, as required by the regulations of the Secretary, and relating to the actual use of funds under the Act;
3. Provides for technical assistance to groups representatives of persons of low and moderate income that provides for technical assistance to groups representatives of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the City of Jonesboro;
4. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program, including at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped;
5. Provides for a timely written answer to written complaints and grievances, within 15 working days where practicable; and
6. Identifies how the needs of non-English speaking residents will be met in the cause of public hearings where a significant number of non-English speaking residents can be reasonably expected to participate;
7. The City of Jonesboro stands ready to provide any and all necessary assistance to persons with visual or hearing impairments to assure that these individuals are fully informed and included in the Consolidated Plan process. The City shall provide assistance up to and including interpreters and persons that sign for the hearing impaired, as well as any appropriate listening devices. The City stands ready to utilize alternative media as requested.

**Citizen Participation** — Prior to submission of its Housing and Community Development Plan to HUD, the City of Jonesboro has:

1. Met the citizen participation requirements of §91.10
2. Prepared its housing and community development plan and annual use of funds in accordance with §91.105 and made its Housing and Community Development Plan submission available to the public.

**Affirmatively Further Fair Housing** -The City of Jonesboro will continue to affirmatively further fair housing as set out under 24 CFR 91.220, and has prepared an analysis previously that

Identifies impediments to fair housing choice, take appropriate actions to overcome the effects of any impediments identified, and maintain records pertaining to carrying out this certification. The cost and condition of housing in our low income areas will to be addressed directly with the project listed herein. CDBG funds will be used to acquire land for single family unit homes in our most impoverished area. Low income individuals and families will be assisted in homeownership through education and matching grants for down payment and closing costs. For those who cannot afford to maintain their homes CDBG will be used to provide grants for rehabilitation. The City has undertaken several activities to address emergency shelters and the transitional housing needs of our homeless individuals and families.

The City continues to improve neighborhoods with the improvements of parks, sewer improvements and the elimination of substandard housing and unsightly lots through demolition and clearance. We are not expecting any other resources other than CDBG to address these needs as the City of Jonesboro has yet to be designated participating jurisdiction in order to receive HOME funds. The activities to be completed are either located in or will be directly serving our low and moderate income areas, and the areas of minority concentration. The attached maps show said areas.

In addition to the projects outlined the Jonesboro Urban Renewal and Housing Authority, Salvation Army, Consolidated Youth Systems, Mid South Health Systems, and Women's Crisis Center of Northeast Arkansas are assisting homeless and potentially homeless individuals and families with the programs that they administer. We are continuing to monitor the services that are provided by other entities in Jonesboro.

Regarding those persons that are not homeless as identified in accordance with 91.215 (d), the City is also monitoring those areas. These persons are the elderly, frail elderly, persons with disabilities, alcohol or other drug addictions, HIV/AIDS and their families along with public housing residents. Crowley's Ridge Development Council, Abilities Unlimited Inc., Consolidated Youth Services, Jonesboro Human Development Center, FOCUS, NARAN, Mid South Health Systems, East Arkansas Area Agency on Aging, as well as several others assist many handicapped persons and families along with the Housing Authority. The City is actively involved in assisting these organizations and does not intend to step in and duplicate these services. We will continue to monitor the organizations.

Our monitoring of the agencies reflects that the agencies are providing assistance within their guidelines and scope of work. There are no changes that are needed except that additional monies to expand their services. The City will endorse and support new applications for the agencies to apply for funding, as well as monitor the housing and general needs of the citizens of Jonesboro.

**Anti-Discrimination** — The grants will be conducted and administered in compliance with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3620), the Age Discrimination Act of 1975, Executive Orders 11063, 11625, 12138, 12432 and 12892, Section 504 of the (title II) and implementing regulations.

**Anti-displacement and Relocation Plan** — The City of Jonesboro will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, as required under §91.xxx and Federal implementing regulations; and that it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104 (d) of the Housing and

Community Development Act of 1974, as amended, and the relocation requirements of §91.xxx governing optional relocation assistance under section 105 (a) (11) of the Housing and Community Development Act of 1974, as amended;

**Drug Free Workplace** - The City will continue to provide a drug-free workplace by enacting certain requirements:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
  - a. The dangers of drug abuse in the workplace;
  - b. The City of Jonesboro's policy of maintaining a drug-free workplace;
  - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will-
  - a. Abide by the terms of the statement; and
  - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug status occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4 (b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant actively the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted
  - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such proposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.
8. The City of Jonesboro has inserted in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

Demolition of substandard housing units, various park improvements in the City and Administrative Responsibilities, all in the City of Jonesboro, will be carried out from 515 West Washington, Jonesboro, Craighead County, Arkansas 72401.

**Anti Lobbying** — To the best of the City of Jonesboro’s knowledge and belief:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal Grant, the making of any Federal Loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the City of Jonesboro will complete and submit Standard Form-LLL, “Disclosure Form to Report Lobbying, in accordance with its instructions; and
3. The City will require that the language of paragraph (n) of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, sub grants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly; The City of Jonesboro is in compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.

**Legal Authority** ---The City of Jonesboro possesses legal authority under State and Local Law to make grant submissions and to execute Community Development and Housing programs and the City Council has duly adopted or passed as an official act a resolution, motion or similar action authorizing the person identified as the official representative of the grantee to submit the Housing and Community Development Plan and amendments thereto and all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the grantee to act in connection with the submission of Housing and Community Development Plan and to provide such additional information as may be required;

**Applicable Laws** ---The City of Jonesboro will comply with the other provisions of the Acts covering programs covered by the Housing and community Development Plan and with other applicable laws.

In accordance with the certifications as set out under 24 CFR Part 91.225 of the Federal Register dated January 5, 1995, the City of Jonesboro, Arkansas further certifies that:

**Consistency with plan** ---The housing activities to be undertaken with CDBG funds are consistent with the strategic plan.



**Section 3 Compliance** ---The City of Jonesboro, Arkansas in the administration of it's Community Development Program will comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR Part 135.

\_\_\_\_\_  
**Signature: Harold Perrin, Mayor**

\_\_\_\_\_  
**Date**

### **SPECIFIC CDBG CERTIFICATIONS**

The City of Jonesboro certifies that:

**Use of Funds** — It has developed it's Housing and Community Development Plan one-year projected use of funds so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight; (the projected use of funds may also include activities which the City of Jonesboro certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health of welfare of the community, and other financial resources are not available); except that the aggregate use of CDBG funds received under section 106 of the Housing and Community Development Act of 1974, as amended, and if applicable, under section 108 of the same Act, shall principally benefit persons of low and moderate income in a manner that ensures that not less than 70 percent of such funds are used for activities that benefit such persons during such period;

**Community Development Plan** — The City of Jonesboro has developed a Community Development Plan, for the period specified in the paragraph above, that identifies community development and housing needs and specifies both short and long-term community development objectives that have been developed in accordance with the primary objective and requirements of the Housing and Community Development Act of 1974, as amended;

**Special Assessments** — The City of Jonesboro will not attempt to recover any capital costs of public improvements assisted in whole or in part with funds provided under section 106 of the Housing and Community Development Act of 1974, as amended, or with amounts resulting from a guarantee under section 108 of the same Act by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:

1. Funds received under section 106 of the housing and Community Development Act of 1974, as amended, are used to pay the proportion of such fee or assessment that relates to the capital costs of such public improvements that are financed from revenue sources other than under Title I of that Act; or
2. For purposes of assessing any amount against properties owned and occupied by persons of moderate income, the City of Jonesboro certifies to the Secretary that it lacks sufficient funds received under section 106 of the Housing and Community Development Act of 1974, as amended, to comply with the requirements of subparagraph (1) above;

**Lead-Based Paint** — The City of Jonesboro's notification, inspection, testing and abatement procedures concerning lead-based paint will comply with §570.608;

**Excessive Force** — The City of Jonesboro has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

\_\_\_\_\_  
**Signature: Harold Perrin, Mayor**

\_\_\_\_\_  
**Date**

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**SPECIFIC HOME CERTIFICATIONS**

The City of Jonesboro, a Home participating jurisdiction certifies that:

**Appropriate Financial Assistance** - before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

**Tenant Based Rental Assistance** - Tenant Based Rental Assistance is not a part of the City of Jonesboro's plan at this time. The Jonesboro Housing Authority is administering these funds.

\_\_\_\_\_  
**Signature: Harold Perrin, Mayor**

\_\_\_\_\_  
**Date**

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## APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements:

### **A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making of entering into this transaction imposed by section 1352; title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

### **B. Drug-Free Workplace Certification**

1. By signing and/or submitting this application or grant agreement the grantee is providing the certification set out in paragraph (o).
2. The certification set out in paragraph (o) is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. For grantees other than individuals, Alternate I applies. (This is the information to which entitlement grantees certify).
4. For grantees that are individuals, Alternate II applies. (Not applicable to CDBG Entitlement grantees.)
5. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
6. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (i.e. All vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, and performers in concert halls or radio stations).
7. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
8. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this

certification. Grantees; attention is called, in particular, to the following definitions from these rules:

9. "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);
10. "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;
11. "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;
12. "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are not on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of sub-recipients or subcontractors in covered workplaces).

# **TABLE 3**

## **Consolidated Plan Listing of Projects**

**THE FOLLOWING PAGES** ----- reflect the Projects in which the CDBG Program dollars will be directed in the City of Jonesboro.

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**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Improvement of Housing Conditions

**Project Title**

**Homeowner Rehabilitation**

**Description**

Assist in the improvement of housing conditions for LMI homeowners, thereby preserving our existing affordable housing stock.

**Location/Target Area**

Objective Number	Project ID 153
HUD Matrix Code 14A	CDBG Citation 507.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Housing Units	Annual Units 10
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$99,512
ESG	
HOME	
HOPWA	
Total Formula	\$99,512
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$99,512

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the projects to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Homeownership Assistance

**Project Title**

Homeownership Assistance

**Description**

Increase the viability for potential homeownership through provision of homeownership assistance programs.

**Location/Target Area**

Objective Number	Project ID 154
HUD Matrix Code 13	CDBG Citation 570.201 (N)
Type of Recipient Households	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Homeowner Assist.	Annual Units 6
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	<u>\$15,000</u>
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	<u>\$15,000</u>
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<u>\$15,000</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability



**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Rehabilitation Administration

**Project Title**

Rehabilitation Administration

**Description**

Housing Rehabilitation Activity Delivery Cost

**Location/Target Area**

Objective Number	Project ID 155
HUD Matrix Code 14H	CDBG Citation 507.202
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Rehab. Admin.	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	<u>30,000</u>
ESG	.....
HOME	.....
HOPWA	.....
Total Formula	<u>\$30,000</u>
Prior Year Funds	.....
Assisted Housing	.....
PHA	.....
Other Funding	.....
Total	<u>\$30,000</u>

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the projects to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Code Enforcement

**Project Title**

Code Enforcement

**Description**

Necessary costs directly related to the enforcement required for the elimination of unsafe housing – condemnation/abandonment.

**Location/Target Area**

Objective Number	Project ID 156
HUD Matrix Code 15	CDBG Citation 570.202 (C)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Code Enforcement	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$30,000
ESG	
HOME	
HOPWA	
Total Formula	\$30,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$30,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3  
Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Neighborhood Revitalization – Property Disposition/Maintenance

**Project Title**

Property Disposition/Maintenance

**Description**

Weed cutting, maintenance and repairs, utilities and gas services for properties owned by Community Development currently or newly acquired.

