



City of Jonesboro Planning & Zoning Department  
**Request for Review – RZ08-28: Vineyard Development, LLC- PD- Planned Development**  
Huntington Building - 900 W. Monroe - Public Hearing at 5:30 PM  
Case to be considered by the Commission on Tuesday, December 9, 2008

**ATTENTION DEPARTMENT HEAD OR AGENCY REVIEWING STAFF:**

**REZONING**

**REQUEST:**

To consider rezoning multiple tracks of property containing approximately 63.04 acres more or less.

**PURPOSE:** A request for consideration by the Metropolitan Area Planning Commission for rezoning of tract 1 from R-1 Single Family Residential, tract 2 from C-3 General Commercial and tract 3 from C-4 Neighborhood Office to PD - MU (Planned Development - Mixed Use), including RM-16, C-3- LU, C-4- LU, and RS-4 and make recommendation to City Council.

**APPLICANT:**

Vineyard Development Group, LLC, David Tyler Agent

**OWNER:**

407 South Main, Jonesboro, AR 72401

**LOCATION:**

North and East side of Christian Valley Drive  
South and West side of Christian Valley Drive  
West Side of Mt. Carmel Road

**SITE**

**DESCRIPTION:**

**Tract Size:** Approx. 63.04 acres,  
**Frontage:** Approx. 2,641 along N/E side of Christian Valley Dr.,  
1,093 ft. along S/W side of Christian Valley Dr., 496 ft.  
along west side of Mt. Carmel Rd.

**Existing Dvlpmt:** Vacant & Single Family Home.

Christian Valley Drive is a new three lane road with a center turn lane, constructed by the City of Jonesboro, which connects Lawson Road to Southwest Drive, and was constructed upon land donated to the City.

The three lane road should easily accommodate the additional traffic generated by this proposal. Mt. Carmel Road is a paved two-lane street. The only portion of this proposed zoning classification that will have direct access to Mt. Carmel Road is that portion that is single family only.

**Topography:** The site is comprised of gentle sloping land. It is primarily open land with several large trees scattered over the property. It primarily slopes gently to the south and west. The site contains one existing residence and some relatively mature vegetation. There is also a former location of a lake on the site. The development proposal includes a lake that would enhance the aesthetics, as well as serve as the primary storm water detention facility.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North:	C-4 Commercial/Residential R-I
	South:	Residential R-I
	East:	Residential R-I
	West:	Residential R-I
	Southwest:	Existing Church on R-1

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

This is a proposed PD (Planned Development) Classification, including:

RS-4: Single Family Development

To be developed to current RS-4 Standards and Specifications on approximately 22.29 acres.

C-4: LU: Quiet Commercial Development

Maximum of 28 parcels on approximately 13.94 acres

C-3: LU: Commercial Development

Maximum of 7 parcels on approximately 7.29 acres

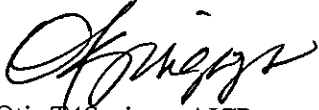
RM-16: Multi-family development:

Maximum of 278 residential units on approximately 19.5 acres

**Request:**

The Planning Department invites you to review the attached rezoning request and make official statement, comments or recommendations to the MAPC and City Council in considering this case. Please forward any comments to the undersigned prior to Tuesday's meeting, or feel free to attend the public hearing at 5:30 PM on December 9, 2008 at 900 W. Monroe.

