Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 11/14/25

Case Number: _____

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LOCATION:

Site Address: No addresses assigned to date;
+/- 8.8 acres, east side of Warren Street; South of Jonathan Drive
Parcel Numbers: 01-144064-1200
01-144064-1201
01-144064-1202
01-144064-1300
01-144064-1400, and
01-144064-1600.

Side of Street: East side of Warren Street

Quarter: Part of the South Half of Section 6, Township 14 North, Range 4 East

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

SITE INFORMATION:

Existing Zoning: **R-1** **Proposed Zoning:** **PD-R; LUO**
Planned Development – Residential; Limited Use Overlay (Single Family Attached)

Size of site (square feet and acres): 384,635 S.F. – 8.83 Acres

Street Frontage (feet): +/- 390 feet along Warren Street

Existing Use of the Site: Circa 2002, and 2003 this site was design and approved as a subdivision. An unusual set of circumstances occurred and a portion of the development was started, though there was never enough completed to apply for any building permits.

Character and adequacy of adjoining streets: Warren Street is an existing two-lane local street. It begins at the intersection with Daybreak Drive, and extends approximately 1,300 feet to the north, terminating on the south side of an undeveloped area that resembles a pasture. Warren Street and the surrounding roadway network should easily accommodate any vehicular increases triggered by this proposed development.

Does public water serve the site? Existing 10" water, east side of Warren Street

If not, how would water service be provided? Water mains would be extended to accommodate the development.

Does public sanitary sewer serve the site? There is an existing main sanitary sewer line along the east side of Warren Street.

If not, how would sewer service be provided? Sewer extensions will be required in order to serve the proposed development.

Use of adjoining properties:		
	North:	Residential (R-1) – five large lots, and Industrial (I-1) - two larges lots
	South:	Mix of R-1, RS-7
	East:	Residential (R-1) – one large lot
	West:	Commercial (C-3)

Physical Characteristics of the site:
The site is well suited to a development of this type. The slopes are slight and the drainage can be accommodated with relative ease. The required "Green Space" will be easily provided.

Characteristics of the neighborhood:
This site is surrounded by a variety of industrial, commercial and residential uses.

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

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

(1) How was the property zoned when the current owner purchased it?
The property was zoned R-1 at the time of acquisition.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The purpose of the rezoning is to accommodate a gated community for senior living. These units are single-family attached dwellings and this development provides a wealth of "Green Space" which will incorporate some sidewalks and pavilions for pedestrians and pets.

(3) If rezoned, how would the property be developed and used?
If rezoned, the applicant / owner / developer plans to develop the site in accordance with the standards and specifications of the PD-R; LUO Zoning Classification and the standards and specifications of the City of Jonesboro. This is intended to be a single-family attached development with individual lots and private streets.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
The current conceptual plan indicates 58 living units on approximately 8.8 acres, yielding approximately 6.6 dwellings per acre. The current R-1 standards allow a density up to 5.4 lots per acre.

(5) Is the proposed rezoning consistent with the *Jonesboro Land Use Plan?*
The *Jonesboro Land Use Plan* indicates this area as Moderate Intensity Residential. As indicated above, the lot intensity for this proposed development is approximately 6.4 units per acre.

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed development is to be a gated community of single-family attached homes for senior living, thereby providing a secure location for those mature adults in Jonesboro that desire to live in such a place.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This request is completely compatible with the development in, and the character of the surrounding area. As single family attached homes, this would provide a transition area between the existing commercial and industrial developments to the west and north, and the existing residential on the east.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

This site has been considered in a number of scenarios. A conclusion drawn fro those efforts is this parcel is not conducive to individual lots, public streets with wide rights-of-way, and substantial building setbacks.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

This proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values
B) Traffic
C) Drainage
D) Visual Appearance
E) Odor
F) Noise
G) Light
H) Vibration
J) Hours
K) Restrictions

(10) How long has the property remained vacant?
By all indications, this land was not been developed at all, aside from the started work circa 2003.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
A change in the zoning from R-1 to PD-R; LUO should have no detrimental impact on any of the following aspects.

A) Utilities
B) Streets
C) Drainage
D) Parks
E) Open Space
F) Fire
G) Police
H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?
The current plan calls for development to begin as soon as plans could be prepared and approved in accordance with the appropriate standards and specifications.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. ***If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***
No neighborhood meeting has been arranged to date.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This request is for a Limited Use Overlay. The parameters of the proposed Planned Development are listed below.