**Location/Target Area**

Objective Number	Project ID 157
HUD Matrix Code 02	CDBG Citation 570.201 (b)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Neighborhood Rev.	Annual Units
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$2,500
ESG	
HOME	
HOPWA	
Total Formula	\$2,500
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$2,500

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Neighborhood Revitalization – Sewer Improvements

**Project Title**

Sewer Improvements

**Description**

Sewer Improvements

**Location/Target Area**

Objective Number	Project ID 158
HUD Matrix Code 03J	CDBG Citation 570.201 (c)
Type of Recipient Local Government	CDBG National Objective LMH
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Neighborhood Rev.	Annual Units
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$130,000
ESG	
HOME	
HOPWA	
Total Formula	\$130,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$130,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Neighborhood Revitalization – Public Facilities - Park Playground Equipment

**Project Title**

**Park Playground Equipment**

**Description**

**Improvement of non-compliant playground equipment**

**Location/Target Area**

Objective Number	Project ID 159
HUD Matrix Code 03F	CDBG Citation 570.201 (C)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Recreation Facilities	Annual Units 1
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$75,000
ESG	
HOME	
HOPWA	
Total Formula	\$75,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$75,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Public Service-Youth Mentorship for low income youth

**Project Title**

Youth Mentorship

**Description**

Mentor/Education to low income youth to enhance the learning process.

**Location/Target Area**

Objective Number	Project ID 160
HUD Matrix Code 05D	CDBG Citation 570.201 (E)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator P.S. - Youth	Annual Units 100
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$20,000
ESG	
HOME	
HOPWA	
Total Formula	\$20,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$20,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Public Service-Translation/Community Outreach Services

**Project Title**

Bridges between Two Cultures

**Description**

Provide referrals, community outreach, bilingual phone line, translation services, and job placement.

**Location/Target Area**

Objective Number	Project ID 161
HUD Matrix Code 05	CDBG Citation 570.201 (E)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator P.S. Education	Annual Units 200
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	\$10,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Public Service-Housing Counseling

**Project Title**

Housing Counseling and Financial Education

**Description**

Counseling including credit repair, foreclosure, financial training, homeownership assistance to low income citizens

**Location/Target Area**

Objective Number	Project ID 162
HUD Matrix Code 05 R	CDBG Citation 570.204
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator P.S. Homeownership	Annual Units 65
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability



**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Public Service-Homeless/Potentially Homeless Prevention

**Project Title**

Subsistence Program

**Description**

Provide one time subsistence assistance with a maximum short-period of no more than three months emergency grant payments to prevent the loss of utilities to prevent eviction.

**Location/Target Area**

JURHA

Objective Number	Project ID 163
HUD Matrix Code 05Q	CDBG Citation 570.204
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Subsistence	Annual Units 25
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Public Service – Homeless/Potentially Homeless Prevention

**Project Title**

Subsistence Program

**Description**

One time or short term subsistence assistance

**Location/Target Area**

Mid South Health Systems, Inc.

Objective Number	Project ID 164
HUD Matrix Code 05Q	CDBG Citation 570.204
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Subsistence	Annual Units 25
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Public Service – Employment Assistance/Education

**Project Title**

Employment/Education

**Description**

Employment/Job Skill Training for mentally ill

**Location/Target Area**

Mid South Health Systems, Inc.

Objective Number	Project ID 165
HUD Matrix Code 05H	CDBG Citation 570.201 (c)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Job Training	Annual Units 30
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$5,000
ESG	
HOME	
HOPWA	
Total Formula	\$5,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$5,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Public Service – City Stars Baseball

**Project Title**

City Stars Baseball

**Description**

Baseball program for LI youth.

**Location/Target Area**

Objective Number	Project ID 166
HUD Matrix Code 05	CDBG Citation 570.201 (E)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Public Service	Annual Units
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$10,000
ESG	
HOME	
HOPWA	
Total Formula	\$10,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

Public Service – Jonesboro Better Neighborhoods Initiative

**Project Title**

Jonesboro Better Neighborhoods Initiative

**Description**

**Education, Neighborhood Revitalization, and Safety & Crime Prevention Services**

Under this activity nonprofits and local government will support public safety, neighborhood revitalization, and crime prevention through neighborhood education, advisory committees, and city wide forums. All costs are for the direct delivery of services.

**Location/Target Area**

Objective Number	Project ID 167
HUD Matrix Code 05	CDBG Citation 570.201 (E)
Type of Recipient Subrecipient	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Public Service	Annual Units 2
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$12,000
ESG	
HOME	
HOPWA	
Total Formula	\$12,000
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$12,000

The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

**Table 3**  
**Consolidated Plan Listing of Projects**

**Jurisdiction's Name** City of Jonesboro

**Priority Need**

CDBG Program Planning & Administration

**Project Title**

Planning & Administration

**Description**

CDBG administration costs necessary for project management, implementation, compliance reporting, and planning.

**Location/Target Area**

Objective Number	Project ID 168
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective LMC
Start Date(mm/dd/yyyy) 01/01/2011	Completion Date(mm/dd/yyyy) 12/31/2011
Performance Indicator Admin.	Annual Units N/A
Local ID	Units Upon Completion

**Funding Sources:**

CDBG	\$120,500
ESG	
HOME	
HOPWA	
Total Formula	\$120,500
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$120,500

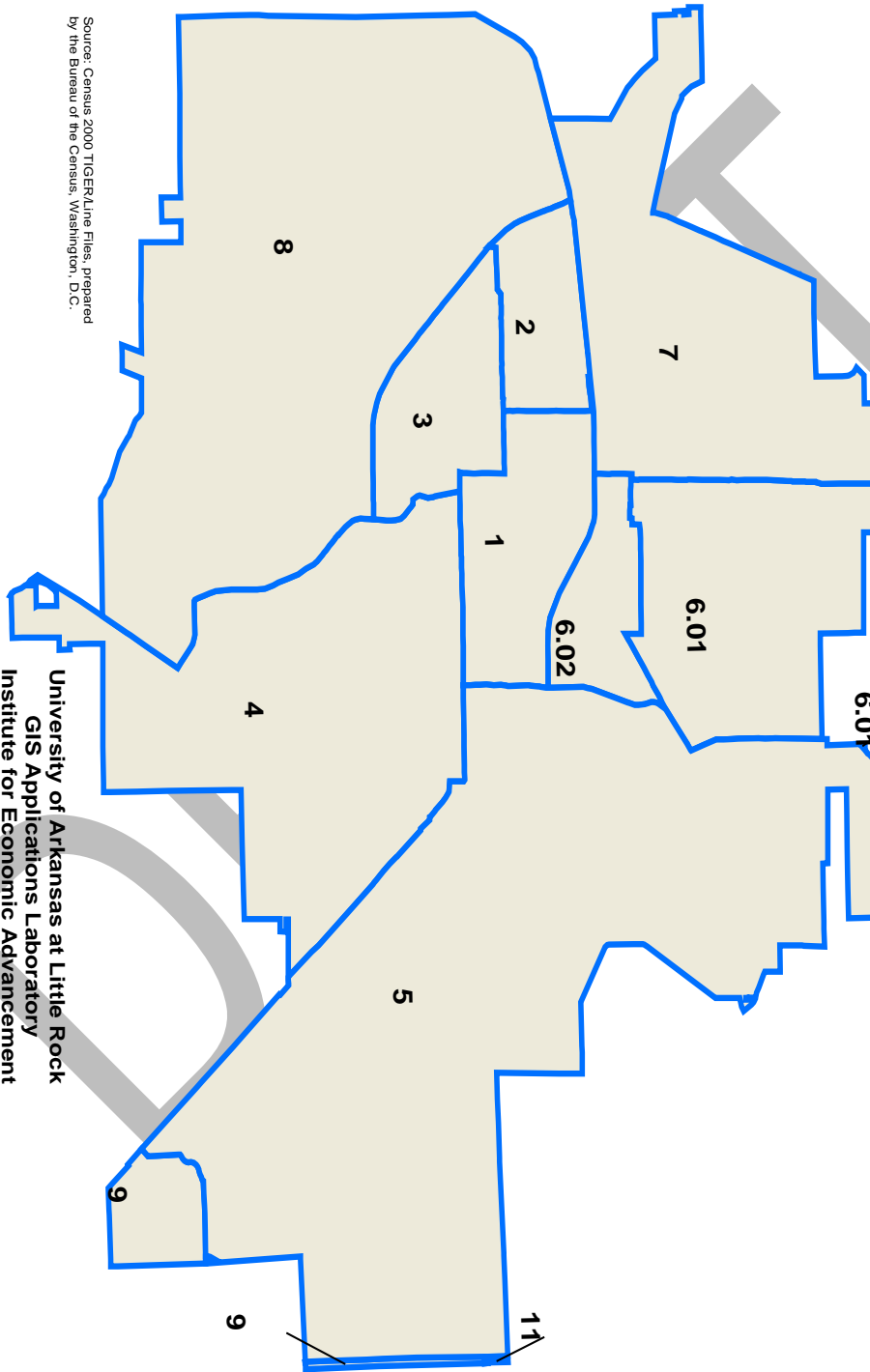
The primary purpose of the project is to help:  the Homeless  Persons with HIV/AIDS  Persons with Disabilities  Public Housing Needs  
The expected outcome of the project is to improve:  Availability/Accessibility  Affordability  Sustainability

# MAPS

**THE FOLLOWING PAGES** ----- reflect the income and minority areas in which the CDBG Program dollars will be directed in the City of Jonesboro.