Respectfully Submitted,

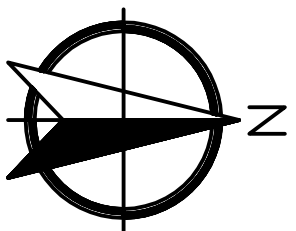
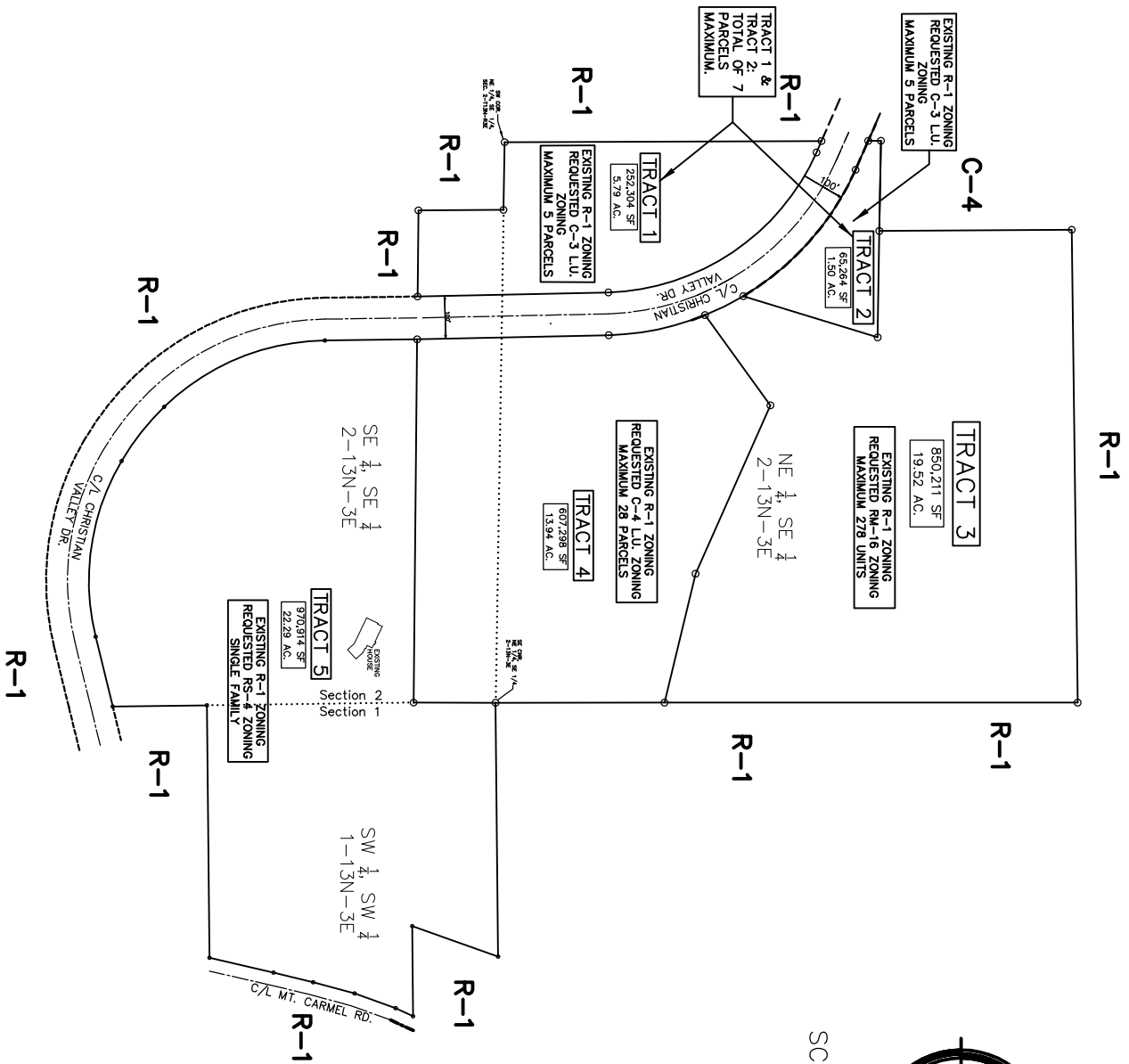