A) Development is to be single-family attached.
B) This is to be a gated community.
C) Minimum 30% Green Space / Open Space.
D) A common building is to be provided for the residents.
E) This is being developed as a "Senior Living" community.
F) Garbage collection is to be with individual trash cans.
G) All buildings to include an integral fire-suppression sprinkler system.
H) Interior curbs to be "drive-over" curbing.
I) Private Street: Traditional width = 24'; width to be installed = 30'.
J) Metropolitan Area Planning Commission approves a street length as shown.
K) City Council approves the private street.
L) Traditional cul-de-sac = 40' radius; radius to be installed = 55'.
M) One enclosed garage, and one outdoor parking space provided for each dwelling.
N) Site lighting to be provided.
O) Five pavilions to be incorporated into the development.
P) Final phase of phased development anticipated to be completed prior to December 31, 2034.
Q) Tree survey will be performed prior to preparation of final design plans.

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

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

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

The owner of the property is:
G. Enterprises, LLC
3427 Lake Pointe Drive
Jonesboro, AR 72404

Owner / Applicant

Deed: *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

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(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

(3). If rezoned, how would the property be developed and used?

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?*

(6). How would the proposed rezoning be the public interest and benefit the community?

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?

(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

(10). How long has the property remained vacant?

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

(12). If the rezoning is approved, when would development or redevelopment begin?

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

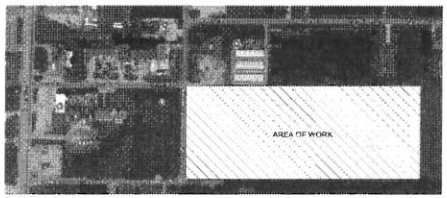
Name: G. Enterprises, LLC
Address: 3427 Lake Pointe Dr.
City, State: Jonesboro ZIP 72404
Telephone: _____
Facsimile: _____
Signature: _____

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

Name: MARQUE MEALING
Address: 3427 LAKE POINTE DR.
City, State: JONESBORO AR ZIP 72404
Telephone: 870-930-7695
Facsimile: N/A
Signature: Marque Mealing

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

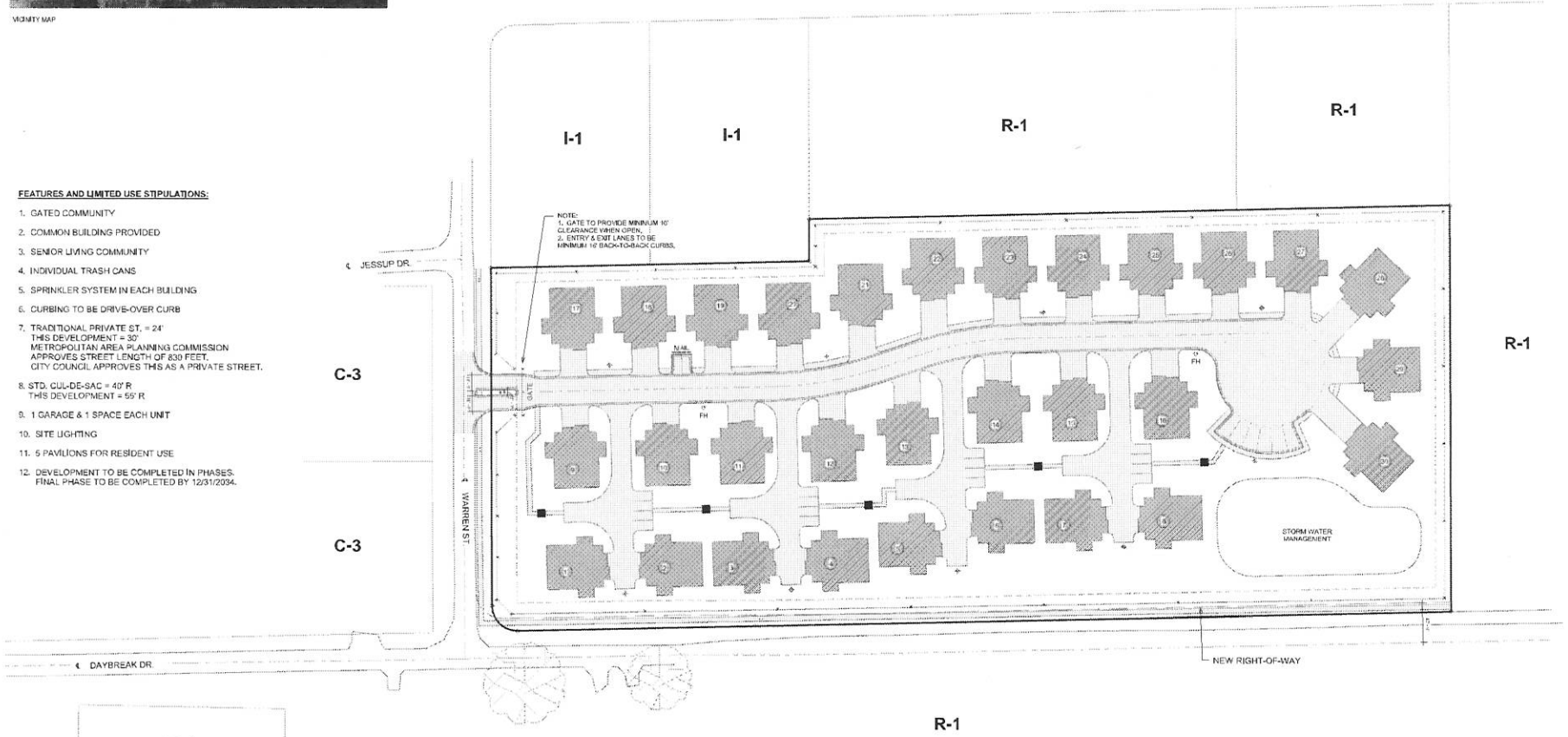
Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning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



