



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, July 9, 2024

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-24:064](#)

MAPC Minutes: June 11, 2024

Attachments: [6.11.24 MAPC Minutes](#)

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

### 8. Rezoning

[RZ-24-11](#)

Rezoning: 5441 East Nettleton Avenue

Pamela Ward is requesting a rezoning from R-1, single family medium density, to C-3, general commercial. This request is for 0.91 acres located at 5441 E. Nettleton Ave.

Attachments: [Application](#)  
[Certified Mail Receipt and Letter](#)  
[Rezoning Plat](#)  
[Rezoning Signs](#)  
[Staff Summary](#)

### 9. Staff Comments

### 10. Adjournment



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-24:064

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Minutes

MAPC Minutes: June 11, 2024



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

---

Tuesday, June 11, 2024

5:30 PM

Municipal Center, 300 S. Church

---

### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

**Absent** 1 - Kevin Bailey

### 3. Approval of minutes

[MIN-24:054](#)

MAPC Minutes: May 28, 2024

**Attachments:** [5.28.24 MAPC Minutes](#)

**A motion was made by Dennis Zolper, seconded by Monroe Pointer, that this matter be Approved . The motion PASSED with the following vote.**

**Aye:** 6 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Dennis Zolper

**Absent:** 2 - Kevin Bailey and Jim Little

### 4. Miscellaneous Items

[COM-24:022](#)

Temporary Classroom Trailers

Valley View School District is requesting MAPC approval for an additional two years on the continued placement of two temporary classroom portable buildings at the southwest corner of 5603 Kersey Lane. The initial MAPC approval was on May 10, 2022.

**Attachments:** [Request to Planning & Zoning and MAPC on Elem Portable Buildings 5.8.2022](#)  
[COM-22-017 Initial Approval](#)

**Lonnie Roberts (Chair):** Do I have proponent here for this item? If you would please state your name for the record.

**Angela Smith (Proponent):** Angela Smith

**Lonnie Roberts:** And you just want to keep the buildings in place, there's really no changes from what I understood yesterday?

**Angela Smith:** That is correct. No changes, they'll be remaining where they are.

Lonnie Roberts: And there are plans, I guess to eventually eliminate the temporary buildings?

Angela Smith: Yes, there are, there will be construction that will be occurring in that location and also at the high school but when we're ready to do those things, they'll be presented to the council.

Lonnie Roberts: Okay, Derrel do you have anything to add to that?

Derrel Smith (City Planner): No Sir.

Lonnie Roberts: Commissioners have any questions about the continuation of the temporary buildings?

A motion was made by Dennis Zolper, seconded by Jeff Steiling, that this matter be Approved . The motion PASSED with the following vote.

**Aye:** 6 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford and Dennis Zolper

**Absent:** 2 - Kevin Bailey and Jim Little

[SP-24-01](#)

Site Plan: Elmhurst Storage Complex

Davidson Engineering is requesting a MAPC site plan approval for a storage complex located on Elmhurst Drive. The proposed development is 103,305 sq. ft. and located in a C-3, general commercial district.

Conditional use approval was granted for this site on February 27th, 2024.

**Attachments:**     [23-104 Narrative Letter \(Large Scale Development\) \(1\)](#)  
                                 [23-104 COMBINED SET 5.2.2024 \(1\)](#)

Lonnie Roberts (Chair): The next intended item was a site plan at Elmhurst Storage Complex. There will be no action taken on that tonight. There still needs to be some information gathered and brought to us to make a decision.

**5. Preliminary Subdivisions**

**6. Final Subdivisions**

**7. Conditional Use**

**8. Rezonings**

**RZ-23-16**

Rezoning: 1006 Warren Street

Carrington Moorehouse is requesting a rezoning from R-1, single family medium density, to RM-12, residential multifamily. This request is for 5.5 acres located east of 1006 Warren.

**Attachments:** Full Application  
23102-2 Plat  
Current zoning  
Nix Tile Company\_20231025\_103516  
Nix Tile Company\_20231025\_103826  
Rendering  
Warren Street Apartment Concept  
Rezoning Sign  
Staff Summary

A motion was made by Monroe Pointer, seconded by Jimmy Cooper, that this matter be Untabled . The motion PASSED with all in favor.

Lonnie Roberts: Now the proponent and owner has requested that we re-table it until the July 23rd meeting. So, I will entertain a motion to re-table this item until July 23rd.

