



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, July 23, 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-24:070](#) MAPC Minutes - July 9, 2024

**Attachments:** [7.09.24 MAPC Minutes](#)

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

[PP-24-11](#) Preliminary Subdivision - Pacific Grove Phase 3

Mark Morris is requesting preliminary subdivision approval for 76 lots on 29.4 acres. Located at Pacific Rd and Dr. MLK Jr. Dr, this property is zoned R-1, single family medium density.

**Attachments:** [Application](#)  
[PACIFIC GROVE PH3 PRELIMINARY](#)  
[Staff Report](#)

### 6. Final Subdivisions

### 7. Conditional Use

### 8. Rezoning

**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.

\*\*The applicant has requested this item be deferred and will be required to renotify all property owners within 200 feet of the subject property once the new meeting date is decided.

- 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

**Legislative History**

5/14/24	Metropolitan Area Planning Commission	Tabled
6/11/24	Metropolitan Area Planning Commission	Tabled

**9. Staff Comments**

**10. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-24:070

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Minutes

MAPC Minutes - July 9, 2024



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, July 9, 2024

5:30 PM

Municipal Center, 300 S. Church

---

### 1. Call to order

### 2. Roll Call

**Present** 7 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Jeff Steiling; Paul Ford and Jim Little

**Absent** 2 - Stephanie Nelson and Dennis Zolper

### 3. Approval of minutes

[MIN-24:064](#)

MAPC Minutes: June 11, 2024

**Attachments:** [6.11.24 MAPC Minutes](#)

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

**Aye:** 6 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Jeff Steiling; Paul Ford and Jim Little

**Absent:** 2 - Stephanie Nelson and Dennis Zolper

### 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](#)

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

**Pamela Ward (Proponent):** Pamela Ward.

**Lonnie Roberts:** Anything to add to what I just said?

**Pamela Ward:** No.

**Lonnie Roberts:** Alright. We'll move right along, city planner, do you have staff comments?

**Derrel Smith (City Planner):** Yes, sir we do. We reviewed it, it meets all 6 of the criteria for rezoning. We would recommend approval with the following conditions,

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water 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 the overlay district standards.

**Lonnie Roberts:** Okay, about this rezoning request here, is anybody here to make comments on this? Anyone? Okay, I'll open up for commissioner comments and before we discuss this, I will say we confirmed yesterday that the 5.56 acres that encompasses the property is on C-3. With that being said, I will open up for commissioners.

**A motion was made by Jimmy Cooper, seconded by Paul Ford, that this matter be Approved . The motion PASSED with the following vote.**

**Aye:** 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford and Jim Little

**Absent:** 2 - Stephanie Nelson and Dennis Zolper

## **9. Staff Comments**

## **10. Adjournment**



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: PP-24-11

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**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Subdivisions

Preliminary Subdivision - Pacific Grove Phase 3

Mark Morris is requesting preliminary subdivision approval for 76 lots on 29.4 acres. Located at Pacific Rd and Dr. MLK Jr. Dr, this property is zoned R-1, single family medium density.

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Monica Pearcy | [Admin](#) | [Logout](#)

### Application History

- 6/26/2024 12:16:54 pm - Application started
- 6/26/2024 12:21:22 pm - Status Update: SubmitStart
- 6/26/2024 12:21:22 pm - Permit created in PDox
- 6/26/2024 12:21:22 pm - Status Update: Complete
- 6/26/2024 12:21:22 pm - Application submitted

**Request Name:** Pacific Grove Phase 3 - Preliminary (76 Lots)



# SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

## Step 1 - Project Information

**INCOMPLETE**

Did you have a pre-application meeting? \*  Yes  No

**Project Description** \*

Single Family Subdivision

**Application Type** \*

Preliminary Plat

Contact Planning Office if unknown.

**Proposed Use** \*  Commercial  Residential

**Subdivision Name / Phase No** \*

Pacific Grove Phase 3

**Property Address / Location** \*

Pacific Rd / MLK Jr Dr

**Property City** \*

Jonesboro

**Property State** \*

Arkansas

**Property Zip Code \***

72401

**Zoning Classification \***

R-1 – SINGLE-FAMILY MEDIUM DENSITY DISTRICT

**Select total acreage range \***

- < 1 Acre
- > 1 and < 5 Acres
- > 5 and < 20 Acres
- > 20 and < 40 Acres
- > 40 Acres

**Total Acres \***

**Total Number of Lots \***

**Have you filled out and signed the Stormwater Pollution Prevention Plan, and submitted it to ADEQ? \***

- Yes
- No

**Is the property located in a floodplain? \***

- Yes
- No

**Have you filled out the floodplain permit? \***

- Yes
- No

**Step 2: Applicant Information**

**COMPLETE**

**Select if the Applicant is the currently logged in user.**

**Applicant First Name \***

Mark

**Applicant Last Name \***

Morris

**Applicant Address \***

6011 Southwest Drive

**Applicant Address Line 2**

**Applicant City \***

Jonesboro

**Applicant State \***

Arkansas

**Applicant Zip Code \***

72404

**Applicant Phone Number \***

(870) 919-7700



**Applicant Email Address \***

engineering@markmorrishomes.com

**Step 3: Owner Information (optional)** **Select if the Owner is the same as the Applicant.****Owner First Name**

Mark

**Owner Last Name**

Morris

**Owner Address**

6011 Southwest Drive

**Owner Address Line 2****Owner City**

Jonesboro

**Owner State**

Arkansas

**Owner Zip Code**

72404

**Owner Phone Number**

(870) 919-7700

**Owner Email Address**

engineering@markmorrishomes.com

**Step 4: Submittal Requirements (optional)****Preliminary Plat Requirements**

The preliminary plat shall give the following information when possible:

1. A key map showing the tract and its relation to the subdivision area. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. The proposed subdivision name and location, the bearings and distances of its boundaries, the name and address of the owner and the name of the designer.
3. The date, north arrow and the graphic scale.
4. The location of existing and platted property lines, streets, railroads, buildings, bridges, culverts, drain pipes, water mains, sewers, public utility easements, wooded areas, marshes and the zoning classification, of the proposed subdivision and of the adjacent area.
5. The proposed utility layouts, sewers, water, electricity, gas, etc., showing feasible connections to the existing or proposed utility systems. When such connections are not feasible, any individual water supply or sewage disposal system must meet the requirements of the state board of health.
6. Contour intervals of two feet or as required by the city planning commission and the city engineer.
7. The names, rights-of-way and surface widths, approximate grades and locations of all proposed streets and alleys. The location and dimensions and use of proposed easements, lots, parks, reservations and other open spaces.

- 8. The acreage of the land to be divided.
- 9. A draft or form of any protective covenants proposed by the subdivider.
- 10. Proposed profile of street grades.
- 11. Acreage of each lot in the subdivision.
- 12. Within 30 days after submission of the preliminary plat, the city planning commission shall indicate its approval, disapproval or approval with conditions. If disapproved, the reasons for disapproval shall be stated in writing. If approved with conditions, these conditions shall be stated in writing. In its review, the city planning commission shall submit the proposed plat to the city water and light plat for consideration and report and may further submit copies of the plat to the state health department or any other interested city, county, state or federal independent agency for consultation and advice.
- 13. Approval, conditional approval or disapproval of the preliminary plat by the planning commission shall be so noted, both on the preliminary plat and planning commission records.
- 14. Failure of the planning commission to act on the preliminary plat within thirty 30 days will be deemed approval of the preliminary plat.
- 15. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one year of such approval, unless an extension of time is applied for and granted by the planning commission.
- 16. A receipt from the city acknowledging payment of a filing fee. The city shall collect a fee per lot in the amount established by the city. The plat will not be reviewed until the fee has been collected.