Otis T. Spriggs, AICP

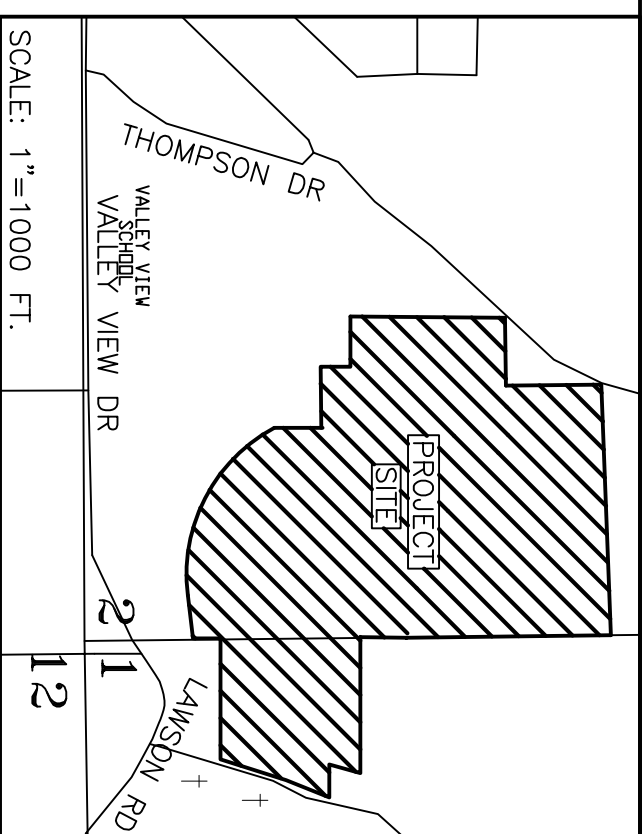
Planning & Zoning Director

Email: [ospriggs@jonesboro.org](mailto:ospriggs@jonesboro.org)

ATTACHMENTS



SCALE: 1" = 400'



SEE SH. 2 OF 2 FOR  
LEGAL DESCRIPTIONS  
AND CERTIFICATES.

ENGINEERS PLANNERS SURVEYORS



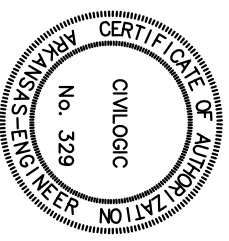
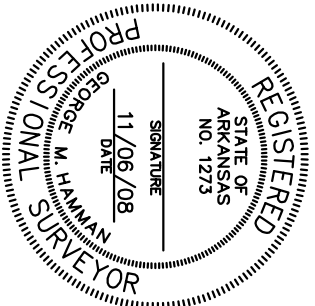
203 Southwest Dr.-Jonesboro, AR-(870)932-7860-www.civilogic.net