A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Tabled until July 23rd, 2024. The motion PASSED with the following vote.

**Aye:** 7 - Jimmy Cooper; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

**Absent:** 1 - Kevin Bailey

## **9. Staff Comments**

Lonnie Roberts (Chair): Are there any staff comments, or commissioner questions at this time?

Jimmy Cooper (Commission): I do have a question.

Lonnie Roberts: Yes, sir.

Jimmy Cooper: The sidewalk issue at Sage Meadows, did we solve that?

Derrel Smith (City Planner): Not yet. They're hoping to bring something to us that they don't have to come back to you, but we haven't heard from them since the meeting.

Jimmy Cooper: Alright, my only question is, that has bothered me is this. They have a temporary approval for occupancy.

Derrel Smith: Yes, sir.

Jimmy Cooper: So, they can move people in?

Derrel Smith: Right now, yes sir.

Jimmy Cooper: I'm telling you this is not right. How long do they have to solve this issue?

Derrel Smith: They have 30 days.

Jimmy Cooper: They had 30 days.

Derrel Smith: They have 30 days from the meeting.

Jimmy Cooper: So, they got another 2 weeks?

Derrel Smith: Yes, sir.

Jimmy Cooper: What happens in two weeks?

Derrel Smith: They either have it solved or-

Jimmy Cooper: Or people have to move out?

Derrel Smith: If there's anybody in them. I'm not sure they have anybody in them right now.

Jimmy Cooper: How did they get a temporary certificate of occupancy?

Derrel Smith: It wasn't considered life safety, so if it's not life safety, they will issue a temporary CO.

Jimmy Cooper: That's been a total cluster. In my opinion, so anyway that's all I got to say about it.

Lonnie Roberts: Okay, any other questions?

Stephanie Nelson (Commission): I agree with him. It's ridiculous that it's gotten to this point.

Jimmy Cooper: Life safety and no life safety. I mean, it's just, they could drag this on forever. But we're not going to kick the people out of the apartments if somebody's there. I don't think the city is.

Monroe Pointer (Commission): Well, I guess now that he's brought that up. Are there some stipulations? So, when people do get a temporary CO that there should be some guidelines in you have so much time to get something done. Because it sounds like what you're saying Mr. Cooper is they shouldn't do it if they're not going to be able to do it. But here be a lot of things tied up if you can't have certain things done in a certain amount of time, but I think there should still be some-

Jimmy Cooper: I can see where this could be an issue that could travel on for several months. I mean I don't know what the rules are, but they're a little bit flexible evidently and it's just one of them crazy things. I'm sorry but I'm not real happy with it.

Lonnie Roberts: Anyone else have comments on that?

Jeff Steiling (Commission): I have a question about one other thing, back on our agenda the site plan for Elmhurst Storage Complex. Was that being tabled?

Derrel Smith: It is not tabled, because it's not a buildable lot at this time. Until they have a buildable lot, we won't review this.

Jeff Steiling: Okay, so it's just cancelled, it's not tabled?

Derrel Smith: Correct.

Lonnie Roberts: Correct, I'm glad you asked that for clarification. Anyone else?

Dennis Zolper: Move to adjourn.

## 10. Adjournment



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RZ-24-11

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Rezoning

Rezoning: 5441 East Nettleton Avenue

Pamela Ward is requesting a rezoning from R-1, single family medium density, to C-3, general commercial. This request is for 0.91 acres located at 5441 E. Nettleton Ave.



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

## Application for a Zoning Ordinance Map Amendment

Meeting Date: July 9<sup>th</sup> 2024 Date Received: June 17<sup>th</sup> 2024  
Meeting Deadline: June 17<sup>th</sup> 2024 Case Number: RZ-24-11

### LOCATION:

Site Address: 5441 East Nettleton

Side of Street:            between NA - Address Listed and           

Quarter:            Section: 26 Township: 14 Range: 04

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: C-3  
225.6 ft on E. Nettleton

Size of site (square feet and acres): 39,639sqft/0.91 Acres Street frontage (feet): 163.8 on Access Rd./ 389.4 Total

Existing Use of the Site: Residential - Vacant Lot

Character and adequacy of adjoining streets: Streets nearby are equipped & already support high levels of traffic.