VICINITY MAP

FEATURES AND LIMITED USE STIPULATIONS:

1. GATED COMMUNITY
2. COMMON BUILDING PROVIDED
3. SENIOR LIVING COMMUNITY
4. INDIVIDUAL TRASH CANS
5. SPRINKLER SYSTEM IN EACH BUILDING
6. CURBING TO BE DRIVE-OVER CURB
7. TRADITIONAL PRIVATE ST. = 24'
   THIS DEVELOPMENT = 30'
   METROPOLITAN AREA PLANNING COMMISSION APPROVES STREET LENGTH OF 830 FEET.
   CITY COUNCIL APPROVES THIS AS A PRIVATE STREET.
8. STD. CUL-DE-SAC = 40' R
   THIS DEVELOPMENT = 55' R
9. 1 GARAGE & 1 SPACE EACH UNIT
10. SITE LIGHTING
11. 5 PAVILIONS FOR RESIDENT USE
12. DEVELOPMENT TO BE COMPLETED IN PHASES.
    FINAL PHASE TO BE COMPLETED BY 12/31/2034.



EXISTING ZONING: R-1
REQUESTED ZONING: PD-R, L.U.O.

CONCEPT PLAN AND REZONING PLAT

SITE LAYOUT
G. ENTERPRISES, LLC
3427 LAKE POINTE DRIVE
JONESBORO, AR. 72404
CONTACT: MARQUE MEALING (87) 930-7695

ENGINEERS PLANNERS SURVEYORS
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Date 10-10-2024 | Scale AS SHOWN | Job No. 12417
Section | Township | Range | County CRAIGHEAD
Drawn By JM | Checked By GH
Sheet No. 1 OF 1