REZONING PLAT  
FOR  
VINEYARD DEVELOPMENT GROUP,  
LLC  
JONESBORO, ARKANSAS

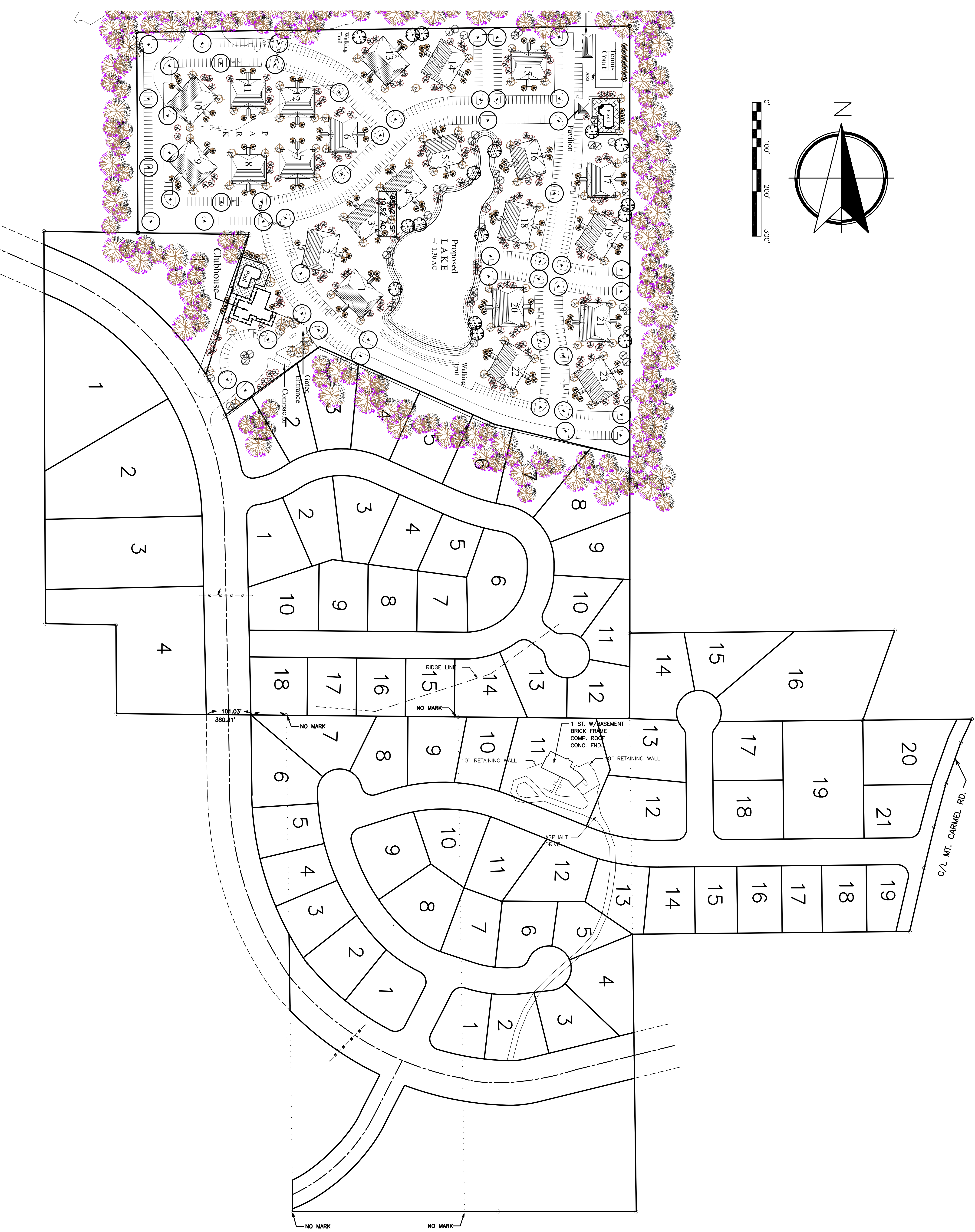
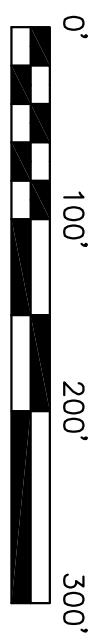
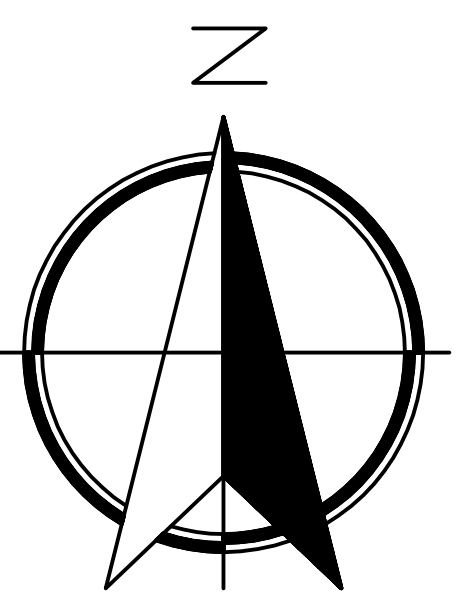
Date	11/06/08	Scale	1" = 400'	Job No.	108202	Sheet No.	1 of 2
Section	1 & 2	Township	13N	Range	3E	County	CRAIGHHEAD

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		<b>REGISTERED PROFESSIONAL SURVEYOR</b> STATE OF ARKANSAS No. 1273 7/27/77 GEORGE M. HAMMAN	
<b>ENGINEERS PLANNERS SURVEYORS</b>			
<b>CONCEPTUAL LAYOUT</b> FOR <b>VINEYARD DEVELOPMENT GROUP, LLC</b> JONESBORO, ARKANSAS			
DATE: 11/10/08	SCALE: 1"=100'	JOB NO.: 108202	SHEET NO.: 1
DESIGNER: CRAIGHEAD	DRAWN BY: RE	CHECKED BY: CRAIGHEAD	DATE: 11/10/08
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EXISTING R-1 ZONING TO REQUESTED C-3 L.U. ZONING:  
LEGAL DESCRIPTION – TRACT 1:

A part of the Southeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas more particularly described as follows:  
BEGIN of the Southwest corner of the Northeast Quarter of the Southeast Quarter, said Section 2;  
thence N00°12'45"W a distance of 740.67 ft. to a point on the Westerly right of way line of Christian Valley Drive;  
thence S66°23'59"E along said right of way line a distance of 29.31 ft. to a point on a curve;  
thence run along said right of way line along a curve to the right, said curve having a radius of 552.62 ft., an arc of 618.39 ft., a chord length of 586.51 ft. and a chord bearing of S33°55'26"E to a point;  
thence S01°13'10"E along said right of way line a distance of 446.22 ft. to a point;  
thence leaving said right of way line, run N89°26'24"W a distance of 201.26 ft. to a point;  
thence N00°19'52"W a distance of 198.83 ft. to a point;  
thence N88°56'32"W a distance of 158.23 ft. to the POINT OF BEGINNING, containing 5.79 acres,  
subject to the actual rights of way of Christian Valley Drive.

LEGAL DESCRIPTION – TRACT 2:

A part of the Northeast Quarter of the Southeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows:  
From the Southwest corner of the Northeast Quarter of the Southeast Quarter, said Section 2,  
run N00°12'45"W a distance of 849.98 ft. to a point on the Eastern right of way line of Christian Valley Drive, said point being the POINT OF BEGINNING;  
thence leaving said right of way line, continue N00°12'45"W a distance of 29.57 ft. to a point;  
thence S89°03'54"E a distance of 459.53 ft. to a point;  
thence S17°04'11"W a distance of 328.61 ft. to a point on the Easterly right of way line of Christian Valley Drive;  
thence run along said right of way line along a curve to the left, said curve having a radius of 652.62 ft., an arc of 401.49 ft., a chord length of 395.09 ft. and a chord bearing of N48°21'38"W to a point;  
thence N66°23'59"W along said right of way line a distance of 73.44 ft. to the POINT OF BEGINNING, containing 1.50 acres,  
subject to the actual rights of way of Christian Valley Drive.

EXISTING R-1 ZONING TO REQUESTED RM-16 ZONING:  
LEGAL DESCRIPTION – TRACT 3:

A part of the Northeast Quarter of the Southeast Quarter, Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas more particularly described as follows:  
From the Southwest corner of said Northeast Quarter of the Southeast Quarter, said section 2, run N00°12'45"W a distance of 879.55 ft. to a point;  
thence S89°03'54"E a distance of 210.85 ft. to the POINT OF BEGINNING;  
thence N00°22'35"W a distance of 449.75 ft. to a point;  
thence N89°16'58"E a distance of 1105.30 ft. to a point;  
thence S00°00'35"E a distance of 966.12 ft. to a point;  
thence N76°28'11"W a distance of 310.05 ft. to a point;  
thence N66°01'17"W a distance of 430.86 ft. to a point;  
thence S53°59'36"W a distance of 260.43 ft. to a point on the Easterly right of way line of Christian Valley Drive;  
thence following a curve to the left and along said Easterly right of way line, said curve having a radius of 652.59 ft., an arc of 100.32 ft., a chord length of 100.21 ft. and a chord bearing of N26°19'41"W to a point; thence leaving said right of way line,  
run N17°04'11"E a distance of 328.61 ft. to a point;  
thence N89°03'54"W a distance of 248.68 ft. to the POINT OF BEGINNING, containing 19.52 acres,  
subject to the actual rights of way of Christian Valley Drive.