**Signature**

**COMPLETE**



**I hereby declare that I am the owner or the applicant acting on behalf of the owner with their permission to proceed forward with this application. I hereby declare that I have read and understood the above, and the information contained in this application, attached schedules, attached plans and specifications, and other documentation is true to the best of my knowledge.**

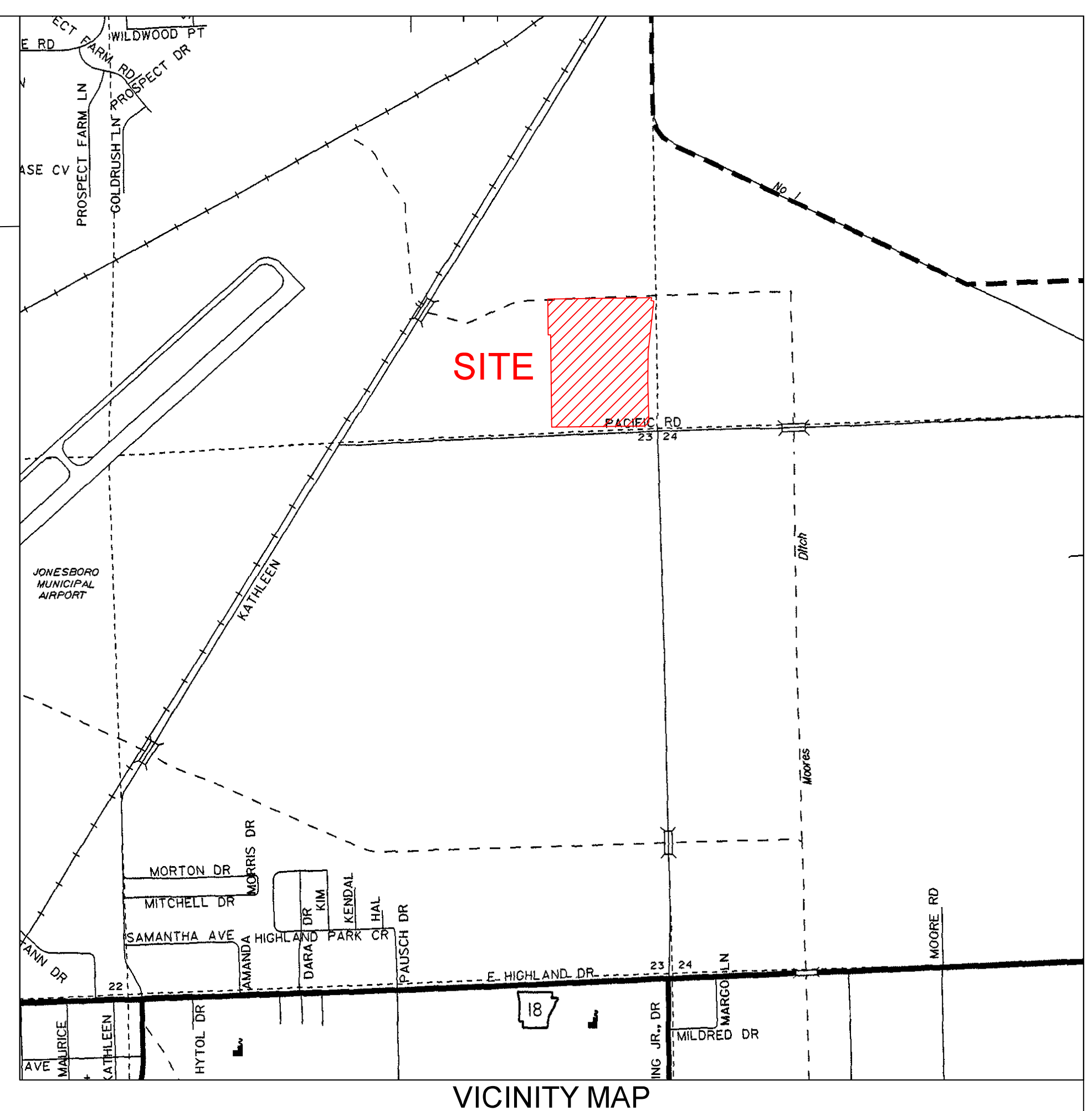
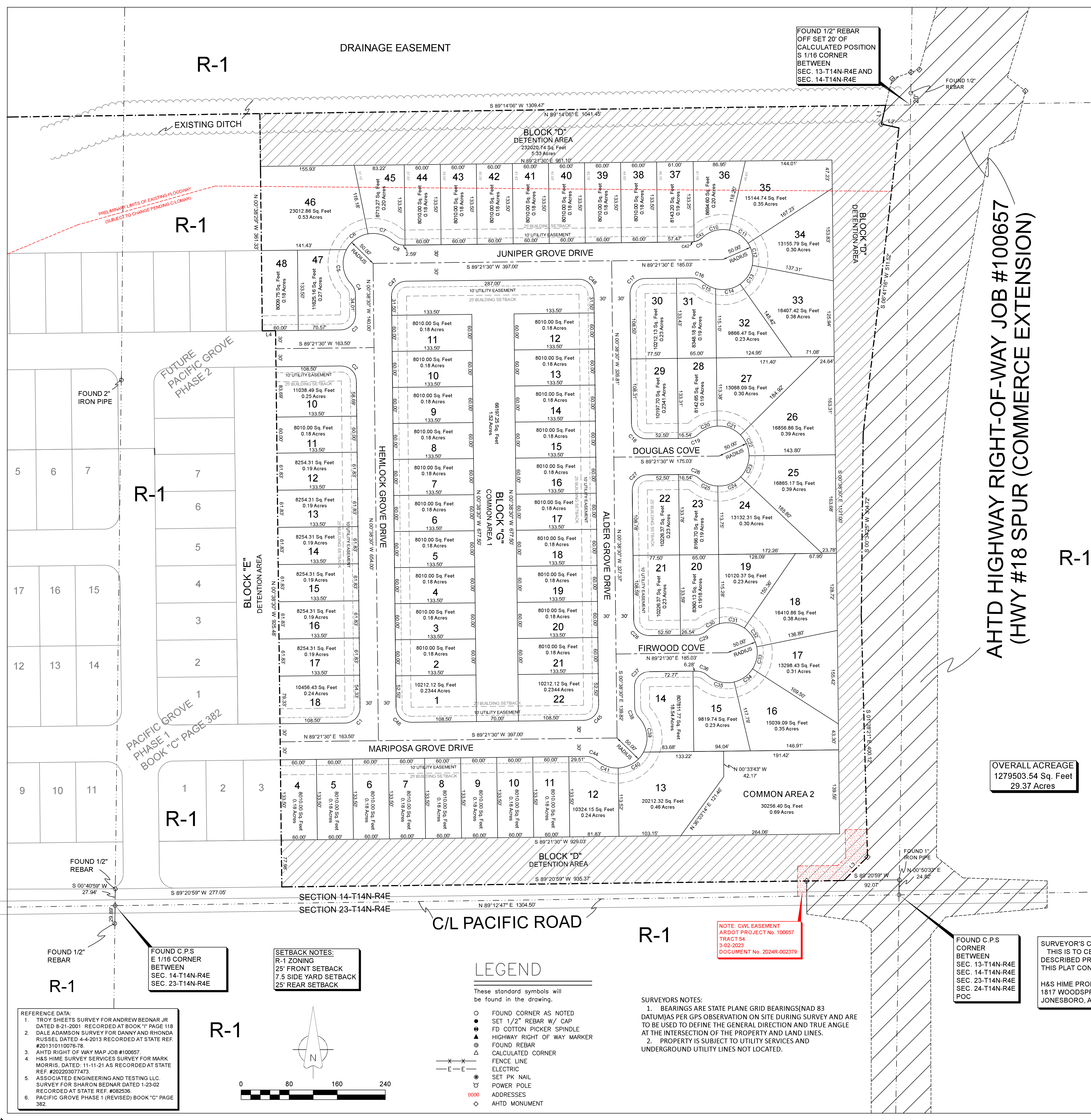
Applicant: Mark Morris