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# Tracts in Jonesboro: 2002

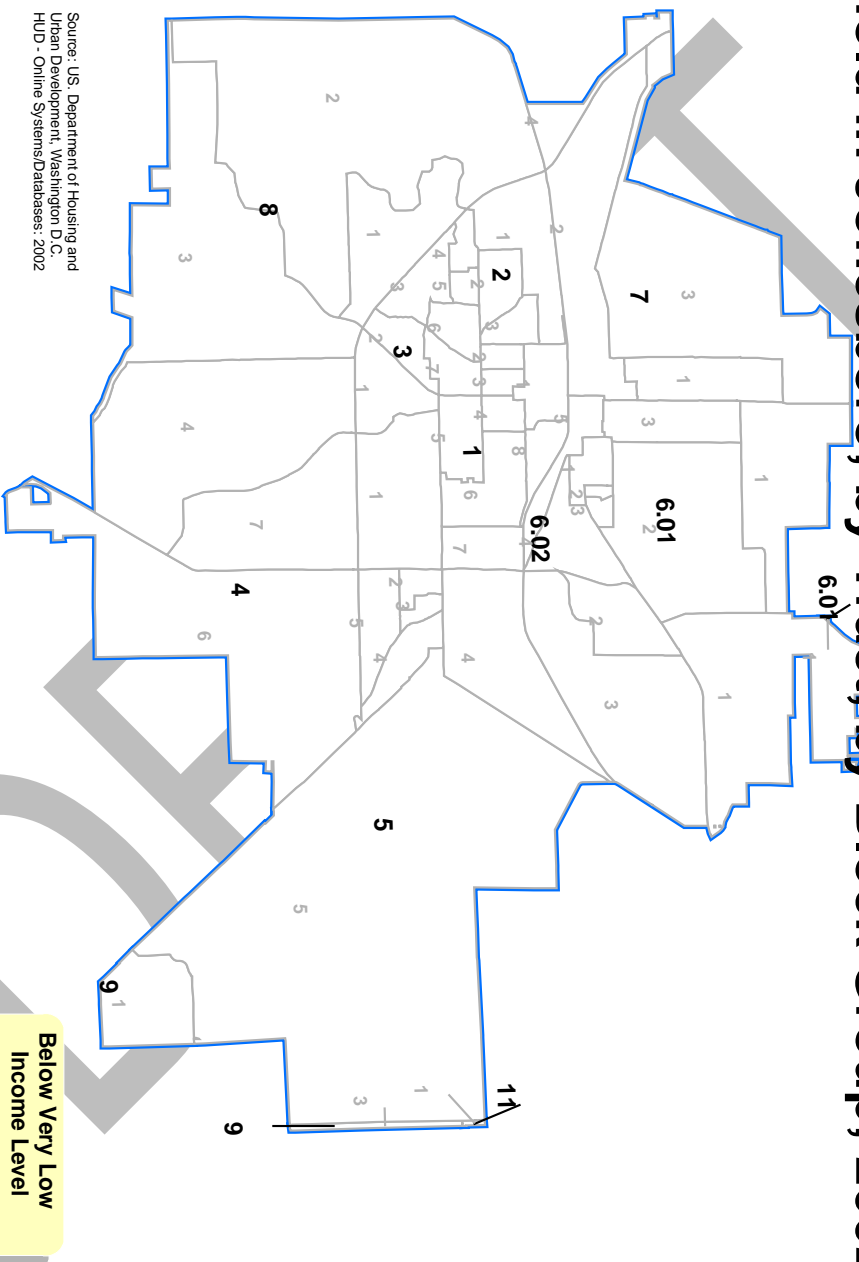


Source: Census 2000 TIGERLine Files, prepared by the Bureau of the Census, Washington, D.C.

University of Arkansas at Little Rock  
GIS Applications Laboratory  
Institute for Economic Advancement  
<http://ar.gis.ualr.edu>  
(501) 569-8534

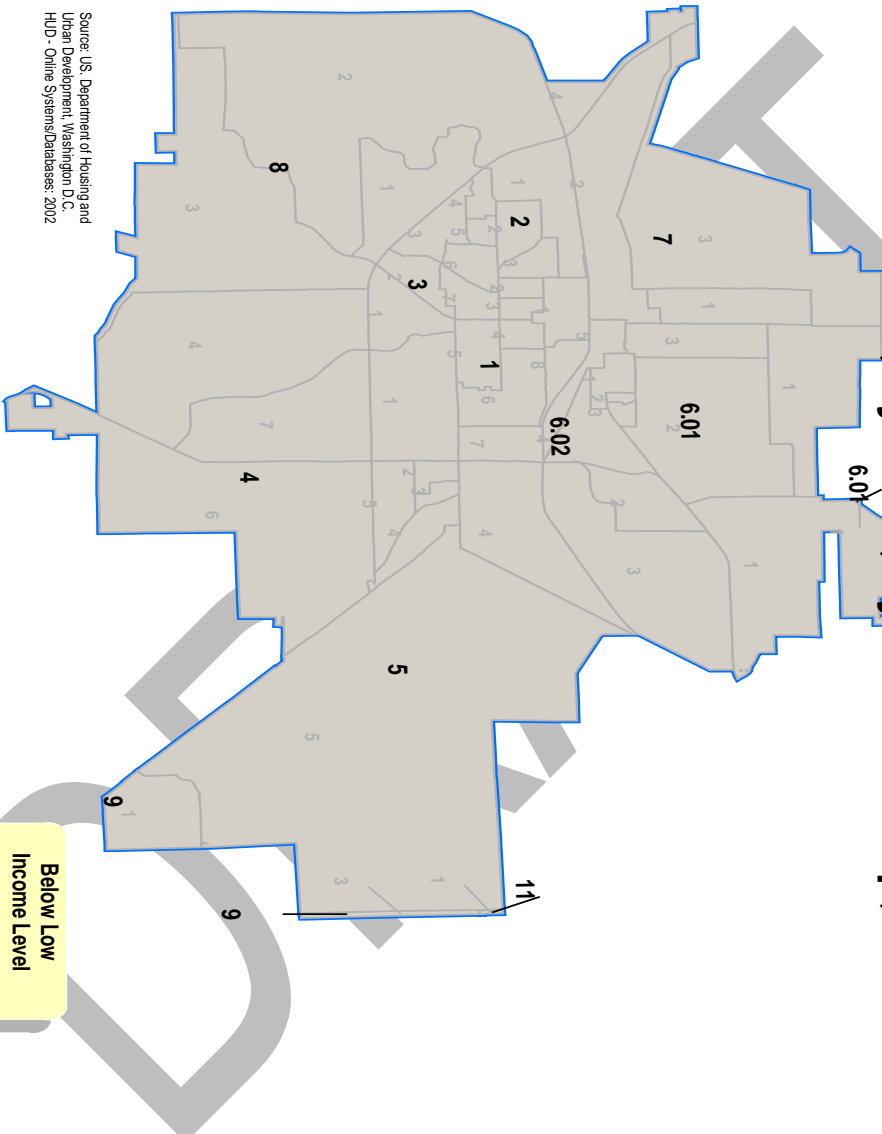


# Number of Family Households Below the Very Low Income Threshold in Jonesboro; by Tract, by Block Group; 2002



University of Arkansas at Little Rock  
GIS Applications Laboratory  
Institute for Economic Advancement  
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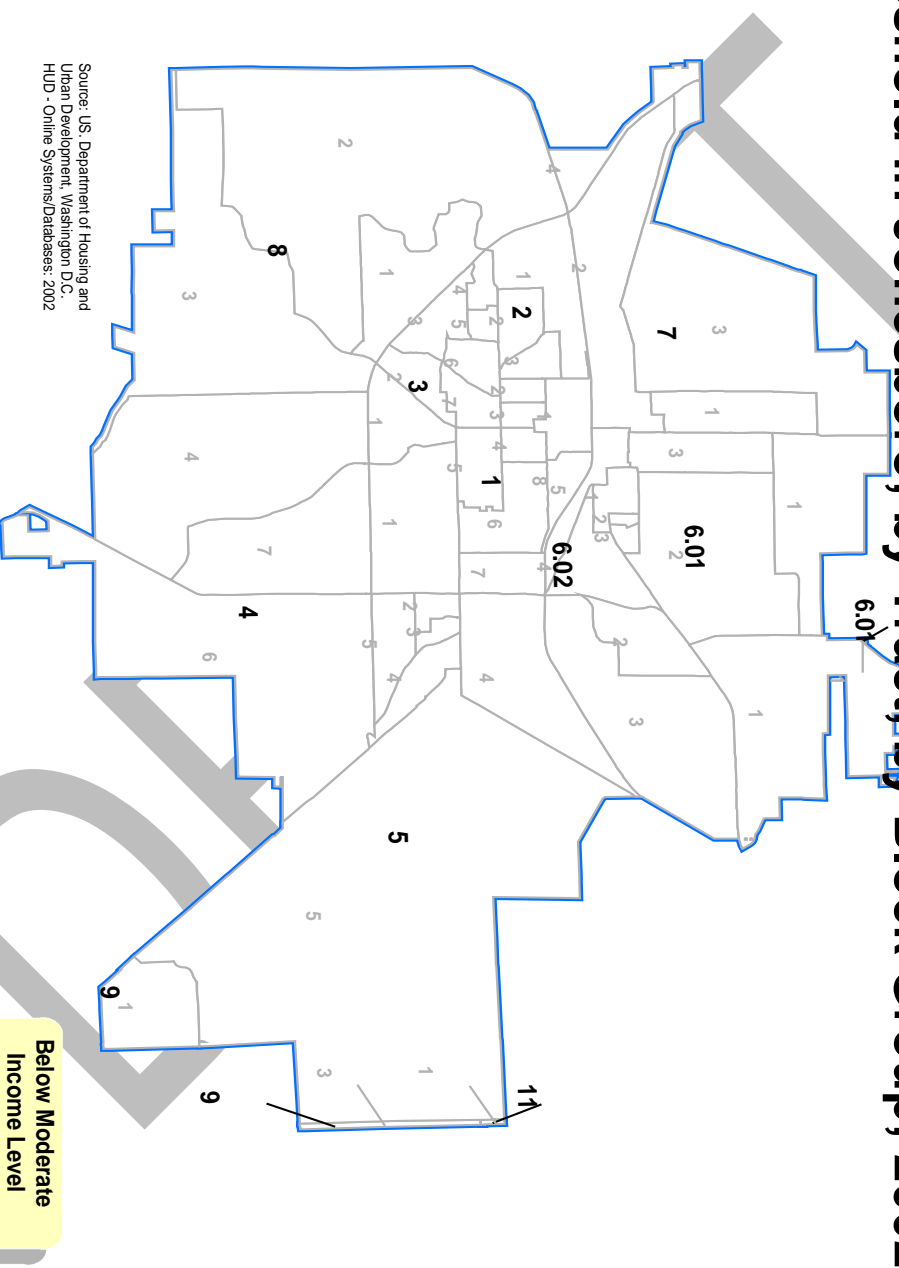
# Number of Family Households Below the Low Income Threshold in Jonesboro; by Tract, by Block Group; 2002



Source: US Department of Housing and Urban Development, Washington D.C. HUD - Online System/Databases: 2002

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 GIS Applications Laboratory  
 Institute for Economic Advancement  
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# Number of Family Households Below the Moderate Income Threshold in Jonesboro; by Tract, by Block Group; 2002