Does public water serve the site? Yes

If not, how would water service be provided? NA

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? NA

### Use of adjoining properties:

North Highway 463

South Vacant Commercial (C-3)

East Access Road & Highway Department Land

West Vacant Commercial (C-3)

Physical characteristics of the site: Vacant Land

Characteristics of the neighborhood: Commercial Vacant

*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.*

Page 1 of 2

Revised 08-Nov-17



### REZONING INFORMATION:

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


- (1). How was the property zoned when the current owner purchased it?
- (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?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

### OWNERSHIP INFORMATION:

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

#### Owner of Record:


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

Name: Pamela H. Ward  
Address: 6803 C.W. Post Road  
City, State: Jonesboro, Arkansas ZIP 72401  
Telephone: 870-243-2698  
Facsimile: NA  
Signature: 

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

#### Applicant:

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

Name: Angela Dickson  
Address: 1001 South Main Street  
City, State: Jonesboro, Arkansas ZIP 72401  
Telephone: 870-930-6772  
Facsimile: NA  
Signature: 

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## **REZONING INFORMATION ATTACHMENT**

(1). How was the property zoned when the current owner purchased it?

**The property was inherited in 2021. It has been zoned R-1 since our family owned it.**

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

**Currently, it is zoned R-1 and is only 0.91 acres. The lot is surrounded by C-3 property. We would like to sell our 0.91 acres.**

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

**The land is to be used to the highest and best use in the future.**

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

**Unknown, Commercial.**

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

**Yes. The High Intensity Growth Sector should favor C-3 zoning for this property.**

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

**The proposed zoning (C-3) follows the land-use plan.**

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

**The proposed zoning would be the same zoning as the adjacent owners' land (C-3).**

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

**All surrounding property is zoned C-3, making our property the only land in the area that is currently R-1. The value of our property is diminished by the surrounding property's industrial and commercial service uses.**

(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?

**It would not have a negative impact in any way because the surrounding area already serves industrial and commercial uses.**

(10). How long has the property remained vacant? **Since at least 1996.**

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

**By rezoning the property to C-3, the property would be like what surrounds it and there would be no effect 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?  
**The 0.91 acre, vacant lot would be listed for sale immediately.**

(13). How do neighbors feel about the proposed rezoning? (Attach notes from discussion & copy of letter to neighbor - there's only one.)

**See EXHIBIT B.**

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

**Not Applicable**



**CITY OF JONESBORO  
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, July 9 , 20 24 AT 5:30 PM**

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Pamela H. Ward

DATE: July 9, 2024

SUBJECT PROPERTY ADDRESS: 5441 E. Nettleton

DESCRIPTION OF REZONING REQUESTED: Existing Zoning: R-1

Proposed Zoning: C-3      Property Size: 0.91 Acres

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

\_\_\_\_\_  
Printed Name of Property Adjacent Owner

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



DOWNTOWN JONESBORO  
310 EAST ST STE C  
JONESBORO, AR 72401-9995  
(800)275-8777

06/17/2024 02:28 PM

Product	Qty	Unit Price	Price
First-Class Mail® Large Envelope	1		\$1.39
Jonesboro, AR 72401			
Weight: 0 lb 0.80 oz			
Estimated Delivery Date			
Thu 06/20/2024			
Certified Mail®			\$4.40
Tracking #:			
9589 0710 5270 1185 7771 28			
Total			\$5.79

Grand Total: \$5.79

Credit Card Remit \$5.79

Card Name: VISA  
Account #: XXXXXXXXXX9238  
Approval #: 05135D  
Transaction #: 798  
AID: A0000000031010 Chip  
AL: VISA CREDIT  
PIN: Not Required CHASE VISA

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

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Clerk: 31

# U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

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Jonesboro, AR 72401

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$1.39

Total Postage and Fees \$5.79

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City, State, ZIP+4®

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

0405

31

Postmark  
Here

06/17/2024



# REZONING PLAT FOR: Pam & Wiley Ward

OF: 5441 E. Nettleton Avenue Jonesboro, Arkansas

EXISTING R-1 ZONING  
REQUESTED C-3 ZONING

## LEGAL DESCRIPTION:

A survey of the following described lands lying in Craighead County, Arkansas, to-wit:

That part of the West Half of the Southwest Quarter of Section 26, Township 14 North, Range 4 East, being more particularly described as follows: Beginning at the Northwest corner of the SW1/4 SW1/4 of said Section 26, run thence S0°20'W 25.7 feet; run thence S89°40'E 20.0 feet; run thence N0°20'E 153.4 feet; run thence S89°40'E 208.7 feet; run thence N0°20'E 243.4 feet to the South right of way line of Highway 463; run thence S43°46'E along right of way line 131.93 feet; run thence S36°06'E along right of way line 291.37 feet to a found pipe for the true point of beginning; run thence S46°14'W 156.86 feet to a found pipe; run thence S43°46'E 293.23 feet to a found pipe on the West right of way line of the Access Drive; run thence N32°48'E along right of way 104.1 feet; run thence N1°29'W along right of way 59.7 feet; run thence N40°49'W along right of way 186.4 feet; run thence N35°01'W along right of way 39.2 feet to the true point of beginning, containing 0.91 acre, more or less, SUBJECT TO any utility easements or rights of way of record.

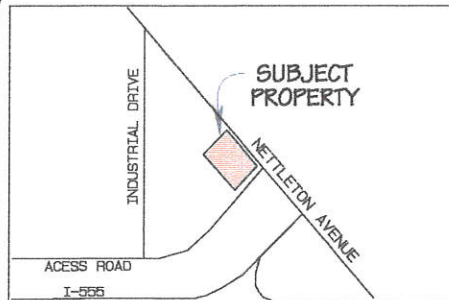
## NOTES:

1.) Measured Bearings and distances based on Arkansas State Plane Coordinates, North Zone Grid (0304), North American Datum 1983.

2.) Improvements are as shown.

3.) Current Zoning Residential: R-1 (Setback Requirements: 25' Street & Rear, 7.5' side).  
Requested Zoning: C-3 (Setback requirements: 25' Street, 10' Side, 20' Rear).

4.) This property is located in 100-year Flood Zone A, according to the FIRM for Jonesboro, Arkansas, Map No. 05031C0151C dated September 27, 1991.



VICINITY MAP: not to scale

PARCEL NO. 01-144263-02100  
OWNER: Bryan & Mary Carolyn Marsh  
CURRENTLY ZONED INDUSTRIAL (I-1)

LOT 2  
HIGGINS MINOR PLAT  
Plat Cabinet "B" page 120

PARCEL NO. 01-144263-01200  
OWNER: Pam Ward  
CURRENTLY ZONED RESIDENTIAL (R-1)  
REQUESTED COMMERCIAL (C-3) ZONING

0.91 Acre

BLOCK BUILDING

PARCEL NO. 01-144263-02100  
OWNER: Bryan & Mary Carolyn Marsh  
CURRENTLY ZONED INDUSTRIAL (I-1)

found pipe

found ArDot marker



DATED: June 17, 2024



SCALE 1"=30'  
0 30 60

REZONING PLAT FOR:  
Pam & Wiley Ward

Bradley P. Hancock  
Surveying & Mapping  
PO Box 1522  
Paragould, Arkansas







**City of Jonesboro Metropolitan Area Planning Commission**  
**Staff Report – RZ 24-11, 5441 E. Nettleton Ave**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on July 9, 2024***

**REQUEST:** To consider a rezoning of one tract of land containing 0.91 +/- acres  
**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “C-3” general commercial district.  
**APPLICANT:** Angela Dickson, 1001 S. Main Street, Jonesboro, AR 72401  
**OWNER:** Pamela Ward, 6803 C.W. Post Road, Jonesboro, AR 72401  
**LOCATION:** 5441 E. Nettleton Ave.  
**SITE DESCRIPTION:** **Tract Size:** Approx. 0.91 Acres  
**Street Frontage:** Approx. 225 ft. on E. Nettleton Ave. and 163 ft. on Access Rd.

**Existing Development:** Vacant lot

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	C-3 & I-2 – Commercial & Industrial (E. Nettleton Ave.)
South	C-3 – Vacant Commercial
East	I-1 – Industrial (Access Rd)
West	C-3 & R-1 – Commercial & Residential

**HISTORY:** Site has been vacant since 1996.



## ZONING ANALYSIS:

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

### **Comprehensive Plan Land Use Map:**

The Current/Future Land Use Map recommends this location as a **High Intensity** Growth Sector.