Signature date: 2024-06-26 12:21 PM

**Payment Details**

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**OWNER CERTIFICATION:**  
 WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

**DESCRIPTION:**  
 A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 Commencing at the Southwest Corner of the Southeast Quarter of said Section 14; Thence North 00°50'33" East 24.82 feet; Thence South 89°20'59" West 92.07 feet to the Point of Beginning of Proper; Thence South 89°20'59" West 935.37 feet; Thence North 00°38'30" West 925.48 feet; Thence South 89°21'30" West 22.07 feet; Thence North 00°38'29" West 381.33 feet; Thence North 89°14'06" East 1041.45 feet to the Highway 18 Spur Right-of-Way (Commerce Drive Extension); Thence along said Right-of-Way South 13°16'05" West 32.13 feet; Thence continue along said Right-of-Way South 77°38'41" East 30.12 feet; Thence continue along said Right-of-Way South 06°41'16" West 511.52 feet; Thence continue along said Right-of-Way South 00°34'25" West 304.72 feet; Thence continue along said Right-of-Way South 01°28'21" East 400.12 feet; Thence continue along said Right-of-Way South 44°56'47" West 55.61 feet to the Point of Beginning of Proper, containing 1279503.54 Sq. Feet, 29.37 Acres, more or less and being subject to all public and private roads and easements.

**MARK MORRIS CONSTRUCTION** DATE: \_\_\_\_\_

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	39.27	35.36	S 44°21'30" W	90°00'00"
C2	25.00	39.27	35.36	S 45°38'30" E	90°00'00"
C3	25.00	39.27	35.36	N 44°21'30" E	90°00'00"
C4	25.00	18.69	18.26	S 22°03'30" E	42°50'00"
C5	50.00	61.84	57.97	S 08°03'41" E	70°51'39"
C6	50.00	46.23	44.60	S 53°52'34" W	52°58'51"
C7	50.00	45.23	43.70	N 73°43'15" W	51°49'31"
C8	25.00	18.69	18.26	N 69°13'30" W	42°50'00"
C9	25.00	18.69	18.26	S 67°56'30" W	42°50'00"
C10	50.00	49.23	47.27	S 74°43'53" W	56°24'47"
C11	50.00	38.45	37.51	N 55°01'53" W	44°03'41"
C12	50.00	38.45	37.40	N 11°02'12" W	43°55'42"
C13	50.00	38.33	37.40	N 32°53'15" E	43°55'11"
C14	50.00	42.79	41.49	N 79°21'43" E	49°01'45"
C15	50.00	24.71	24.46	N 61°57'57" W	28°18'55"
C16	25.00	18.69	18.26	N 69°40'57" W	42°50'00"
C17	25.00	39.27	35.36	S 45°38'30" E	90°00'00"
C18	25.00	39.27	35.36	S 44°21'30" E	90°00'00"
C19	25.00	18.69	18.26	S 65°29'20" W	39°59'41"
C20	50.00	42.58	41.31	S 69°08'55" E	48°47'48"
C21	50.00	38.49	37.55	S 22°41'46" E	44°06'51"
C22	50.00	38.82	37.85	S 21°35'55" W	44°29'50"
C23	50.00	42.26	41.01	N 68°03'05" E	48°25'30"
C24	50.00	34.84	34.14	N 67°46'20" W	39°55'41"
C25	25.00	18.69	18.26	N 44°21'30" E	42°50'00"
C26	25.00	18.69	18.26	N 44°21'30" E	42°50'00"
C27	25.00	39.27	35.36	S 45°38'30" E	90°00'00"
C28	25.00	39.27	35.36	S 45°38'30" E	90°00'00"
C29	25.00	18.69	18.26	S 67°56'30" E	42°50'00"
C30	25.00	18.69	18.26	N 69°40'57" W	42°50'00"
C31	50.00	43.41	42.08	S 80°17'26" E	49°44'20"
C32	50.00	38.39	37.45	S 33°25'52" E	43°59'27"
C33	50.00	38.46	37.52	S 10°36'18" W	44°04'15"
C34	50.00	38.71	37.75	S 69°59'10" E	44°21'51"
C35	50.00	48.37	46.51	N 75°31'20" W	55°25'41"
C36	25.00	18.69	18.26	S 69°13'30" E	42°50'00"
C37	25.00	39.27	35.36	N 44°21'30" E	90°00'00"
C38	25.00	39.27	35.36	N 44°21'30" E	90°00'00"
C39	50.00	64.28	59.94	S 08°51'57" E	73°39'20"
C40	50.00	52.25	49.90	N 5°53'56" E	59°52'26"
C41	25.00	38.71	37.75	S 69°59'10" E	44°21'51"
C42	25.00	3.55	3.54	N 85°17'41" E	8°07'39"
C43	25.00	15.14	14.91	S 63°52'41" W	34°42'22"
C44	25.00	18.69	18.26	S 69°13'30" E	42°50'00"
L1					
L2					
L3					
L4					

**H&S HIME PROFESSIONAL SURVEYING SERVICES**  
 1817 WOODSPRINGS RD. - STE. "F"  
 JONESBORO, ARKANSAS 72401  
 PHONE: 870-972-1288  
 E-MAIL: hshime\_burt@yahoo.com

**PACIFIC GROVE SUBDIVISION PHASE 3**  
 A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS.  
 PRELIMINARY PLAT (NOT FOR RECORD)

STATE CODE: 500-14N-04E-0-14-200-16-1783

DATE: 6-12-2024  
 REV. \_\_\_\_\_  
 DRAWN BY: S. HIME

SHAWN L. HIME  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 No. 1438  
 PLS # 1783

**REFERENCE DATA:**  
 1. TROY SHEETS SURVEY FOR ANDREW BEDNAR JR DATED 8-21-2001 RECORDED AT BOOK "I" PAGE 118  
 2. DALE ADAMSON SURVEY FOR DANNY AND RHONDA RUSSEL DATED 4-4-2013 RECORDED AT STATE REF #201310110076-78  
 3. AHTD RIGHT OF WAY MAP JOB #100657  
 4. H&S HIME SURVEY SERVICES SURVEY FOR MARK MORRIS, DATED: 11-11-21 AS RECORDED AT STATE REF. #202203077473  
 5. ASSOCIATED ENGINEERING AND TESTING LLC SURVEY FOR SHARON BEDNAR DATED 1-23-02 RECORDED AT STATE REF. #092828  
 6. PACIFIC GROVE PHASE 1 (REVISED) BOOK "C" PAGE 382

**SETBACK NOTES:**  
 R-1 ZONING  
 25' FRONT SETBACK  
 7.5' SIDE YARD SETBACK  
 25' REAR SETBACK

**LEGEND**  
 These standard symbols will be found in the drawing.  
 ○ FOUND CORNER AS NOTED  
 ● SET 1/2" REBAR W/ CAP  
 ▲ FD COTTON PICKER SPINDLE  
 ▲ HIGHWAY RIGHT OF WAY MARKER  
 ● FOUND REBAR  
 ▲ CALCULATED CORNER  
 ——— FINED LINE  
 ——— ELECTRIC  
 ● SET PK NAIL  
 ⊕ POWER POLE  
 ■ ADDRESSES  
 ○ AHTD MONUMENT

**SURVEYOR'S NOTES:**  
 1. BEARINGS ARE STATE PLANE GRID BEARINGS(NAD 83 DATUM)AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.  
 2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

**FOUND C.P.S CORNER BETWEEN SEC. 13-T14N-R4E SEC. 23-T14N-R4E SEC. 24-T14N-R4E POC**

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.  
 H&S HIME PROFESSIONAL SURVEYING SERVICES  
 1817 WOODSPRINGS RD. STE. "F"  
 JONESBORO, ARKANSAS 72401

**NOTE: C.V.L. EASEMENT ARDOT PROJECT # 100657 TRACT 54 3-02-2023 DOCUMENT No. 2024R-002379**

**OVERALL ACREAGE 1279503.54 Sq. Feet 29.37 Acres**



**Preliminary Subdivision: Pacific Grove Subdivision Phase 3**

For consideration by Metropolitan Planning Commission on July 23, 2024.