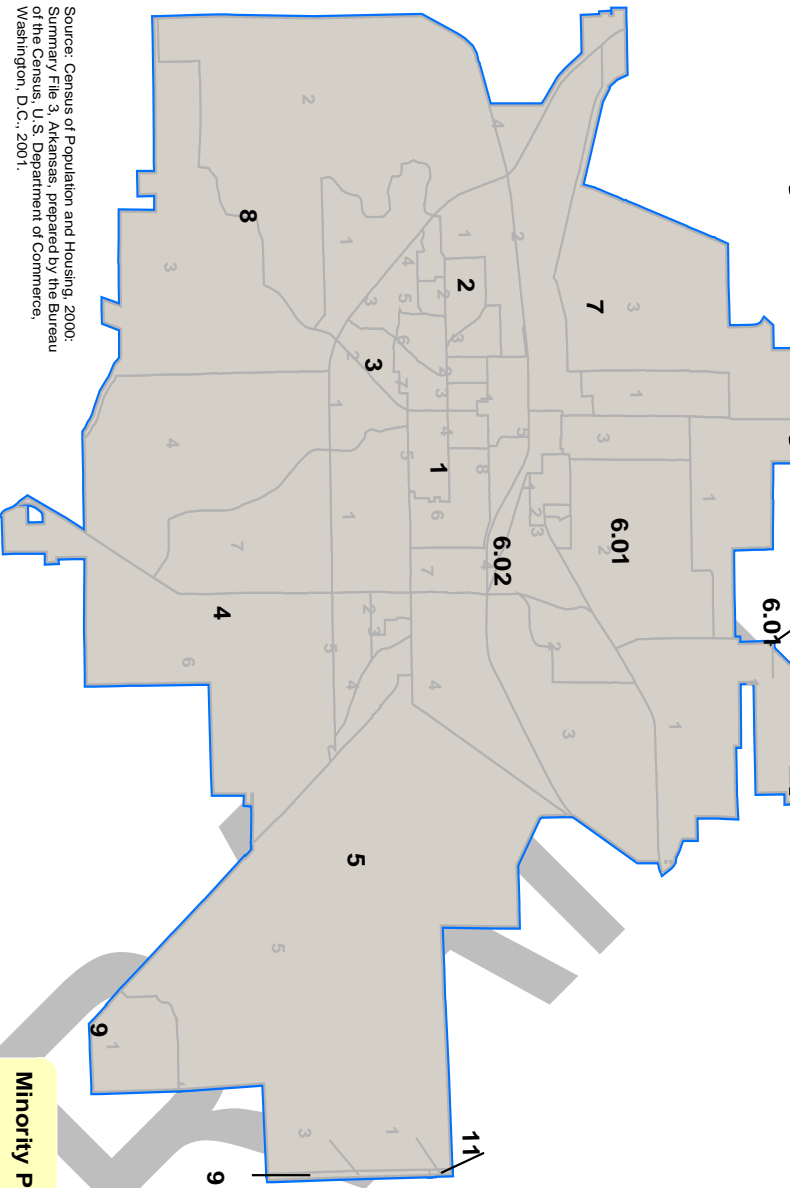


Source: US Department of Housing and Urban Development, Washington D.C. HUD - Online Systems/Databases, 2002

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**Below Moderate Income Level**

# Minority Population in Jonesboro; by Tract, by Block Group; 2002



Source: Census of Population and Housing, 2000; Summary File 3, Arkansas, prepared by the Bureau of the Census, U.S. Department of Commerce, Washington, D.C., 2001.

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# PUBLICATION

**THE FOLLOWING PAGES** -----contains the public notice of the availability of the Action Plan to the community for review.

DRAFT

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quire: the Davis Bacon scale, weekly certified payroll, the Buy American Act, and all other requirements listed on the state & federal websites: <http://recovery.arkansas.gov> and <http://recovery.gov>

**0666 LEGALS**  
The 2011 Community Development Action Plan Application to the Department of Housing & Urban Development is available for review and comment to any interested party at the Department of Community Development Office located next to City Hall, at 518 W. Washington, between the hours of 8:00am and 5:00pm. Money through Friday. Please submit any written comments to: The Department of Community Development, City of Jonesboro, P.O. Box 1846, Jonesboro, Arkansas 72403-1846, no later than December 7, 2010.

**0667 LEGALS**  
sealed bids will be received until 2:00 p.m. on Thursday, December 2, 2010 at the Natchol Construction Services office located at 1815 Grant Ave., Jonesboro, AR 72401. Sealed bids when authorized by the Construction Manager, Natchol Construction Corporation.

**0668 LEGALS**  
Tuesday, November 9, 2010, and may be obtained by qualified bidders at the above referenced locations. Copies are available to others, at their own expense, AR 72401. Sealed bids when authorized by the Construction Manager, Natchol Construction Corporation.

**0669 LEGALS**  
The Owner reserves the right to reject any or all bids and to waive any formalities. Bidder must have a current general or specialty license from the Arkansas contractor's license Board before the bid proposal will be considered. The bid proposal and work of the proposed contract shall be in accordance with all applicable federal, state, county and local laws, ordinances and regulations. These are ARRA projects which are stimulus funded and require: the Davis Bacon wage scale, certified payroll, the Buy American Act, and all other requirements listed on the state & federal websites: <http://recovery.arkansas.gov> and <http://recovery.gov>

**0670 LEGALS**  
PRE-BID MEETING  
There will be a job site visit on Tuesday November 23, 2010 beginning at 10 a.m. ALL PROSPECTIVE BIDDERS ARE STRONGLY ENCOURAGED TO ATTEND.

**0671 LEGALS**  
NOTICE OF FILING APPLICATION FOR PRIVATE CLUB PERMIT

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# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** ORD-10:091    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** First Reading

**File created:** 11/30/2010    **In control:** City Council

**On agenda:**    **Final action:**

**Title:** AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, OF THE ZONING ORDINANCE, PROVIDING FOR A PLANNED DEVELOPMENT LOCATED AT 2005 HARRISBURG ROAD AS REQUESTED BY HARPS

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Rendering](#)  
[Preliminary Grading Plan](#)  
[MAPC Report](#)  
[MAPC Minutes](#)

Date	Ver.	Action By	Action	Result
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title  
AN ORDINANCE TO AMEND CHAPTER 117, ARTICLE III, OF THE ZONING ORDINANCE,  
PROVIDING FOR A PLANNED DEVELOPMENT LOCATED AT 2005 HARRISBURG ROAD:

body  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

Section I: Chapter 117, Article III, of the Zoning Ordinance of the City of Jonesboro, Arkansas, be amended as recommended by the Metropolitan Area Planning Commission (the "MAPC") by the changes in zoning classification as follows:

From (R-2) Multi-Family Low Density District to (PD-C) Planned Development Commercial, the following described property:

Legal Description:

PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30 AFORESAID; THENCE NORTH 88° 57' EAST ON THE SECTION LINE 50 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 0° 16' WEST 681.3 FEET; THENCE NORTH 78° 05' EAST 360.4 FEET; THENCE NORTH 10° 48' WEST 200 FEET; THENCE NORTH 78° 02' EAST 285.3 FEET TO THE CENTERLINE OF PAVEMENT OF ARKANSAS STATE HIGHWAY NO. 1; THENCE NORTH 9° 20' WEST 82 FEET TO A POINT ON SAID CENTERLINE; THENCE NORTH 9° 56' WEST 100 FEET TO A POINT ON SAID CENTERLINE; THENCE NORTH 10° 26' WEST ALONG SAID CENTERLINE 184.3 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF AFORESAID SECTION 30; THENCE SOUTH 88° 57' WEST ON THE SECTION LINE 527.3 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 7 ACRES, AND BEGIN SUBJECT TO ARKANSAS STATE HIGHWAY RIGHT OF WAY ALONG THE EAST AND NORTH SIDES, WHICH INCLUDES LOT 15, TEASDALE ACRES, AS SHOWN BY PLAT IN DEED RECORD 123 PAGE 5 AT JONESBORO, ARKANSAS.

Section II: Rezoning shall be contingent upon approval of the attached conceptual plans along with compliance with the following conditions:

1. The owner/applicant agrees to contribute in lieu of construction towards the widening of Harrisburg Road at the northbound approach to Highland Drive to accommodate the addition of an approximate 200-foot plus taper northbound left-turn lane coincident with the site development.
2. It is recommended that the existing traffic signal at Highland Drive and Harrisburg Road be modified to allow for the recommended additional northbound left-turn lane.
3. The new access drive intersections along Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City. Access drive "3" (closest to the west) shall be modified to alleviate potential conflicts with exiting traffic leaving Church Street onto Highland Drive.
4. Modifications to the intersection of Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City of Jonesboro.
5. The owner/applicant shall maintain the undeveloped area south of the proposed structure as unimproved



greenspace to provide for a permanent buffer to abutting properties used as single family residential.

6. A final development plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

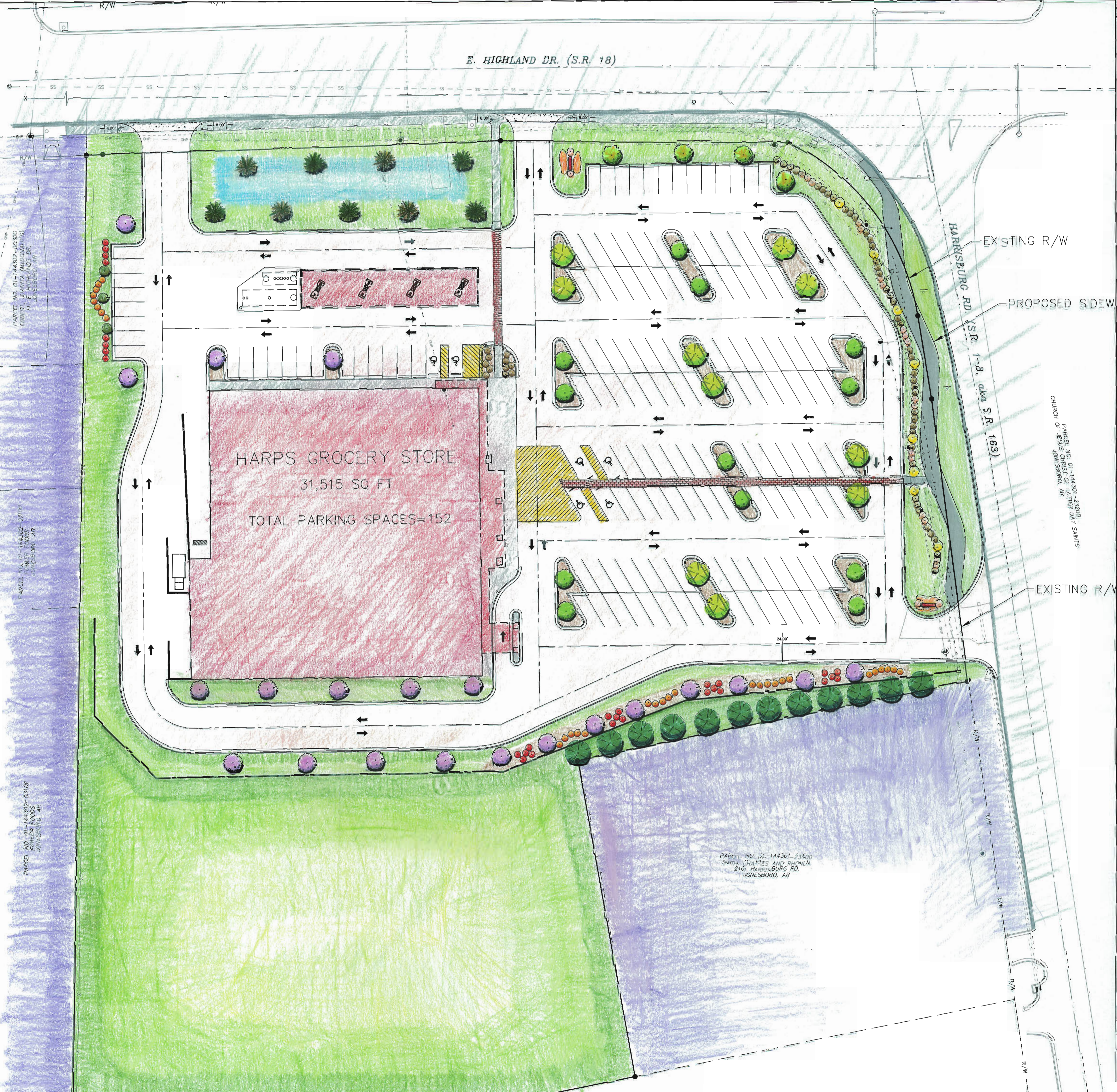
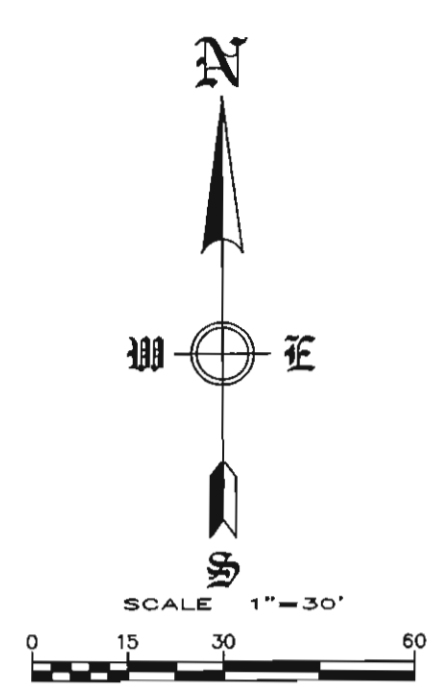