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

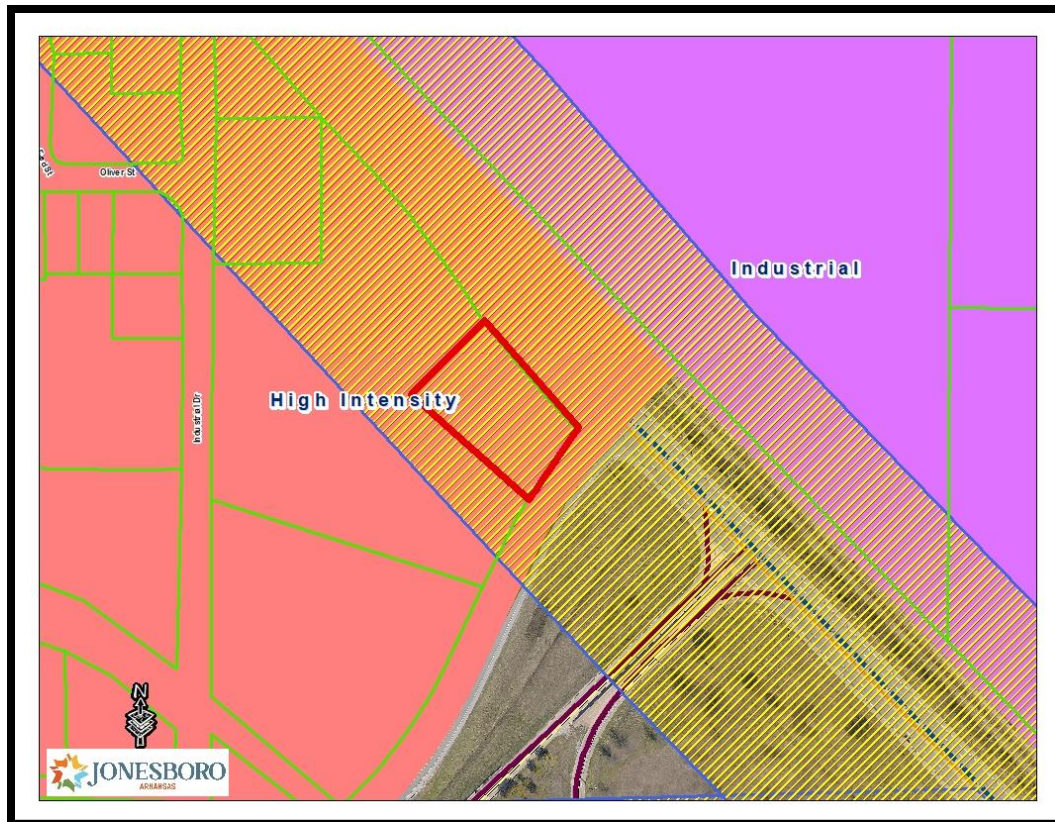
#### Typical Land Uses:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

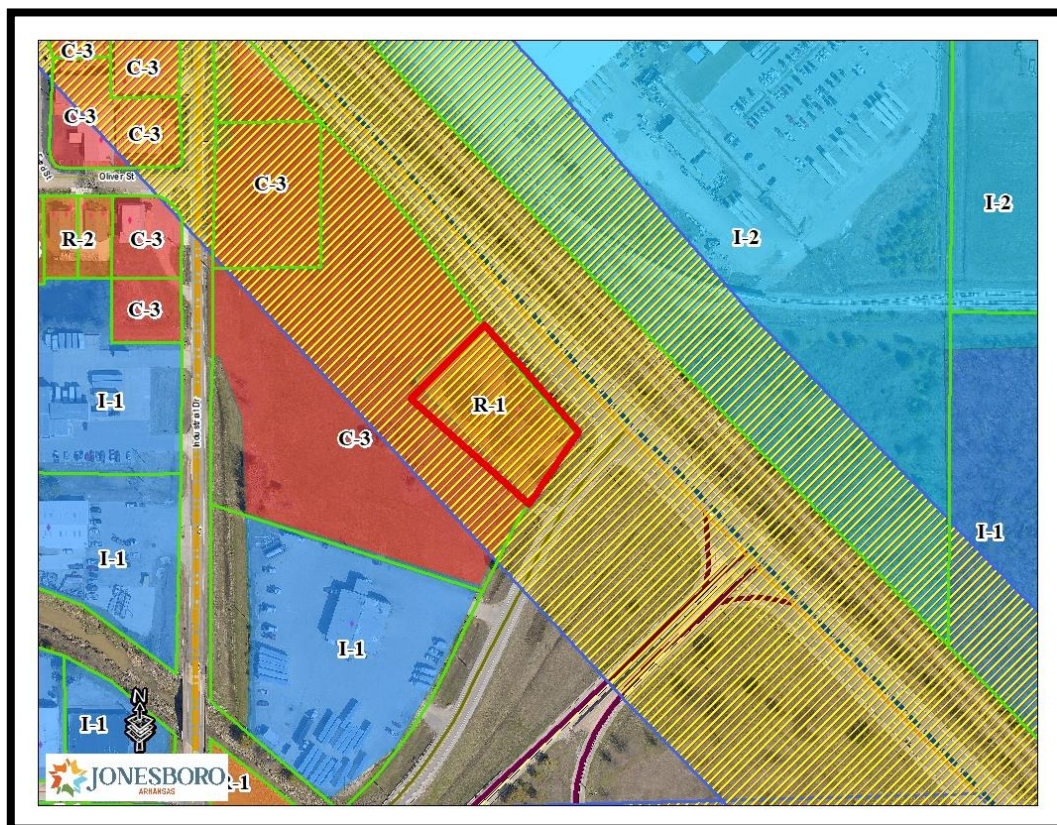
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