**Applicant/Agent/ Owner:** Mark Morris Homes

*Engineer:* Mark Morris

*Surveyor:* H&S Hime Professional Surveying

**Property Location:**

*Total Acres:* 29.4

*Proposed Lots:* 76

**Zoning:**

*District:* R-1, Single-family medium density district

*Required Min. R-1 - Lot Size:* 8,000 sq. ft., Min. Lot Width: 60 ft.

*Proposed Min. Lot Size:* 0.18 acres – 8,009 sq. ft.

*Proposed Max. Lot Size:* 0.53 acres – 23,012 sq. ft.

*Special Conditions:* N/A

*Water/Sanitary Sewerage:* Public

*Sidewalks:* Required

*Public Streets:* Mariposa Grove Drive, Hemlock Grove Drive, Alder Grove Drive, Firwood Cove, Douglas Cove, & Juniper Grove Drive

*Compliance with Address Policy:* In Progress

**Other Departmental Reviews:** Pending

**Findings:**

The subdivision complies with all requirements for preliminary subdivision plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1, Single-family residential district.



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: RZ-23-16

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**Agenda Date:**

**Version:** 1

**Status:** Held in MAPC

**In Control:** Metropolitan Area Planning Commission

**File Type:** Rezoning

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.

**\*\*The applicant has requested this item be deferred and will be required to renotify all property owners within 200 feet of the subject property once the new meeting date is decided.**



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

**LOCATION:**

Site Address: 1004 North Warren

Side of Street: \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_

Quarter: \_\_\_\_\_ Section: 7 Township: 14N Range: 4E

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: R1 Proposed Zoning: r 12

Size of site (square feet and acres): 5.5 Acres Street frontage (feet): \_\_\_\_\_

Existing Use of the Site: Undeveloped Land

Character and adequacy of adjoining streets: \_\_\_\_\_

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? \_\_\_\_\_

Use of adjoining properties:

North Vacant Land

South Vacant Land

East Multifamily

West Older Houses, Traylor Park, multifamily

Physical characteristics of the site: Flat land with 5-8 year old tree growth

Characteristics of the neighborhood: Older houses, abandoned houses, traylor park, multifamily

*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.*

**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.

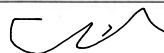
Name: Carrington Morehouse

Address: 1020 W Matthews

City, State: Jonesboro, AR ZIP 72401

Telephone: 8703162903

Facsimile: \_\_\_\_\_

Signature: 

**Applicant:**

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

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.*

August 15, 2023

Mr. Derrel Smith  
Director of Planning and Zoning  
City of Jonesboro 300 S. Church Street  
Jonesboro, AR 72401

RE: REQUEST FOR REZONING: FROM R-1 TO PD-RM PROPERTY LOCATED AT 1004  
North Warren, Jonesboro, AR 72401

Mr. Smith:

On behalf of Unicorn investments LLC, locally owned and operated company, we are pleased to submit this rezoning request. . The property is currently zoned R-1 and contains 5.5 +/- acres. In order to best serve the neighborhood and be able to provide better conformity with the multi-family residential development guidelines, we are requesting that the R-1 zoning for this property be amended to RM-12.

If the amendment to the zoning request is approved, the RM-12 zoning will allow the proposed development to better conform to the multi-family design guidelines, create a more hospitable & modern development in a declining area of town, and increase revenue for the city through property tax and increased land values from such a development.

Below are the answers to the questions listed on the rezoning application.

1. Property is currently listed as R1
2. The purpose of the rezoning is as follows:
  - A. In order to develop the property as one lot, instead of subdividing the property.
  - B. For the development to be able to better conform to the multi-family design guidelines by: i. clustering the units to better “define public open spaces and activity areas”
  - C. Reduce the long term maintenance costs for the city by not being required to build a public street, while also increasing tax revenue for the city and increasing the visual image of the neighborhood by adding modern housing in an area where houses are 70-100 years old.
3. The Property will be developed into single story, modern, energy efficient, multifamily units in groups of 4-5 units per building (See attached images on renderings)
4. If the rezone is approved, as presented, then there will be 66 units. This would provide approximately 4,125 sq.ft of space per unit. This would equate to 3,637 feet per unit.
5. The Land Use Plan depicts this area of land to be for moderate intensity. Based on the description of moderate intensity from the Land Use Plan, this development does not



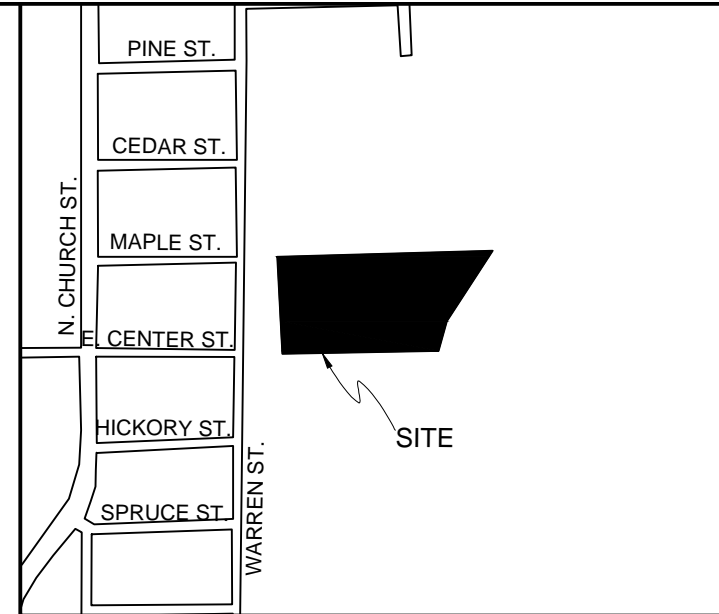
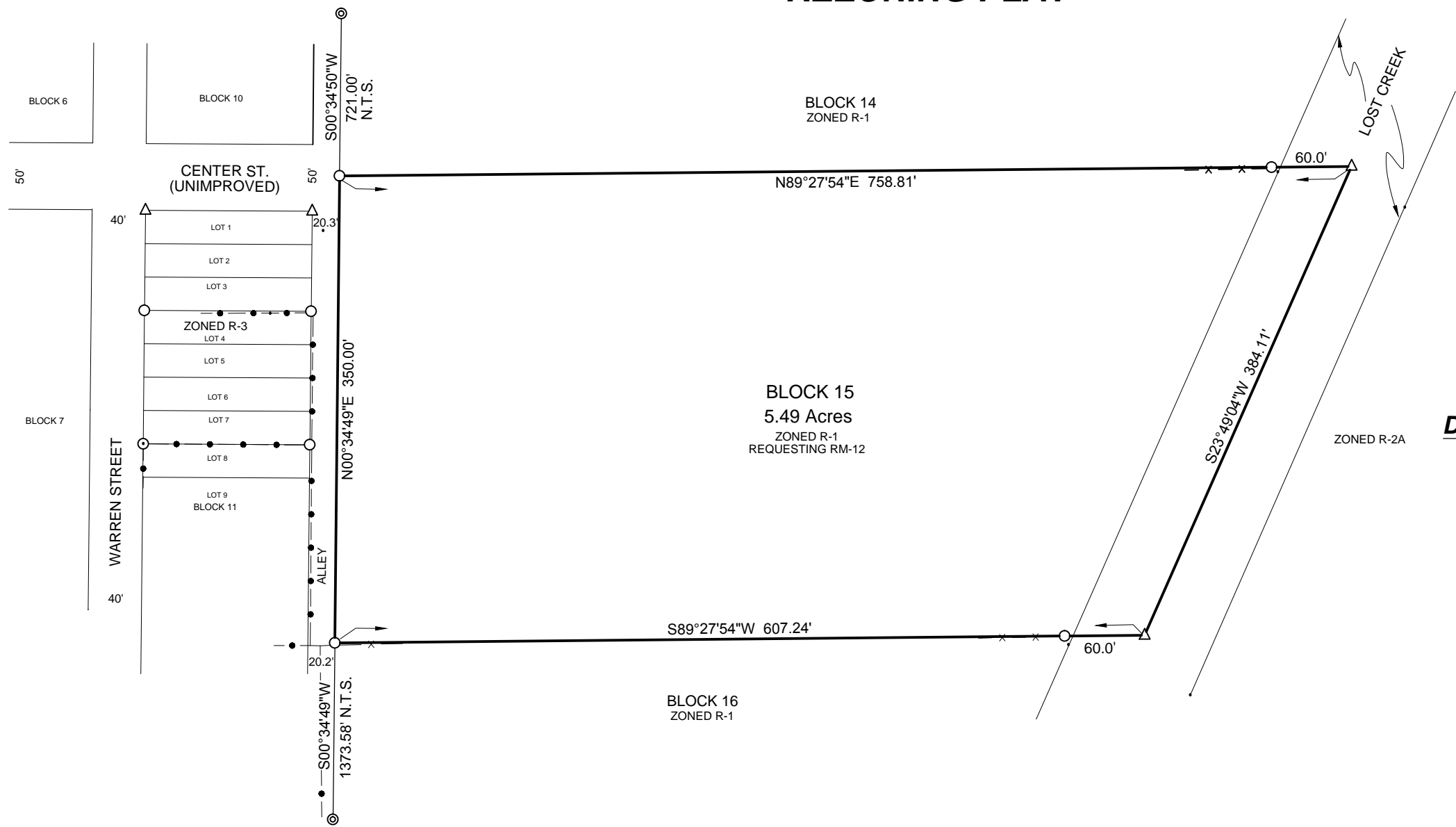
comply. \* However, this specific area of town is significantly zoned R3 with multifamily development right across lost creek, right of the property. (See Zoning Image)