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**PRELIMINARY LAYOUT**  
**HARPS FOOD STORES, INC.**  
**JONESBORO, ARKANSAS**

REVISION	DATE	DESCRIPTION

SCALE: 1" = 30'  
DATE: SEPT 2010  
ENGINEER:  
DRAWN BY:  
W.O. #: 10917



INDEX OF PLANTS/TREES

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE
	BALD CYPRESS	<i>Taxodium distichum</i>	5	MIN. 1.5" CAL.
	SHORTLEAF PINE	<i>Pinus echinata</i>	12	MIN. 8' TALL AT TIME OF PLANTING
	IRONWOOD	<i>Ostrya virginiana</i>	10	MIN. 1.5" CAL.
	WHITE ASH	<i>Fraxinus americana</i>	5	MIN. 1.5" CAL.
	NORTHERN RED OAK	<i>Quercus rubra</i>	12	MIN. 1.5" CAL.
	EASTERN REDBUD	<i>Cercis canadensis</i>	21	1" CALIPER
	RED BUCKEYE	<i>Aesculus pavia</i>	9	1" CALIPER
	AMERICAN BEECH	<i>Fagus grandiflora</i>	4	MIN. 1.5" CAL.
	BEAUTY BERRY	<i>Callicarpa americana</i>	28	3 GAL. MIN.
	COMMON WITCH-HAZEL	<i>Hamamelis virginiana</i>	28	3 GAL. MIN.
	SASSAFRAS	<i>Sassafras albidum</i>	3	3 GAL. MIN.
	DWARF CREPE MYRTLE	<i>Lagerstramia indica x L. Fouriei</i>	22	3 GAL. MIN.
	INKBERRY	<i>Ilex glabra</i>	55	3 GAL. MIN.
	SEASONAL PLANTINGS		120 SQ. FT.	1 GALLON

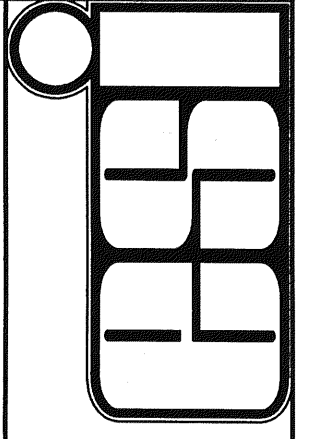
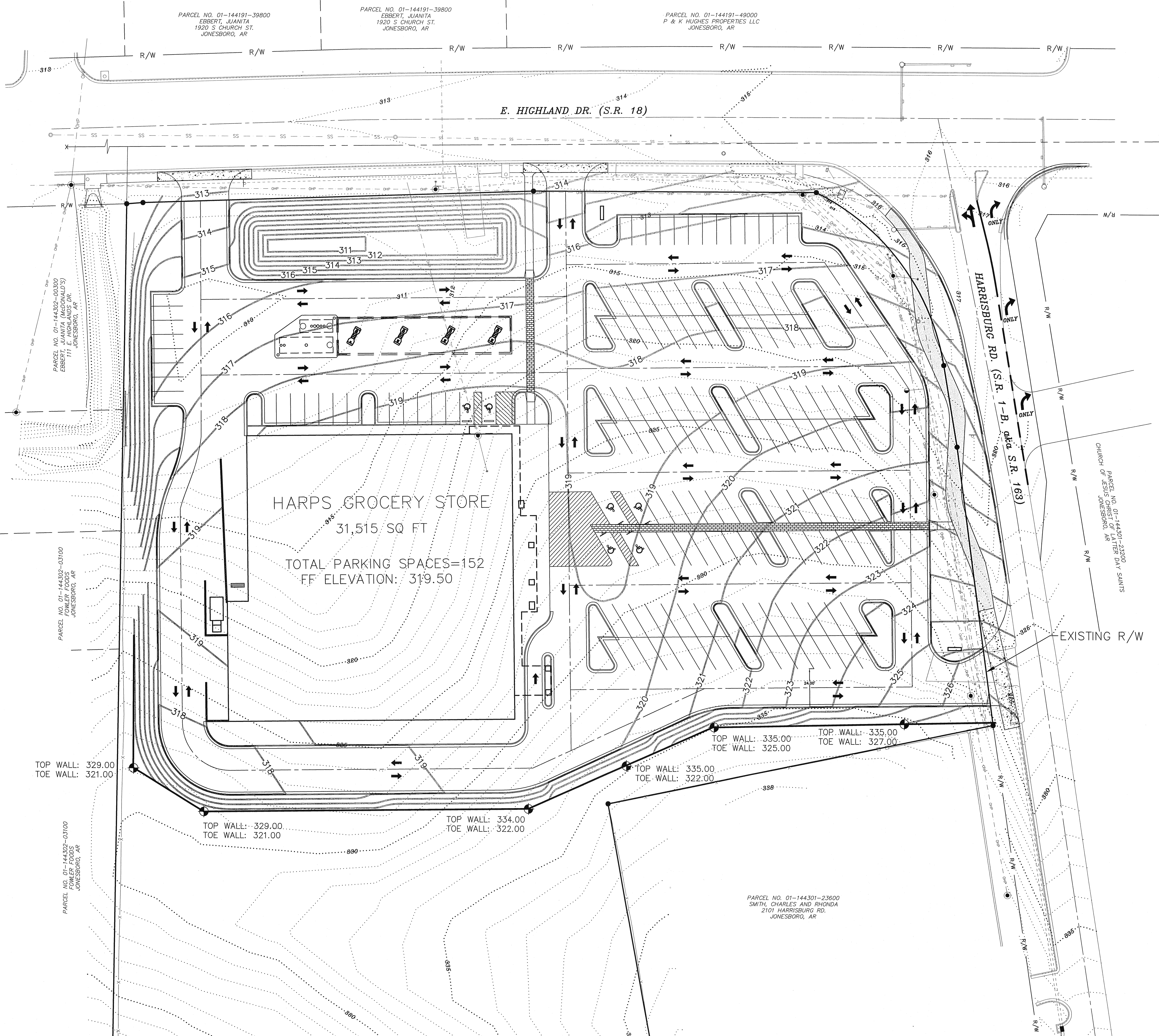
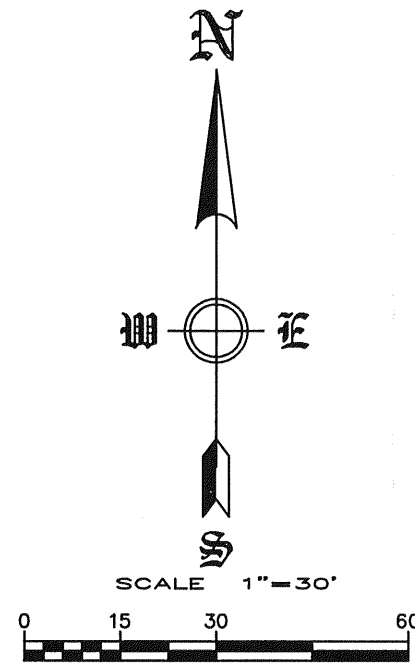
PARCEL NO. 01-144302-03100  
HARPS FOOD STORES  
JONESBORO, AR

PARCEL NO. 01-144302-03100  
HARPS FOOD STORES  
JONESBORO, AR

PARCEL NO. 01-144302-03100  
HARPS FOOD STORES  
JONESBORO, AR

PARCEL NO. 01-144301-23600  
SMITH'S GOLF COURSE AND RESORT  
210 HARRISBURG RD.  
JONESBORO, AR

PARCEL NO. 01-144301-23200  
LATTER DAY SAINTS  
CHURCH OF JESUS CHRIST  
JONESBORO, AR



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**PRELIMINARY LAYOUT**  
**HARPS FOOD STORES, INC.**  
**JONESBORO, ARKANSAS**

REVISION	DATE	DESCRIPTION

SCALE: 1" = 30'  
DATE: SEPT 2010  
ENGINEER: ---  
DRAWN BY: ---  
W.O. # 10917



*City of Jonesboro City Council*  
**Staff Report – RZ10-17: Rusher Rezoning II**  
 Huntington Building - 900 W. Monroe  
*For Consideration by Council on December 7, 2010*

**REQUEST:** To consider a rezoning of a parcel of land containing 6.32 acres more or less (275,168sq.ft.).

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-2” Low Density Multi-family Residential to “PD-C”- Planned District- Commercial, Grocery Store.

**APPLICANT OWNER:** Harps Food Stores, Inc., P.O. Box 48, Springdale, AR  
 Pamela Smith Rusher, 27 Plantation Oaks, Jonesboro, AR. 72766

**LOCATION:** 2005 Harrisburg Road (Corner of Highland Dr./State Hwy. 18), Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: 275,299 sq.ft. Approx. - 6.32 Acres  
 Frontage: Approx. 804.93’ +/- (a corner lot)  
 Topography: Gently Sloping  
 Existing Dvlpmnt: Vacant Lot (Residence recently demolished).

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial
South:	R-1	Single Family Residential
East:	R-1	Church
West:	C-3	Commercial- Fast Food Restaurant

**HISTORY:** Petition for rezoning to “C-3” was considered and denied by MAPC in January 11, 2000. See link to the minutes on the meeting agenda.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The current Comprehensive Plan/Future Land Use Map shows the area recommended as Medium Density Residential. This designation typically includes medium to low density residential uses. With the current development trends in the area, Staff feels that the proposed neighborhood grocery store is more suitable at that location as opposed to the permitted multi-family use allowed.

**Approval Criteria- Section 14.44.05, (5a-g) - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) 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.

**Findings:**

The subject property is currently zoned R-2, Low Density Multi-family, which could yield 76 duplexes or four-plexes style units as-of- right. In an ideal land use scenario, the existing mix of land uses/zonings are very typical, within in the immediate area. Typically, the goal from a land use perspective, is to provide a transition from the more intense commercial uses, down to residential. This is accomplished by allowing for office, low density multi-family, or low-scale service oriented uses in between.

The applicant has requested the property to be rezoned to “PD-C”- Planned District- Commercial, for a Grocery Store. The store is proposed to have approximately 31,515 s.f. with 155 parking spaces provided (127 required).

The subject site which is bordered by two State highway routes has challenges to overcome in terms of traffic accessibility. Staff met with the applicant during the conceptual stages, and the applicant has provided a completed traffic study to address the many traffic concerns.

Ideally, an access road that would carry the traffic in a bypass fashion would be appropriate. The unimproved, City right of way of Church Street (south of Highland) was a missed opportunity for the City years ago. The southern segment of Church street, if it were improved would have been an alternative access road to serve this site as well as sites fronting on the eastside of Southwest Drive (south of Highland Dr.).

