

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

11/05/25

Case Number: _____

LOCATION:

Site Address: 2000 block (approx., no address assigned) of W.
Matthews/Washington

Side of Street: South of W. Washington, North of W. Matthews

Quarter: S ½ SE ¼ Section 14, Township 14 North, Range 3 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:** C-3

Size of site (square feet and acres): 358,690 ft/sq; 8.23 Acres

Street Frontage (feet): 384 ft. on Matthews; 369 feet on Washington

Existing Use of the Site: vacant land

Character and adequacy of adjoining streets: West Washinton at this location is predominantly commercial; West Matthews is churches and predominantly rental property.

Does public water serve the site? Yes.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes.

If not, how would sewer service be provided?

Use of adjoining properties: North: C-3 Commercial

South: R-2, R-1, however it appears that 1921 and 1817 W. Matthews are currently used for non-residential purposes.

East: R-2, with a Church and apartments to the immediate east

West: R-1, vacant; however, the parcel to the immediate West is the subject of a current application to rezone to C-3

Physical Characteristics of the site: wooded vacant land.

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:

Address:

City, State:

ZIP

Telephone:

Facsimile:

Signature:

Applicant:

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

Name:

Address:

City, State:

Telephone:

Facsimile:

Signature:

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.

Characteristics of the neighborhood:

The site is surrounded by commercial development to the North, and the property to the immediate West is seeking rezoning to C-3. Immediately West of that is C-3 LUO and vacant R-1 property. To the East is a Church and apartments, and the South is R-2 and R-1, although there are two structures that appear to be commercial in nature.

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.

11/03/2025

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 rezoning is necessary to achieve the highest and best use of the land consistent with the City's future land-use plan.
- (3) **If rezoned, how would the property be developed and used?**
For purposes consistent with C-3, such as office space.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
Any development would be limited in size by the relevant codes and regulations for the lot size. No particular development is planned at this time.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as a moderate intensity growth sector.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
It would fulfill the highest and best use of the land. In addition, any future development would provide jobs to the area for both construction and any final development.
- (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. The predominant character of the neighborhood is commercial, with several businesses nearby, and a church and rental properties surrounding the property.
- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**
The uses allowed by R-1 are limited and not consistent with the highest and best use of this property.
- (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?

There are no indications this property has ever been developed.

(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 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?

There are no current plans for development.

(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.*

A neighborhood meeting was scheduled for October 2, 2025 and no one attended. Minutes of the meeting are attached to this application.

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

This request is not for a Limited Use Overlay.

ANDY CRAFT – REZONING APPLICATION
11/03/2025

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.

Name: James F. Gramling Jr.
Attorney for Applicant
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

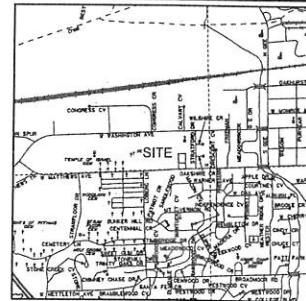
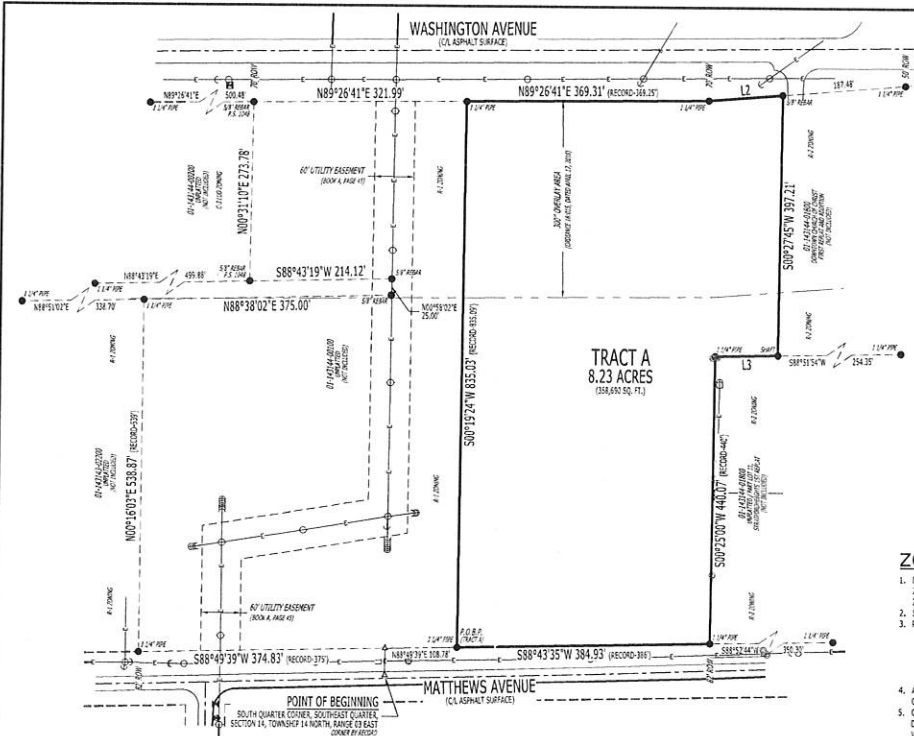
Applicant:

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

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.