6. Rezoning of the 1004 North Warren would benefit Jonesboro in a few ways:
  - a. Generate Tax Revenue for the City
  - b. Develop an area of town that has seen no new development within 50-80 years in the specific vicinity.
  - c. Extend the city road of maple using private/ non-tax payer funds.
  - d. Improve the appearance of an area by providing open play areas, landscaping, and modern living facilities while also providing residents of Jonesboro with affordable living conditions with modern amenities. (Much needed for that area of town)
7. The Entire Block of Warren and West to church street is zoned R3 and consists of older houses, trailer park, and few multifamily complexes. East of Warren is separated from Patrick with lost creek but those developments East of Warren are all multifamily. Single Family Multifamily units will confirm with the area(See Zoning Image)
8. The area wouldn't be a great support for current zoning because of the reason below: Flood Zone designation causes first time home buyers to have to pay for national flood insurance which increases insurance premiums up to \$1,200/ yearly. (Hard to do in these uncertain economic times we are living in)
9. The rezone of this property would allow for a more acceptable visual appearance by allowing buildable space for single story buildings; there should be no restriction to the normal and/ or customary use of adjacent property since they are both vacant pieces of land (Look at attached visual)
10. The Property was vacant when the current owner acquired the property, it is unknown how long the property has been vacant. No structure has ever been built on property according to county records.
11. If the property were to be rezoned, the impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be of any measurable burden different than if the property were not rezoned.
12. The development would potentially begin mid 2024.
13. Fff
14. This application is not for a Limited Use Overlay.

**For further information, questions, or concerns. Call me directly at 870-316-2903**

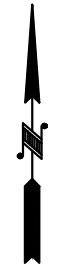
Carrington Morehouse, Owner of Morehouse Group and Unicorn Investments

# REZONING PLAT



### DESCRIPTION:

Block 15 of R. L. Hayes  
Second Addition,  
Jonesboro, Arkansas as  
recorded in the office of the  
Craighead County Circuit  
Clerk, Jonesboro,  
Arkansas.



BEARINGS ARE BASED ON  
STATE PLANE COORDINATES.

### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION ON THE 1TH DAY OF DECEMBER, 2023 AND THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

*Terrence D. Moore*

TERRENCE D. MOORE PLS No. 1293

### LEGEND

- ⊙ FOUND IRON PIPE
- SET IRON PIN
- △ COMPUTED POINT
- N.T.S. NOT TO SCALE
- CHAINLINK FENCE
- x— WIRE FENCE

REV.	DATE	REVISION	BY

**M<sup>2</sup> Surveying**  
Doug Moore, Licensed Surveyor  
741 Greene Co. Rd. 710  
Paragould, Ar. 72450  
Office: 870-240-6995 Cell: 870-240-3589

CLIENT: HOVER ESTATES

SCALE: 1" = 100'	DRAWN: TDM	CHECKED: VMM	DATE: 9-7-23
JOB#: 23102	CRD#: 21105	DWG#: 23102-1	REV.#



THIS INSTRUMENT PREPARED BY:  
Michael R. Gott, Attorney  
300 W. Jefferson, Ste. B  
Jonesboro, AR 72401

2023R-016410  
FILED  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
DAVID VAUGHN, CLERK & RECORDER  
09/18/2023 02:11:42 PM  
FEE: 25.00  
PAGES: 3  
TAMM CHARGETT

IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS  
WESTERN DISTRICT - PROBATE DIVISION

IN THE MATTER OF THE ESTATE OF

JOAN HOOVER, DECEASED

16JPR-21-616

EXECUTOR'S DEED

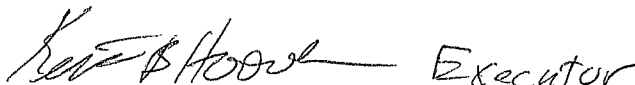
The undersigned, KEITH HOOVER, being the duly appointed, qualified and acting Executor of the Estate of Joan Hoover, Deceased, pursuant to Order of the Craighead County Circuit Court, dated August 31, 2023, and for One Dollar (\$1:00) and other good and valuable consideration to him in hand paid by UNICORN INVESTMENTS, L.L.C., Grantee, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL AND CONVEY unto the said Grantee and unto Grantee's successors and assigns forever, free of decedent's rights, title and interest, discharged from liability for her debts, the following described real property situated in Craighead County, Arkansas, to-wit:

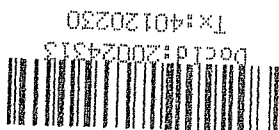
All of Block 15 of R. L. Hayes' Second Addition to the City of Jonesboro, Arkansas.

DISCLAIMER: This deed prepared per instruction of Grantor who also furnished the legal description. No title opinion was prepared in connection with this transaction.

TO HAVE AND TO HOLD the same unto said Grantee and unto Grantee's successors and assigns forever, together with all appurtenances thereunto belonging.

EXECUTED this 15th day of September, 2023.