Access to the Harps Food Store site, as shown on the site plan, is proposed from three access drives. One of the drives (Drive 1) is proposed to intersect Harrisburg Road along the east edge of the site. Drive 1 is proposed as a fully directional access drive located approximately 350 feet south of Highland Drive. Two of the access drives (Drives 2 and 3) are proposed to intersect Highland Drive along the north edge of the site. Drive 2 is proposed as a fully-directional access drive located approximately 240 feet west of Harrisburg Road. Drive 3 is proposed as a fully directional located approximately 230 feet west of Drive 2. (Referenced Traffic Study).

The proposed rezoning plat shows no suggestion of additional right of way dedication to address much needed access improvements of turn lanes, or intersection improvements. However the applicant has suggested a wish to participate in future improvements to Harrisburg Road as recommended in the Traffic Study by some form of in-lieu contribution.

**MAPC PUBLIC HEARING:** The Metropolitan Area Planning Commission held a public hearing on November 9, 2010 recommending approval to City Council (See attached Record of Proceedings). **Action: 7 – 0 Vote Approval:** Mr. Hoelscher- Aye; Mr. Dover-Aye; Mr. White – Aye; Mr. Kelton- Aye; Ms. Norris-Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye; Halsey- Chairman; and Mr. Roberts- Absent.

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Pamela Smith Rusher, should be evaluated based on the above observations and criteria, of Case RZ09-15, a request to rezone property from “R-2” to “C-3” L.U.O. Grocery Store, and is recommended for approval to the Jonesboro City Council.

The conditions for recommendation of approval shall include the following:

1. The owner/applicant agrees to contribute in lieu of construction towards the widening of Harrisburg Road at the northbound approach to Highland Drive to accommodate the addition of an approximate 200-foot plus taper northbound left-turn lane coincident with the site development.
2. It is recommended that the existing traffic signal at Highland Drive and Harrisburg Road be modified to allow for the recommended additional northbound left-turn lane.
3. The new access drive intersections along Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City. Access drive “3” (closes to the west) shall be modified to alleviated potential conflicts with exiting traffic leaving Church street on to Highland Drive.
4. Modifications to the intersection of Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City.
5. The owner/applicant shall maintain the undeveloped area south of the proposed structure as unimproved greenspace to provide for a permanent buffer to abutting properties used as single family residential.
6. A final development plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

Respectfully submitted for Council consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking west towards Site



View Looking Northwest Towards Site



View looking West towards the site



View looking South on Harrisburg





View Looking North



View Looking South towards Site



View looking Southeast



View looking North



View Looking West



View Looking South



View looking South



MAPC RECORD OF PROCEEDINGS: Public Hearing held on November 9, 2010:

**Applicant: J Max Van Hoose**, Vice President of Store Planning in Springdale, Arkansas, presented the Rezoning Case on behalf of Harps Food Stores.

The first slides show what the facility will look like with the indication of the site layout shown on this aerial view from the north looking south. The store will face towards Harrisburg Rd. Here is a larger aerial view, and a 3-D image of the layout showing Highland Drive, the retaining wall on south side. We will restrict the southwest region of the site, which is to remain undeveloped green area. We indicated in a previous meeting that we would have a neighborhood meeting on the 13<sup>th</sup> of October; some residents didn't get the letter delivered until the 15<sup>th</sup> and we had 3 attendees; we also held another town hall meeting on the 1<sup>st</sup> of November. We sent 1,190 notices to the residents within a 1 ½ miles radius of the site and we made some changes along Crowley's Ridge Parkway.

In response, our landscape architect made some changes by adding approximately 70 trees; such as red oaks, beeches and others. We agree to curb and gutter the east side of Harrisburg Rd. and dedicate necessary right of way, with a side walk along Harrisburg to Highland. This along with a combination of trees and shrubbery, with a tree line that will run the east line and partially along the north side and with some beeches and cypress trees being planted around the detention pond. We have committed to coordinate a hedge line along the north side of the adjoining neighbors to the south along their properties with red buds to break up the 13-ft. high retaining wall at its highest point.

The applicant also showed photo examples of cypress trees between the south neighboring properties, and showed the grading plan. He pointed out that a traffic study was done at the intersection of Harrisburg and at peak hours it is at a failing condition. In one option, he pointed out Harrisburg Rd. where currently there are 2 lanes and noted that they didn't show any dedicated right way to account for some intersection improvements; however, in the second option it shows 2 left turn lanes. An additional lane is to be added on the right; the dash line indicates the existing. And the solid lines show the curb and gutter for additional capacity. The other option which takes out the parking and moves it to the side of the store was done as a reference. We showed it as a courtesy and sent it to the State highway department. Conceptually we don't want to build a store unless this can happen.

**Chairman Halsey** asked for all proponents to stand- 20 individuals stood up for; 8 individuals stood against.

**Attorney Skip Mooney, Sr.** appeared before the Commission and stated that he represents the adjoining land owners to the south of the property. Stated that he has been involved over several years in connection with opposition to rezonings in this area. He noted that he is

speaking for his clients- Charles and Rhonda Smith and Marystel Appleton. His clients live in the houses south of this property. The Smiths are physically impaired and could not attend. The Smiths and the Appletons met with Harps through their agents have made several concessions, and they want to be sure that those concessions if approved are noted and are part of the arrangement of any rezoning. This was originally the Teasdale property with gorgeous trees. Johnny White's parents bought the property and has been part of the Arkansas Crowley Ridge Byway since 1981.

John White and his wife sold it to Mr. and Mrs. Rusher, where Pam Rusher lived there and became ingrained with the neighbors. Harps have told my clients that they intend to put a grocery store similar to the Wal-Mart and Kroger's and they will run their store regular hours. Many run 24 hours but they don't intend to but from 6am - 11 pm.

After this property was sold then the Whites moved off. At approximately 2 years ago the home was torn down and the trees were cut and then we have a piece of property without trees and it doesn't look so residential. The Rushers have marketed the property unsuccessfully until the Harp's showed interest. It will leave my clients, which are 33 feet from the line which will leave their home setting on a high hill; they will build a retaining wall.

**Mr. Mooney, Sr.:** My concern is whether it will be sufficient and not fall on them. They have been told that Harps will build a privacy fence and plantings that run next to the wall. The Planned District, PD-C which is a little different concerns me that if my client will be better served with a Commercial C-3 or C-5. I asked if we can change the zoning to a C-3 or a C-5 naming the store as the only use for the property. Nothing is set in stone and at some point we will have a hearing on the plans. They have promised that it will be a green area to be used only for buffering; it is important to my clients. We want it be used as a buffer only. The closing of Wofford street is a concern as well, as we have spoke on the dangerous intersection. They would not want Harrisburg Road to be used for truck entrance or exit. We ask for consideration. If Harps will do what they said, my client will not object to a zoning change, and that any use that will blend in with the residential area like office buildings or law or medical offices would be preferred, but apparently that has not become available to the Rushers. Consider making this a commercial with a limited use that will be limited to this particular business.

**Mrs. Appleton, 2103 Harrisburg Rd.,** stated that Mr. Mooney and everyone has said everything. She added that there is 200 ft. to the west, and she has 380 ft. on her northern line. This has been a sore subject. I have fought to keep apartments from going there. Nothing would be worse than to have a ghetto next to me. Harps seem to be taking an interest in what we thought. They have created something that we can live with. She expressed concerns for the trees in her area along Crowley's Ridge. We wish nothing would go in there. I would rather see grocery trucks than to see 60 apartments that would be looking into the homes. Drugs and crime result and that is close to the high school; it would be a wrong thing.

**Ms. Marcia Patton, 2111 Harrisburg Rd.,** she has lived there 56 yrs. Traffic will be exiting on Harrisburg and Highland Drive and making a left going south. In talking to the highway department there will be a light at the church. You will have all the traffic on Harrisburg Rd., water issues and big trucks exiting will be an issue. It took us 30 minutes to come out of our driveway on to Harrisburg today. We have 20 lanes of streets, we need to fix the intersection it will be the States Highway Dept.'s job to do that.

**Steve Skillern, 2116 Harrisburg Rd.,** stated that he has lived across from Marcia Patton since 1985. The City came through and cut the oak trees down, and there is nothing we can do about that. I currently shop at Harps and I like them and the plan they couldn't have pick a worse location. There are a lot of ambulances that come down Harrisburg Road. Traffic is usually backed beyond our drive way. The problem is not Harps. I can't see it going there with an "F" condition at the intersection. Wofford St. has to be closed whether they come in or not.

**Staff: Mr. Spriggs presented the findings of the staff report.** He explained the purpose of the Planned District process (formally known as the PUD). The PD-C in this case allows the MAPC and Council to imposed unlimited conditions, allows for negotiation with the applicant, requires 20%+ in dedicated greenspace/openspace with a specific preliminary plan that will be considered by City Council and adopted by ordinance if approved. Additional review is required in the Final Development Plan process. The other methods suggested such as C-3/C-5 zoning will not allow that degree of conditions and restrictions and site amenities. Moreover, the C-5 (CR-1) zoning will not allow for this type of development which is not permitted.

Noting the potential for development under the current R-2 Residential could result in 60-70 units depending on the net/gross density calculation of infrastructure and lot restraints. Mr. Spriggs also noted that Planning and Engineering Staff held a conference call with the applicant and the Traffic Engineering consultant- Peters Engineering and discussed the results of the Traffic Study. Staff had major concerns with the tow drives proposed on Highland which would be in conflict with the traffic exiting from the Church Street intersection. Regard for the impact on Church Street and Southwest Drive was omitted from the report.

**Comments from the MPO Director, Muhammad Amin Ulkarim were forwarded to the Commission:**

The traffic count on Highland Drive just east of Church Street, the proposed location of Harps, is 24,000 vpd per AHTD 2009 counts, meaning the street could easily accommodate additional 4,300 trips proposed to be generated by Harps store. However, the information is misleading because the stretch of Highland Drive between Southwest Drive and Harrisburg Road is not a typical principal arterial. This 900 feet stretch has four driveways, one street intersection, and a parking lot for Caffe Buono with non-descriptive driveways (see attachment). The road intersection at Church Street and all driveways have unprotected left-turns allowed.

Unprotected left-turns cause most delays and accidents. Adding two more driveways in this 900 ft. strip would compound already existing traffic problems on this section of the road.

To illustrate the complexity of problems created by additional driveways, refer to Figure 8 (see attachment). Drive 3 is shown generating seven trips in AM peak that would take left turn on Highland Drive. These seven trips will conflict with 10 trips turning left from east, 840 trips going towards west, and 870 trips proceeding towards east. All of these conflicts are potential accidents. The seven trips turning east on Highland Drive from Drive 3 would slowdown the speed of 870 trips, and create possibilities of rear-end collisions.

Mr. Amin also noted that the report ignores the review of the Southwest Drive and Highland Drive intersection. Currently the queue for traffic planning to turn east from Southwest Drive (Main) to Highland Drive usually goes past the dry cleaner's shop. During the PM peak, when many people leaving work go to grocery store before heading home, this queue could reach College Avenue.

The proposed development of Harps Food Store is a good opportunity for the City to have a comprehensive look at Highland Drive and initiate Access Management (AM) for this and other lots between Southwest Drive and Stadium Boulevard.