EXISTING R-1 ZONING TO REQUESTED C-4 L.U. ZONING:  
LEGAL DESCRIPTION – TRACT 4:

A part of the Southeast Quarter of Section 2, Township 13 North, Range 3 East, Craighead County, Arkansas more particularly described as follows:  
From the Southwest corner of the Northeast Quarter of the Southeast Quarter, run S88°56'32"E a distance of 158.23 ft. to a point;  
thence S00°19'52"E a distance of 198.83 ft. to a point;  
thence S89°26'24"E a distance of 301.31 ft. to a point on the Easterly right of way of Christian Valley Drive, said point being the POINT OF BEGINNING;  
thence N01°13'10"W along said right of way line a distance of 447.97 ft. to a point on a curve;  
thence run along said Easterly right of way line along a curve to the left, said curve having a radius of 652.57 ft., an arc of 230.97 ft., a chord length of 229.76 ft. and a chord bearing of N11°47'01"W to a point; thence leaving said right of way line,  
run N53°59'36"E a distance of 260.43 ft. to a point;  
thence S66°01'17"E a distance of 430.86 ft. to a point;  
thence S76°28'11"E a distance of 310.05 ft. to a point;  
thence S00°00'35"E a distance of 394.90 ft. to a point;  
thence S00°07'47"W a distance of 191.65 ft. to a point;  
thence N89°26'24"W a distance of 849.01 ft. to the POINT OF BEGINNING, containing 13.94 acres, subject to the actual rights of way of Christian Valley Drive.

EXISTING R-1 ZONING TO REQUESTED RS-4 ZONING:  
LEGAL DESCRIPTION – TRACT 5:

A part of the Southeast Quarter of Section 2 and part of the Southwest Quarter of Section 1, all in Township 13 North, Range 3 East, Craighead County, Arkansas more particularly described as follows:

From the Southwest corner of the Northeast Quarter of the Southeast Quarter, run S88°56'32"E a distance of 158.23 ft. to a point;  
thence S00°19'52"E a distance of 198.83 ft. to a point;  
thence S89°26'24"E a distance of 301.30 ft. to the POINT OF BEGINNING;  
thence continue S89°26'24"E a distance of 849.01 ft. to a point;  
thence N00°07'47"E a distance of 191.66 ft. to a point;  
thence S89°36'10"E a distance of 593.57 ft. to a point;  
thence S19°32'10"W a distance of 213.37 ft. to a point;  
thence N89°25'10"E a distance of 210.86 ft. to a point and the West right of way line of Mt. Carmel Road;  
thence run along said right of way line as follows:  
S25°06'10"W a distance of 45.28 ft. to a point,  
S19°44'10"W a distance of 101.92 ft. to a point,  
S15°06'10"W a distance of 100.19 ft. to a point,  
S13°39'10"W a distance of 95.44 ft. to a point,  
S12°59'10"W a distance of 153.62 ft. to a point, thence leaving said right of way line;  
thence S89°25'10"W a distance of 590.28 ft. to a point;  
thence S00°45'45"E a distance of 220.24 ft. to a point on the North-easterly right of way line of Christian Valley Drive;  
thence run along said Northeastly right of way line as follows:  
S76°13'52"W a distance of 168.11 ft. to a point,  
then along a curve to the right, said curve having a radius of 550.00 ft., an arc of 425.47 ft., a chord length of 414.94 ft. and a chord bearing of N81°36'26"W to a point;  
then along a curve to the right, said curve having a radius of 604.47 ft., an arc of 161.65 ft., a chord length of 161.17 ft. and a chord bearing of N51°47'04"W to a point;  
then along a curve to the right, said curve having a radius of 550.00 ft., an arc of 416.30 ft., a chord length of 406.44 ft. and a chord bearing of N22°26'22"W to a point;  
N00°45'19"W a distance of 215.97 ft. to a point, said point being the POINT OF BEGINNING, containing in all, 22.29 acres, subject to the actual rights of way of Christian Valley Drive.

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.

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.

NOTES:

FLOOD PLAIN: 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. 0503100150 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.

SEE SH. 1 OF 2 FOR  
BOUNDARY PLAT.

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REZONING PLAN  
FOR  
VINEYARD DEVELOPMENT GROUP,  
LLC  
JONESBORO, ARKANSAS

Date	Scale	Job No.	Sheet
11/06/08	1"=200'	108202	No. 2
Section	Township	Range	County
1 & 2	13N	3E	CRAIGHEAD
			2 of 2

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