  
\_\_\_\_\_  
KEITH HOOVER, EXECUTOR OF THE ESTATE  
OF JOAN HOOVER, DECEASED



2023R-016409  
FILED  
JONESBORO DISTRICT  
CRAIGHEAD COUNTY, ARKANSAS  
DAVID VAUGHN, CLERK & RECORDER  
09/18/2023 02:11:42 PM  
FEE: 35.00  
PAGES: 5  
TONI HARGETT

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

# Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Keith Hoover and Michelle Hoover, a married couple, Brent Hoover, a single person, Cody Hoover, a single person, and Sarah Klos, a single person, Grantors**, for and in consideration of the sum of **\$10,000.00**, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Unicorn Investments LLC, Grantee**, and unto **its successors** and assigns forever, the following lands lying in the County of **Craighead** and State of **Arkansas**, to wit:

Lots 4, 5, 6 and 7 in Block 11 of R.L. Hayes' Second Addition to the City of Jonesboro, Arkansas.  
Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

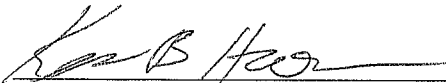
NOTE: Gladys Mae Hoover a/k/a Gladys C. Hoover died in 2006.

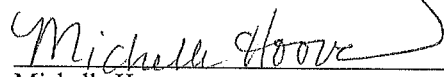
To have and to hold the same unto the said **Grantee** and unto **its successors** and assigns forever, with all appurtenances hereunto belonging.


And we hereby covenant with said **Grantee** that we will forever warrant and defend the title to the said lands against all claims whatsoever.

And we, **Keith Hoover and Michelle Hoover, a married couple**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

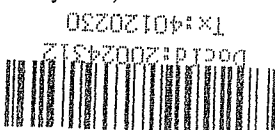
WITNESS our hands and seals on this **8th** day of **September, 2023**.

  
\_\_\_\_\_  
Keith Hoover

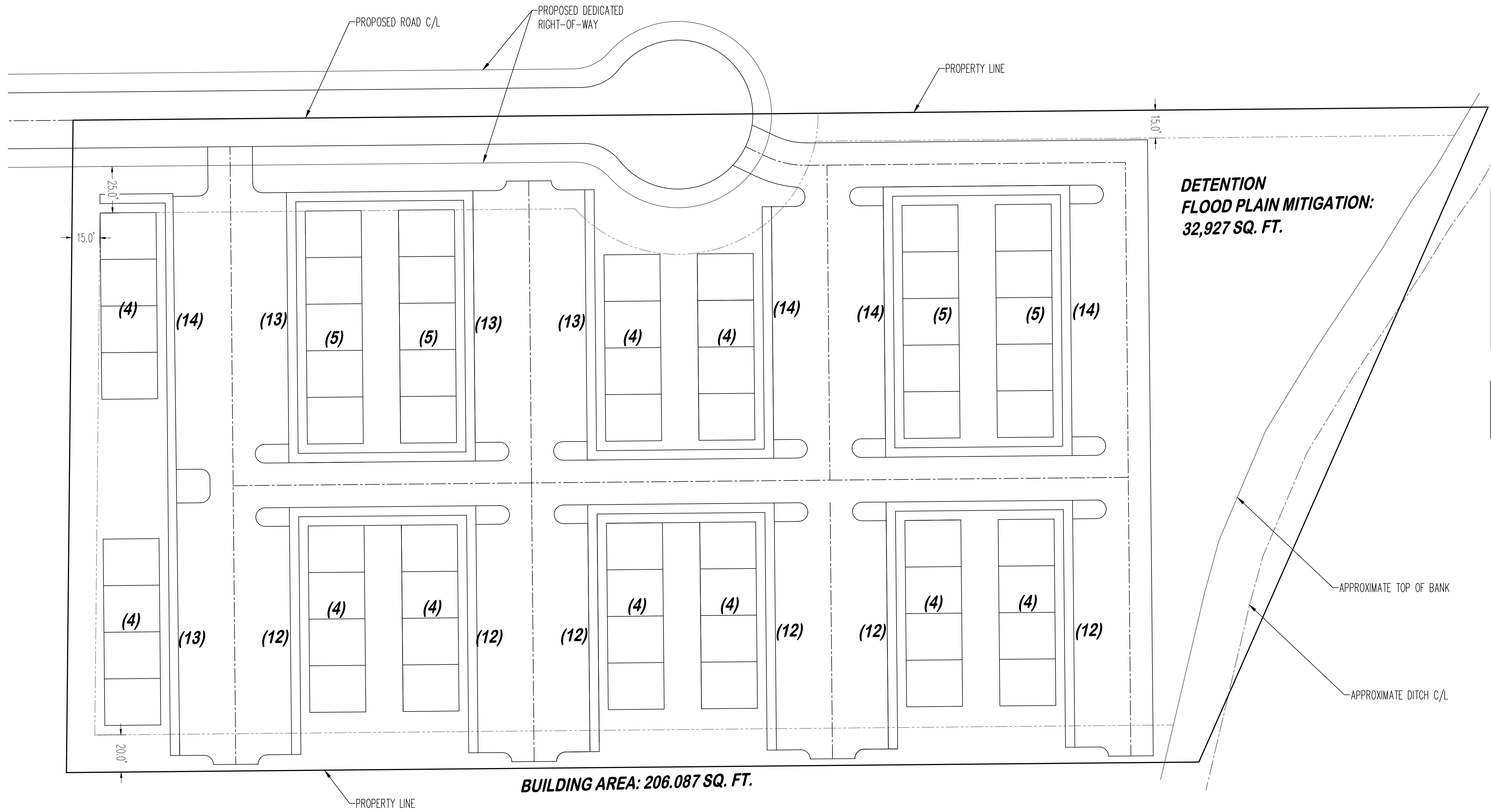
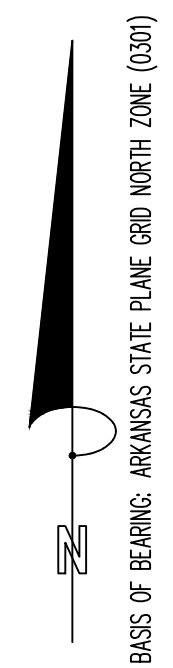
  
\_\_\_\_\_  
Michelle Hoover

  
\_\_\_\_\_  
Brent Hoover

Warranty Deed, 2 Sellers







**ENGINEERING NOTES:**

- RM-16 MULTIFAMILY APARTMENTS
- COI PROPOSED ZONING CODE STATES RM-16 RESIDENTIAL MULTIFAMILY CLASSIFICATION: 16 UNITS PER NET ACRE. (NET ACRE MEANS ACREAGE OF FLAT USABLE AREA PLUS STREETS.)
- GIVEN LOT SIZE: 5.49 ACRES (GROSS)
- USABLE AREA: 4.70 ACRES (NET)
- THUS, 16\*4.7 ACRES = 75 TOTAL UNITS ALLOWED
- 3 BEDROOM UNITS
- PARKING SPACES:
- 3 SPACES PER THREE-BEDROOM
- 74 UNITS \* 3 = 222 PARKING SPACES REQUIRED

**AS SHOWN ENGINEERING NOTES:**

- 60 Units = 180 PARKING SPACES REQUIRED
- 180 PARKING SPACES PROVIDED

**BUILDING AREA: 206.087 SQ. FT.**

**SITE PLAN**

RM-16 SITE PLAN  
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**PRELIMINARY**

GARRETT DUNNAM - CIVIL  
 ARKANSAS - PE # 20874



FISHER & ARNOLD, INC.  
 Arkansas - 248  
 CLIENT:  
 UNICORN INVESTMENTS LLC  
 COPYRIGHT 2022. ALL RIGHTS RESERVED

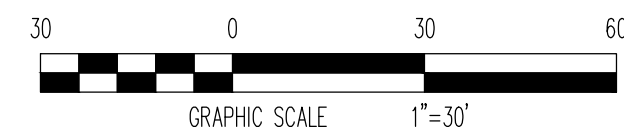
REVISIONS

DATE	BY	DESCRIPTION

PROJECT NO:  
 UNICORNI.0001LD  
 DRAWN BY: SD CHECKED BY: GMD  
 DATE: 11/3/2023 SCALE: 1"=30'



Know what's below.  
 Call before you dig.