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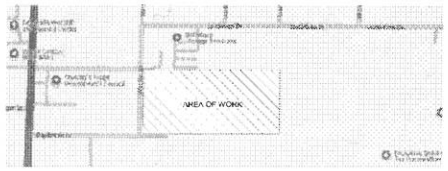
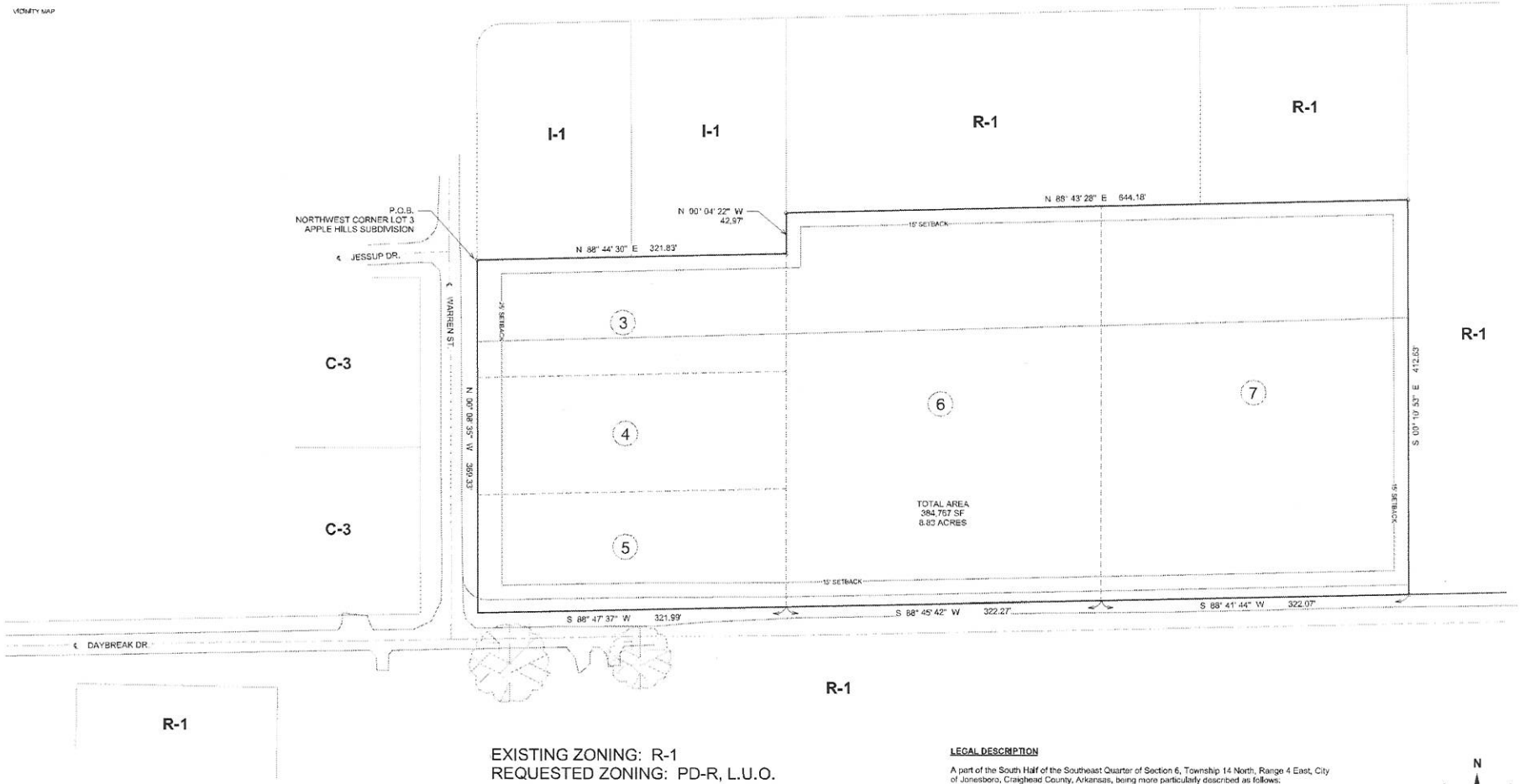
CIVILOGIC No. 329

STATE OF ARKANSAS
JOHN MICHAEL
REGISTERED PROFESSIONAL ENGINEER
No. 7939

1 OF 1



VICINITY MAP



EXISTING ZONING: R-1
REQUESTED ZONING: PD-R, L.U.O.

LEGAL DESCRIPTION

A part of the South Half of the Southeast Quarter of Section 6, Township 14 North, Range 4 East, City of Jonesboro, Craighead County, Arkansas, being more particularly described as follows:
Beginning at the Northwest Corner of Lot 3, Apple Hills Subdivision, said point being the **POINT OF BEGINNING**,
thence run N 88°44'30" E, a distance of 321.83 feet to the northeast corner of said Lot 3, Apple Hills Subdivision;
thence run N 00°04'22" W, a distance of 42.97 feet to a point;
thence run N 88°43'28" E, a distance of 644.18 feet to a point;
thence run S 00°10'53" E, a distance of 412.63 feet to a point;
thence run S 88°41'44" W, a distance of 322.07 feet to a point;
thence run S 88°45'42" W, a distance of 322.27 feet to a point;
thence run S 88°47'37" W, a distance of 321.99 feet to a point on the east Right-of-Way of Warren Street;
thence following the said east right-of-way of Warren Street, run N 00°08'35" W, a distance of 369.33 feet to a point; said point being the **POINT OF BEGINNING**, said tract containing 8.83 acres.

REZONING PLAT
CORTE BELLA

REZONING PLAT
FOR
G. ENTERPRISES, LLC
3427 LAKE POINTE DRIVE
JONESBORO, AR. 72404
CONTACT: MARQUE MEALING (870) 930-7695

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SHEET NO.
1 OF 1

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Date 04-04-2023
Section 6
Township 14N
Range 04E
Scale 1" = 50'-0"
Drawn By JM
Checked By GH
Job No. 12167
County CRAIGHEAD
Sheet No. 1 OF 1

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