*Land Use Map*



*Zoning Map*

## Master Street Plan/Transportation

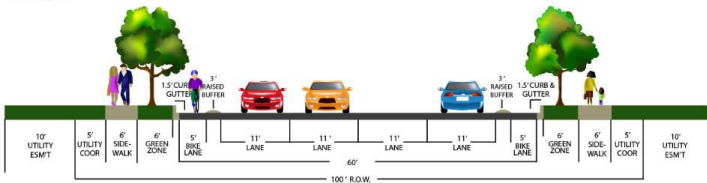
The subject property will be served by E. Nettleton Ave. and Access Rd. The Master Street Plan classifies E. Nettleton Ave. as a Minor Arterial and Access Rd. as a local street.

**Minor Arterials** function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

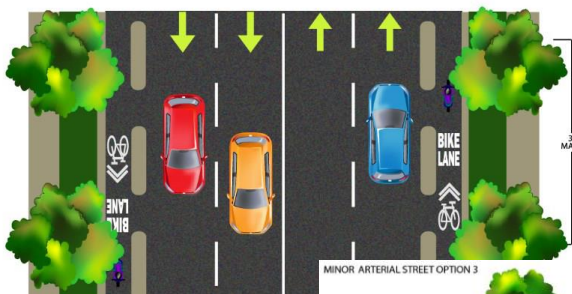
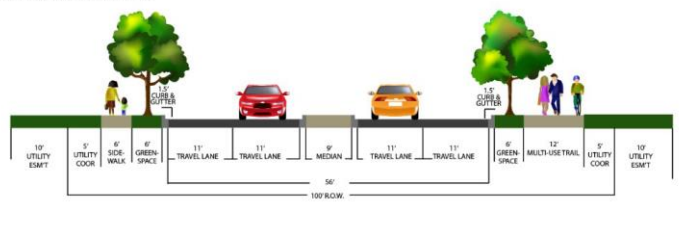
**FUNCTION:** Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

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

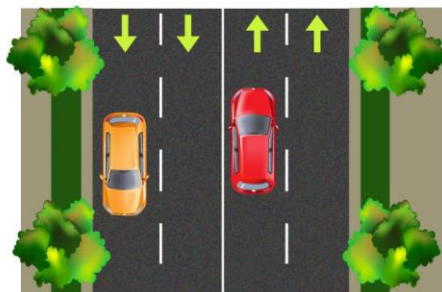
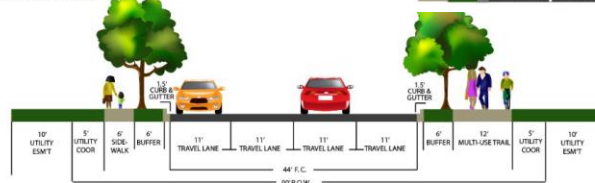
MINOR ARTERIAL STREET OPTION 1  
VPD > 7,000