***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 23-16, 1006 N. Warren St.**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on May 14 2024***

**REQUEST:** To consider a rezoning of one tract of land containing 5.5 +/- acres

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district, to “RM-12” residential multifamily.

**APPLICANT:** Carrington Morehouse, 1020 W. Matthews, Jonesboro, AR 72401

**OWNER:** Same

**LOCATION:** 1006 N Warren St., Jonesboro, AR 72401

**SITE DESCRIPTION:** **Tract Size:** Approx. 5.5 Acres  
**Street Frontage:** Approx. 0 ft. on Warren St. (Property will be combined with 1006 N. Warren - Approx. 70 ft. of frontage)

**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>R-1 – Single Family (Vacant)</b>
<b>South</b>	<b>R-2 – Multi-Family (Vacant)</b>
<b>East</b>	<b>R-2A - Multi-Family (Vacant)</b>
<b>West</b>	<b>R-3 – Multi-Family</b>

**HISTORY:** Undeveloped lot

## **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 **Moderate Intensity** Growth Sector.

A wider mix of land uses is appropriate in the **moderate intensity** sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

### **Typical Land Uses:**

- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

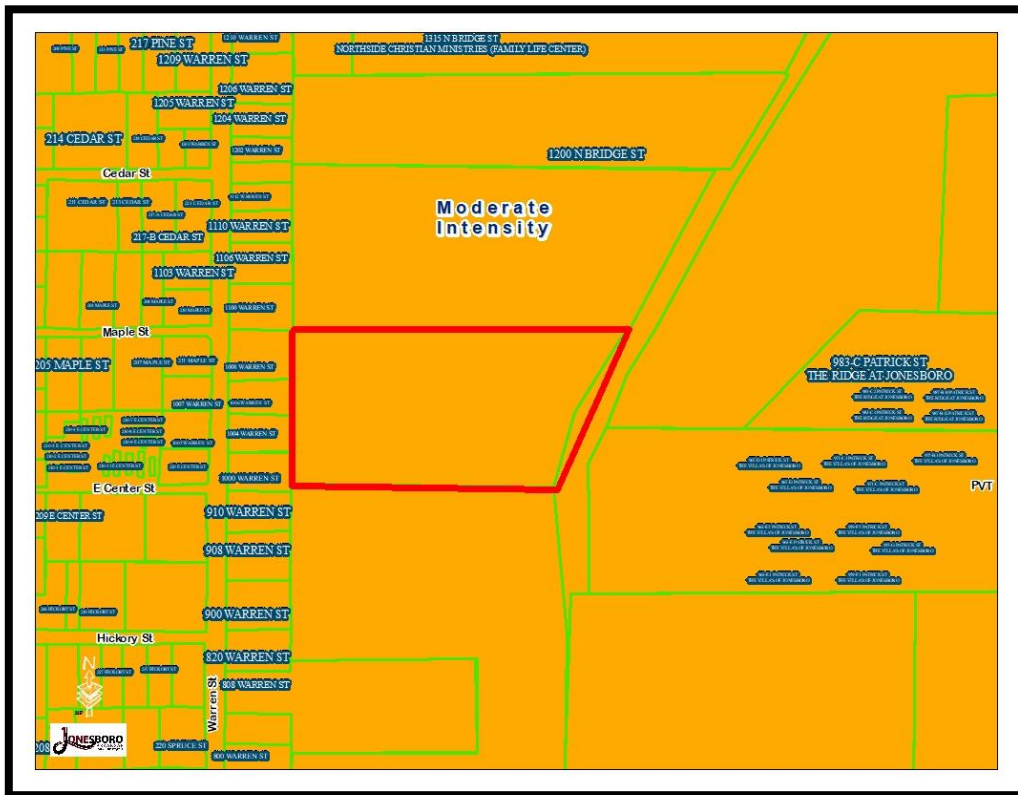
### **Density:** 1/5 to 1/3 acre lots for Single Family

No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development.