**Mr. Spriggs** asked Mr. Van Hoose to explain what commitments Harps is willing to make towards traffic improvements.

**J Max Van Hoose:** On Harrisburg on the west side of Harrisburg we have committed to installing curb and gutter with the traffic recommendation, and we will participate in additional improvements of up to \$30,000.00 for the intersection.

**Mr. Kelton** asked for clarification on the east side of Harrisburg and the wall height on the south side. What is the depth of the green space between Mr. Smith. **J Max Van Hoose** noted that it adjoins the Smith's with distance from 15 to 45 ft. The Smiths have a privacy fence which is on the property line. The midpoint height of the wall is 8 ft. tall and tapers down to nothing. It maxes out at 13 ft. and continues around the property to the rear. The property is sloped to the curb and at the base to the curb varies and is 2 to 3 ft. in elevation change. We cannot change the entrance elevation. We are elevation 326' on Harrisburg Rd., the store finish floor is at 319 ½ ft., and driveway number 1 is at elevation 313' which is six (6) ft. difference of the store. In terms of rain water this property drains northwest, we will result less water than its current condition leaving the site. The enforceability of the green space condition was discussed. **Mr. J Max Van Hoose** stated that it can be deeded permanently to an adjoining neighbor or dedicated to the City as a green way. The Smiths and the Appletons asked the same question; we would restrict it. I indicated that there are options to deed it to someone, but they were not interested. We can put together a legal description and put a legal restriction and say that it is not be used for anything else, and it can be on record. Taxes and maintenance were also discussed. You have to leave access to it. We have no access as a park.



**Mr. Johnny White** noted that since we're going through the process of preliminary approval, and Harps is asking for the rezoning and will come through with the conditions as it goes to City Council with the details. **Mr. J Max Van Hoose** stated that they won't close on the property until they know they can build a store there. **Mr. Johnny White** asked the applicant to show us the method and documentation to be used.

**Robin Nix:** stated that he has represented Mrs. Rusher and that he agrees with what everyone says in their comments. He has been on Council and has seen a lot of corporate clients come into Jonesboro , but he has never worked with a more professional group and more genuine group that worked with the neighbors.

**Mr. Joe Tomlinson** noted that we will get the site plan details back as a final development plan review. Motion was made by Mr. Tomlinson to recommend to the City Council with all the conditions that have been made by the city staff that it be rezoned to Planned District, PD-C. for a Neighborhood Store use only.

1. The owner/applicant agrees to contribute in lieu of construction towards the widening of Harrisburg Road at the northbound approach to Highland Drive to accommodate the addition of an approximate 200-foot plus taper northbound left-turn lane coincident with the site development.
2. It is recommended that the existing traffic signal at Highland Drive and Harrisburg Road be modified to allow for the recommended additional northbound left-turn lane.
3. The new access drive intersections along Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City. Access drive "3" (closes to the west) shall be modified to alleviate potential conflicts with exiting traffic leaving Church street on to Highland Drive.
4. Modifications to the intersection of Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City.
5. The owner/applicant shall maintain the undeveloped area south of the proposed structure as unimproved greenspace to provide for a permanent buffer to abutting properties used as single family residential.
6. A final development plan shall be required to be reviewed and approved the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

**J Max Van Hoose:** The site is designed so that the truck traffic enters off Highland on to Harrisburg, then queue and back into the dock area. There would be a right turn only exit. As indicated in the neighborhood meeting we have either control over the truck traffic or great influence through communication through the warehouse and the drivers. This will keep it off Harrisburg and keep it safe for the customer and pedestrian.

**Mr. Spriggs** asked for an explanation on the Building façade treatment in respect to what was mentioned in the conceptual meetings? Mr. Van Hoose replied that it is their intent to keep in the same character of the Conway and Northwest Arkansas stores.

**Mr. White** asked Joe Tomlinson if he would add to his motion based on Craig Light's recommendations on item 4 that the City and State of Arkansas Highway Dept. be involved with the redesign of Harrisburg Rd., and also that the Jonesboro Transportation Advisory Management Board should take a look at that as well. As we go forward the drawings and the plats can be conceptually approved tonight.

**Pam Alexander** stated that she was going to save my remarks for later and agreed. She has real concerns about the traffic; and advised the MAPC to look at the MPO director's points. Regarding the green space, our adopted land use plan that we make reference to corridors of natural space promote sustainable diverse plant and animal life. Two (2) acres is just a thimble; it doesn't mean much to our system. Our Urban Forestry Council is in the process of appointed new members right now, so I couldn't get an official recommendation from them; but they are in agreement that it will enhance the value of that 2 acres if that acreage was planted with trees. Our city has only 14 % in tree canopy and it is recommended that we have 40%. Otis has a list of recommended tree species that the Urban Forestry Council came up with three or four years ago that we recommend for landscaping in the city. That includes *Tula Popular* that is native to Crowley's Ridge and we do not see much of them. There is also a "Beech" that is native to Crowley's Ridge and others. We will be happy to work with to get a diverse population of trees.

Motion was 2<sup>nd</sup> by Mr. White.

**Action: 7 – 0 Vote Approval:** Mr. Hoelscher- Aye; Mr. Dover-Aye; Mr. White – Aye; Mr. Kelton- Aye; Ms. Norris-Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye; Halsey- Chairman; and Mr. Roberts- Absent.



# City of Jonesboro

515 West Washington  
Jonesboro, AR 72401

## Legislation Details (With Text)

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**File #:** ORD-10:086    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Third Reading

**File created:** 11/10/2010    **In control:** City Council

**On agenda:**    **Final action:**

**Title:** AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES FROM R-2 AND R-3 TO C-3 LUO FOR PROPERTY LOCATED AT 1504 STADIUM BLVD AS REQUESTED BY EVERS BROWN

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Plat](#)  
[MAPC Report](#)

Date	Ver.	Action By	Action	Result
11/16/2010	1	City Council		

title  
AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES.

body  
BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION 1: TITLE 14, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM R-2, Medium Density Residential, and R-3, High Density Residential, TO C-3, L.U.O., General Commercial, Limited Use Overlay, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

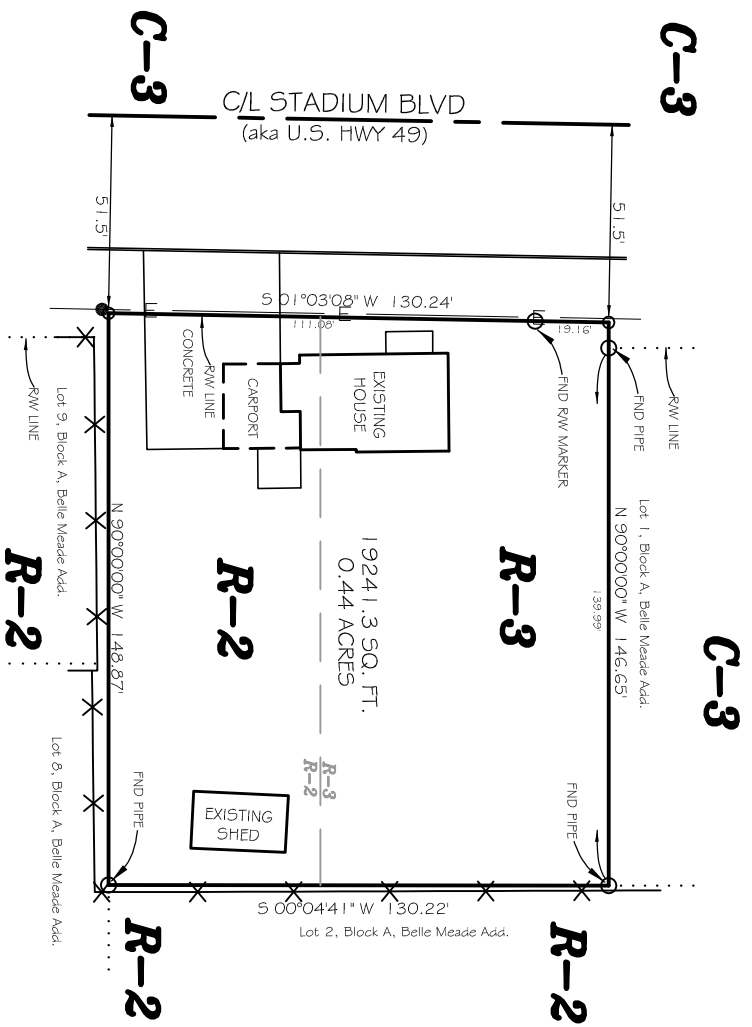
The South 110 feet of Lot 11 of Charles A. Stuck's Turtle Creek Ranch Addition to the City of Jonesboro, Arkansas, being a lot approximately 130 feet by 200 feet.

SECTION 2:  
THE FOLLOWING STIPULATIONS WERE PLACED UPON THIS REZONING AS REQUESTED BY THE METROPOLITAN AREA PLANNING COMMISSION:

- 1) The following uses shall be prohibited:
  - A) Adult Entertainment
  - B) Off-Premise Advertisement

The following uses shall be allowed only as a Conditional Use, and shall be approved by the Metropolitan Area Planning Commission (MAPC):

- A) Carwash
  - B) Cemetery
  - C) Construction Service
  - D) Convenience Store
  - E) Fast Food Restaurant
  - F) Gas Station
  - G) General and Limited Vehicle Repair
- 2) That a lighting and landscaping plan be prepared and submitted to the City Staff for review.
  - 3) That a buffer of ten feet (10') be provided on the north and south sides of the parcel, when abutting residential uses, and that a buffer of twenty feet (20') be provided on the east side of the parcel, when abutting residential uses. Privacy fencing be installed where the site abuts residential uses.
  - 4) That the proposed development shall satisfy all requirements if the City Engineer, satisfying all requirements of the current Storm Drainage Design Manual.
  - 5) That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by City, state, and local agencies shall be satisfied.