MINOR ARTERIAL STREET OPTION 2



MINOR ARTERIAL STREET OPTION 3



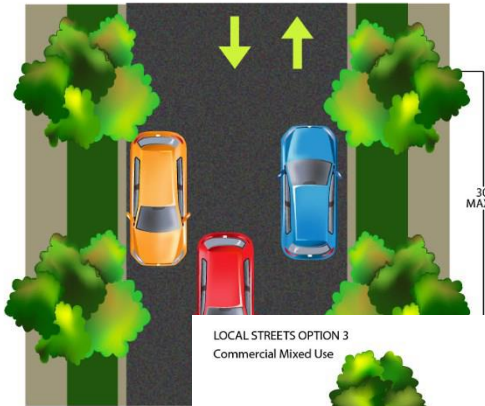
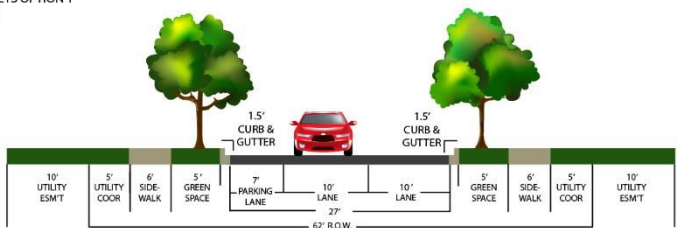


**Local Streets** serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

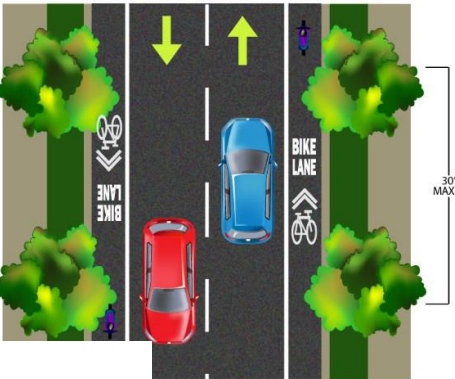
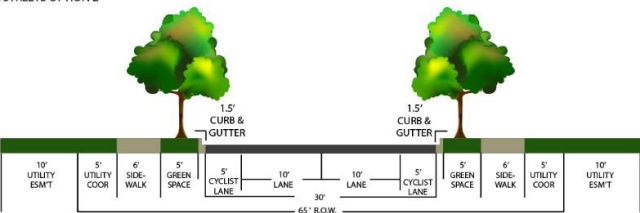
**FUNCTION:** The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

**DESIGN:** Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.

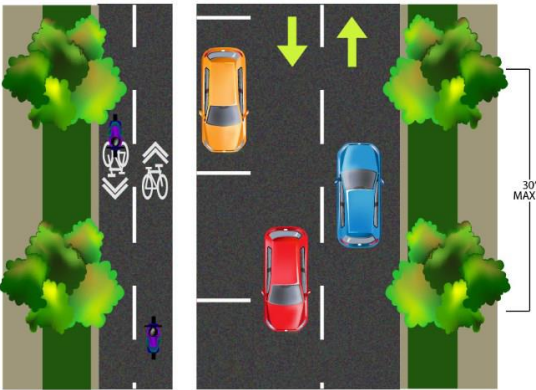
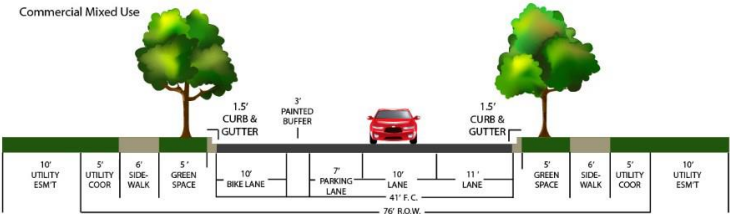
LOCAL STREETS OPTION 1  
VPD < 3,000



LOCAL STREETS OPTION 2









LOCAL STREETS OPTION 3  
Commercial Mixed Use



**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan. The property is located in the high intensity growth sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering the surrounding area includes commercial zonings and uses.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot develop as a commercial use.	
<b>(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;</b>	With proper planning there should not be any adverse effects caused by the property.	
<b>(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services</b>	Minimal impact if rezoned due to the fact that the area is already equipped to handle commercial and other high intensity uses.	

## Staff Findings:

### Applicant's Purpose

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

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

### Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

*C-3, general commercial district.* The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

### Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

**Conclusion:**

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-10 a request to rezone property “R-1”, single family medium density district, to “C-3” general commercial district; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district standards.

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

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**Sample Motion:**

I move that we place Case: RZ 24-11 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “C-3” general commercial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.