LINE TABLE:		
LINE #	DIRECTION	LENGTH
L1	N00°18'31"E	41.00'
L2	N85°22'55"E	113.19'
L3	S88°51'49"W	95.61'

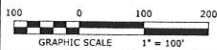
LEGEND:	
●	FOUND MONUMENT (AS NOTED)
▲	COMPUTED POINT (NOT MONUMENTED)
○	UTILITY POLE
○	LIGHT POLE
—	GLY WIRE
■	PAD MOUNTED TRANSFORMER
○	WATER VALVE
○	FIRE HYDRANT
—	TELECOMMUNICATIONS PEDESTAL
—	BOUNDARY LINE
—	OVERHEAD ELECTRIC LINE

ZONING / OVERLAY DISTRICT NOTES:

- NO ZONING LETTER OR REPORT WAS PROVIDED TO THE SURVEYOR AT THE TIME OF THIS SURVEY. THE ZONING INFORMATION LISTED BELOW WAS OBTAINED FROM THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT.
- SUBJECT PROPERTY IS ZONED R-4, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- R-4 BUILDING SETBACKS AND RESTRICTIONS PER THE CITY OF JONESBORO:
 - STREET SETBACK - 25'
 - SIDE SETBACK - 7.5'
 - REAR SETBACK - 35'
 - MAXIMUM LOT COVERAGE - 35%
 - MAXIMUM BUILDING HEIGHT - 35'
- A PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE WEST WASHINGTON OVERLAY AREA PER CITY OF JONESBORO ORDINANCE 18-015, DATED APRIL 17, 2018.
- OVERLAY AREAS WILL RUN ALONG THE LISTED STREET AND SHALL BE ADJACENT TO THE STREET FOR A DISTANCE OF 300 FEET FROM THE STREET RIGHT-OF-WAY. IF A PORTION OF THE PROPERTY FALLS WITHIN THE BOUNDARY OF THE OVERLAY AREA, THE WHOLE PROPERTY WILL BE HELD TO THE REQUIREMENTS OF THE OVERLAY AREA.
- FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0165.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
 - RECORD PLAT, STRATFORD HEIGHTS, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK 179, PAGE 87, DATED JANUARY 18, 1973.
 - RECORD REPLAT, STRATFORD HEIGHTS 1ST REPLAT, BY J.L. SCRAPE, P.S. 515, RECORDED IN BOOK 189, PAGE 15, DATED JULY 26, 1974.
 - BOUNDARY SURVEY, BY TROY L. SHEETS, P.S. 596, RECORDED IN BOOK D, PAGE 106, DATED JANUARY 13, 1972.
 - BOUNDARY SURVEY, BY CLAY KENWARD, P.S. 236, UNRECORDED, DATED MARCH 17, 1982.
 - RECORD REPLAT, DOWNTOWN CHURCH OF CHRIST FIRST REPLAT AND ADDITION, BY CLAY KENWARD, P.S. 256, RECORDED IN BOOK A, PAGE 184, DATED APRIL 22, 1985.
 - BOUNDARY SURVEY, BY DAN B. MULLHOLLEN, P.S. 646, RECORDED IN BOOK A, PAGE 45, DATED AUGUST 05, 1986.
 - BOUNDARY SURVEY, BY SHAWN L. HINE, P.S. 1783, ADS DOCUMENT NO. 202105186843, DATED MARCH 01, 2021.
 - BOUNDARY SURVEY, BY BRADLEY P. HANCOCK, P.S. 1409, ADS DOCUMENT NO. 202206016121, DATED JUNE 13, 2022.
 - QUITCLAIM DEED, RECORDED IN BOOK 559, PAGE 816, DATED JUNE 05, 1998.
 - WARRANTY DEED, RECORDED IN BOOK 632, PAGE 478, DATED SEPTEMBER 05, 2002.
 - TRUSTEE'S DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2017R-003074, DATED MAY 10, 2017.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 25010J0353D, EFFECTIVE DATE SEPTEMBER 24, 2024.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON APRIL 04, 2025.



LEGAL DESCRIPTION (AS-SURVEYED):

TRACT A:
PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTH QUARTER CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°18'31" EAST, 41.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE NORTH 88°49'39" EAST, 108.78 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 00°18'31" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, 835.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 89°58'41" EAST, 369.31 FEET; NORTH 89°22'55" EAST, 113.19 FEET; THENCE SOUTH 00°27'45" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 37.21 FEET; THENCE SOUTH 88°51'49" WEST, 95.61 FEET; THENCE SOUTH 00°25'00" WEST, 440.07 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF MATTHEWS AVENUE; THENCE SOUTH 88°43'35" WEST, 384.93 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 8.23 ACRES (358,650 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (0301)

BOUNDARY SURVEY

CLIENT: CRAFT

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 03 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC

404 Cooper Ave., Suite B
Jonesboro, Arkansas 72403
www.ridgesurveying.com
PHONE: (870) 932-3940
FAX: (870) 932-3940
EMAIL: info@ridgesurveying.com

CERTIFICATE OF AUTHORIZATION

NOE SURVEYING & CONSULTING, PLLC

No. 2946

ARKANSAS - 2946

CERTIFICATE OF PROFESSIONAL SURVEYOR

STATE OF ARKANSAS

P.S. 1841

JOSHUA J. NEELY

04/10/2025

JOSHUA J. NEELY - SURVEYOR

ARKANSAS - P.S. 1841

500-14N-03E-014-200-16-1841

**MINUTES OF THE NEIGHBORHOOD MEETING REGARDING THE REZONING
APPLICATION FOR 2000 BLOCK OF W. MATTHEWS/WASHINGTON**

Location of the Meeting: Gramling Law Firm, PLC
2500 Alexander Drive, Suite B
Jonesboro, AR 72401

Time of the Meeting: 6:00 p.m. until 6:20, October 2, 2025

Present at the Meeting: James F. Gramling, Jr and representative of applicant

Letters regarding a neighborhood meeting were mailed to all residents within 200 feet of the property. The meeting was scheduled for 6:00 p.m. and there were no attendees. At 6:20 p.m. the meeting was adjourned.