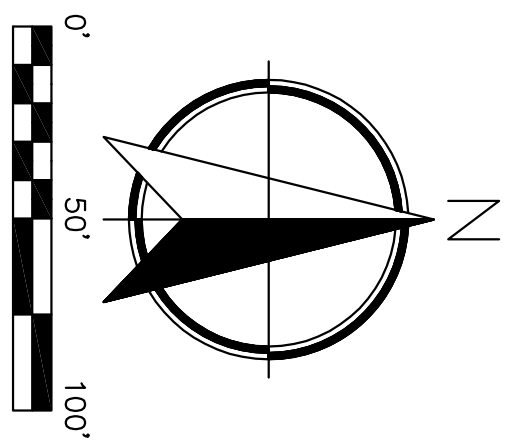


**OWNER'S CERTIFICATION:**

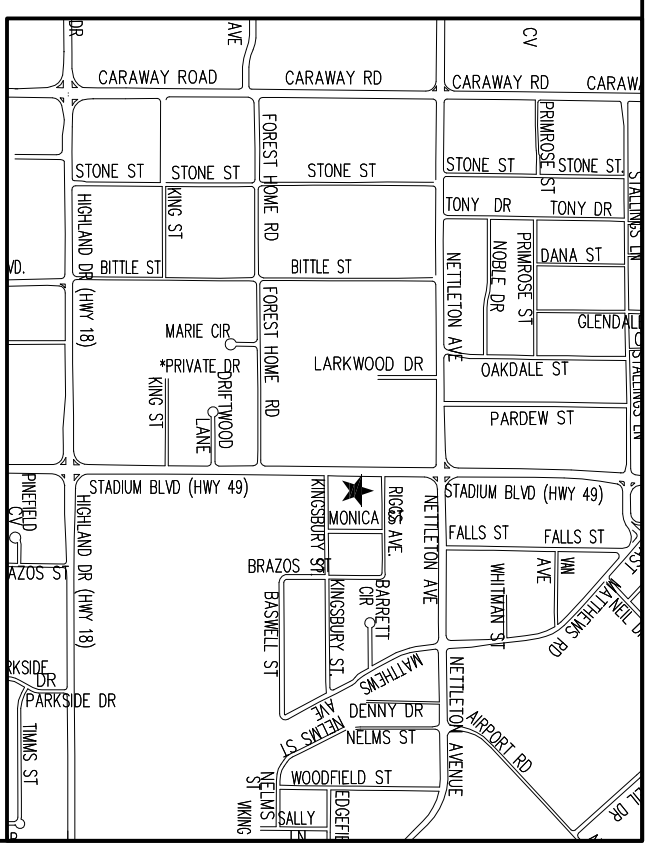
We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

**NOTES:**

- 1) THIS SURVEY AND PLAT ARE THE PROPERTY OF THE SURVEYOR AND ARE INTENDED FOR THE SOLE USE AND BENEFIT OF THE SURVEYOR & CLIENT.
- 2) THIS SURVEY WAS COMPLETED USING A NIKON "A" SERIES AND HAS A CLOSURE PRECISION OF 1' IN 100,000' AND AN ANGULAR ERROR OF 00'00"00" PER ANGLE, AND WAS NOT ADJUSTED.
- 3) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1' IN 92,000'.
- 4) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES OUR OWN RESEARCH AT THE COURTHOUSE.
- 5) ALL PINS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE.
- 6) OWNER: MR. EVERS BROWN
- 7) FLOOD PLAN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., ARK. AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0132 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAN, PER THE MAP REFERENCED ABOVE.



**EXISTING R-2 & R-3 ZONING REQUESTED C-3 ZONING**



**LEGAL DESCRIPTION: AS FURNISHED**

The South 110 feet of lot 11 of Charles A. Stuck's Turtle Creek Ranch Addition to the City of Jonesboro, Arkansas, being a lot approximately 130 feet by 200 feet.

**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.

ENGINEERS		PLANNERS		SURVEYORS	
<b>Civilogic</b>					
REZONING PLAT 1504 STADIUM BLVD FOR MR. EVERS BROWN JONESBORO, ARKANSAS					
203 Southwest Dr.-Jonesboro, AR-6709332-7890-www.civilogic.net					
Date	Scale	Job No.	Sheet		
10-5-10	1"=50'	110128	1 of 1		
Section	Township	Range	County		
21	14N	04E	CRAIGHEAD		
ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID CIVILOGIC COPIES © 2010, Civilogic Drawn By: RE Checked by: GH					
REGISTERED STATE OF ARKANSAS NO. 1273 SIGNATURE 10-5-10 DATE GEORGE M. HANMAN SURVEYOR PROFESSIONAL			REGISTERED STATE OF ARKANSAS NO. 329 CIVILOGIC CERTIFICATE OF AUTHORIZATION ENGINEER		



*City of Jonesboro City Council*  
**Staff Report – RZ10-18: Evers Brown- Stadium**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on November 16, 2010*

**REQUEST:** To consider a rezoning a parcel of land containing 0.44 acres more or less (19,241 sq.ft.).

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-2” Low Density Multi-family & “R-3” High Density Multi-Family Residential to “C-3”- General Commercial, L.U.O.

**APPLICANT OWNER:** Evers Brown, P.O. Box 204, State University, AR 72467  
 Evers Brown, P.O. Box 204, State University, AR 72467

**LOCATION:** 1504 Stadium Dr. (South of Nettleton, North of Kingsbury St.), Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: 19,241 sq.ft. Approx. - 0.44 Acres  
 Frontage: Approx. 130 +/- (along Stadium Blvd.)  
 Topography: Gently Sloping  
 Existing Developmt.: (Residence recently demolished).

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3	Multi Family
South:	R-2	Residential
East:	R-2	Residential
West:	C-3	Stadium Blvd./Commercial

**HISTORY:** None.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Jonesboro Comprehensive Plan Future Land Use Map shows the area recommended as Medium and High Density Residential. This designation typically includes medium to low density residential uses.

**Approval Criteria- Section 14.44.05, (5a-g) - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) 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.

**MAPC RECORD OF PROCEEDINGS: Public Hearing held on November 9, 2010:**

Mr. George Hamman appeared on behalf of the applicant and stated that he and his client agree with the conditions of Staff, Nos. 1, 4, and 5, except for items 2 and 3; we will do a landscape plan that will come back to MAPC showing a privacy fence.

Staff: Mr. Spriggs stated that Staff concurred with the rezoning request, but cautioned that the Commission should keep in mind that there is residential abutting to the east and that a sufficient landscape buffer is advised. Staff also recommended the revision of the request to a Limited Use overlay with the following use stipulations:

**The following uses shall be allowed only as a Conditional Use application approval by MAPC:**

Carwash  
Cemetery  
Construction Service  
Convenience Store  
Fast Food Restaurant  
Gas Station  
General and Limited Vehicle Repair

**Prohibited:**

Adult Entertainment  
Off-Premise Advertisement

**Commission Action:**

Mr. White made a motion to approve subject to Staff stipulations for recommendation to City Council for approval as a C-3, Limited Use overlay with a 10 ft. side landscape buffer. Motion was 2<sup>nd</sup> by Mr. Spurlock.

**Roll Call Vote:**

**Action: 7 – 0 Vote Approval:** Mr. Hoelscher- Aye; Mr. Dover-Aye; Mr. White – Aye; Mr. Kelton- Aye; Ms. Norris-Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye; Halsey- Chairman; and Mr. Roberts- Absent.

**Findings:**

With the new mall development, this area abuts a changing commercial corridor which includes other new retail development just north of the subject property. The previously approved request for rezoning allows for a more planned opportunity as opposed to the typical piece-meal developments brought before the commission and council in the past. With proper buffering a quality commercial development can be incorporated into this planning area.

This area will prove conducive for commercial uses along Stadium Drive north and south of the mall given the traffic volume.

The requested zoning is for a C-3 General Commercial district; however staff is suggesting that the MAPC considers a limited use overlay to include specifically prohibited and conditional uses as follows:

**Prohibited:**

Adult Entertainment  
Off-Premise Advertisement

**The following uses shall be allowed only as a Conditional Use application approval by MAPC:**

Carwash  
Cemetery  
Construction Service  
Convenience Store  
Fast Food Restaurant  
Gas Station  
General and Limited Vehicle Repair

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Evers Brown, should be evaluated based on the above observations and criteria, of Case RZ10-18, a request to rezone property from “R-2” to “C-3” L.U.O., and is recommended to the Jonesboro City Council for approval.

1. **The following uses shall be allowed only as a Conditional Use application approval by MAPC:**

Carwash  
Cemetery  
Construction Service  
Convenience Store



Fast Food Restaurant  
Gas Station  
General and Limited Vehicle Repair

**Prohibited:**

Adult Entertainment  
Off-Premise Advertisement

2. No new work shall commence prior to Final site Plan review and approval by the MAPC.
3. A lighting plan and landscaping plan shall be submitted to the MAPC, including a 10 ft. landscape buffer, including privacy fencing where the site abuts existing residential uses.
4. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
5. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all City, state and local agencies shall be satisfied.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking south along Stadium Blvd.



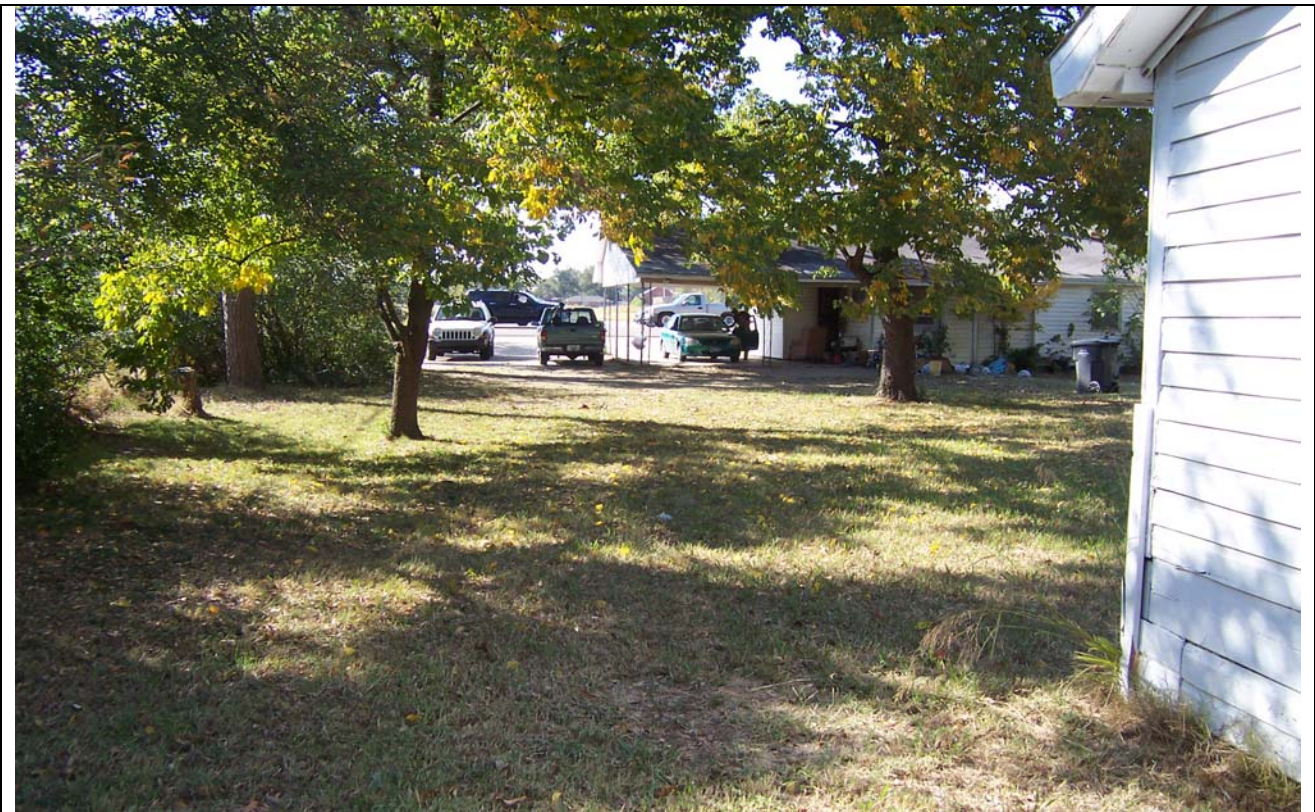
View Looking north along Stadium Blvd.



View looking north of the rear yard.



View looking west of the home from the rear.



View looking west of the home from the rear.



View looking west of the subject property from the rear.



View looking south of the rear yard.



View looking north along Stadium Blvd.



View looking north along Stadium Blvd.



View Looking east at the subject property.