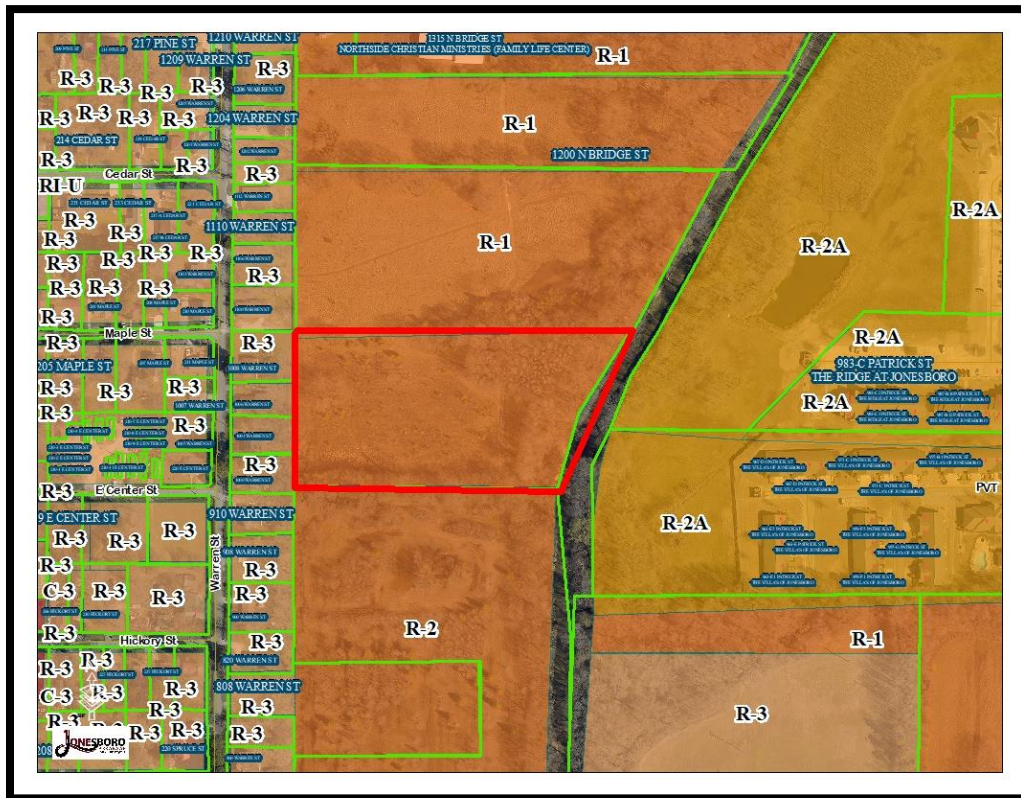
### **Height:** 4 stories

### **Traffic:** Approximately 300 peak hour trips (Commercial Only)





*Land Use Map*



*Zoning Map*

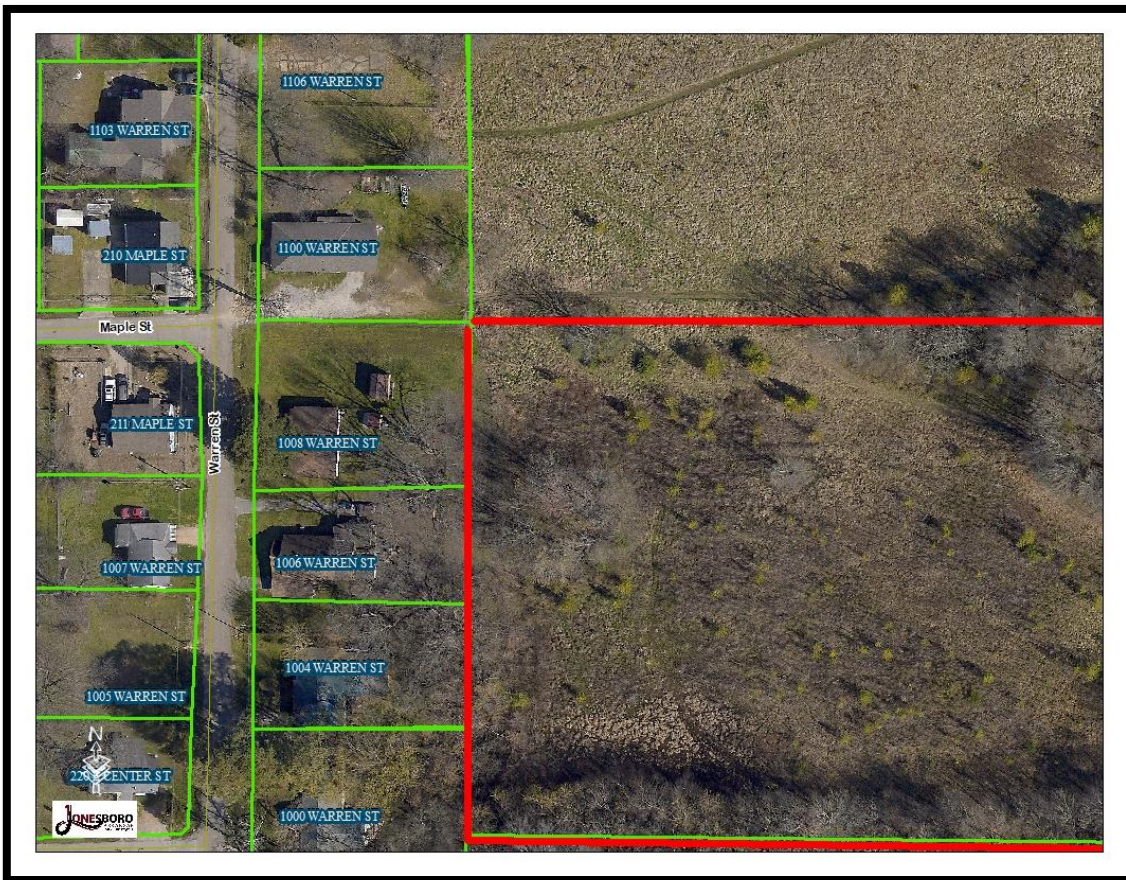
**Master Street Plan/Transportation**

The subject property will be served by Warren and Maple Street. The Master Street Plan classifies both as **Local Streets**.

**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.

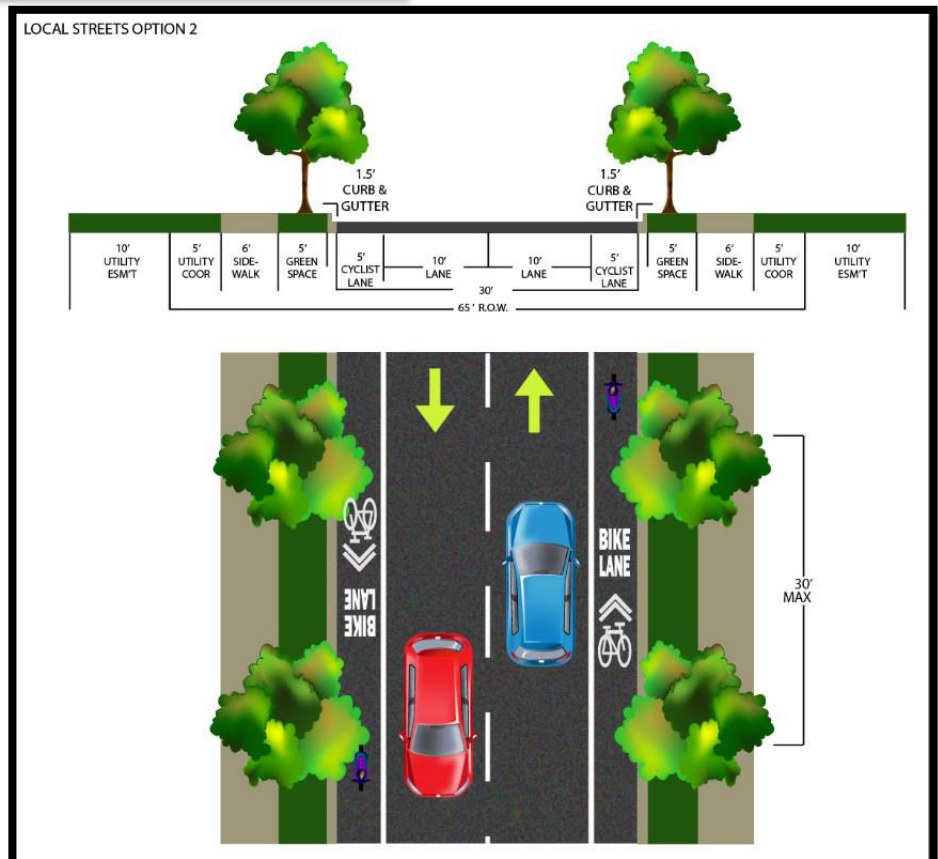
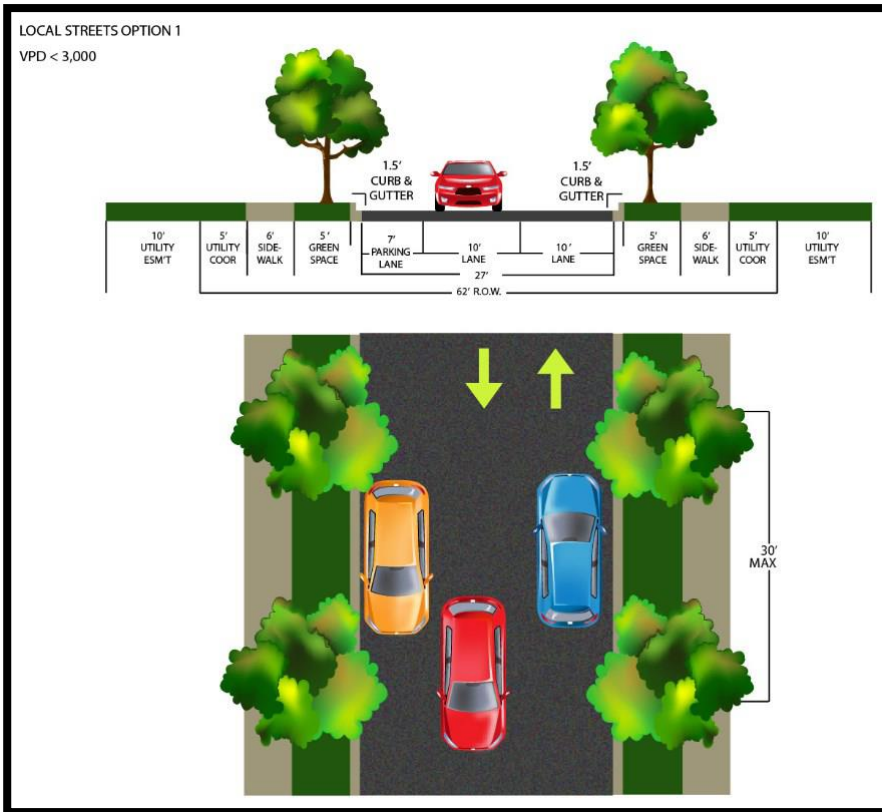
**FUNCTION:** The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

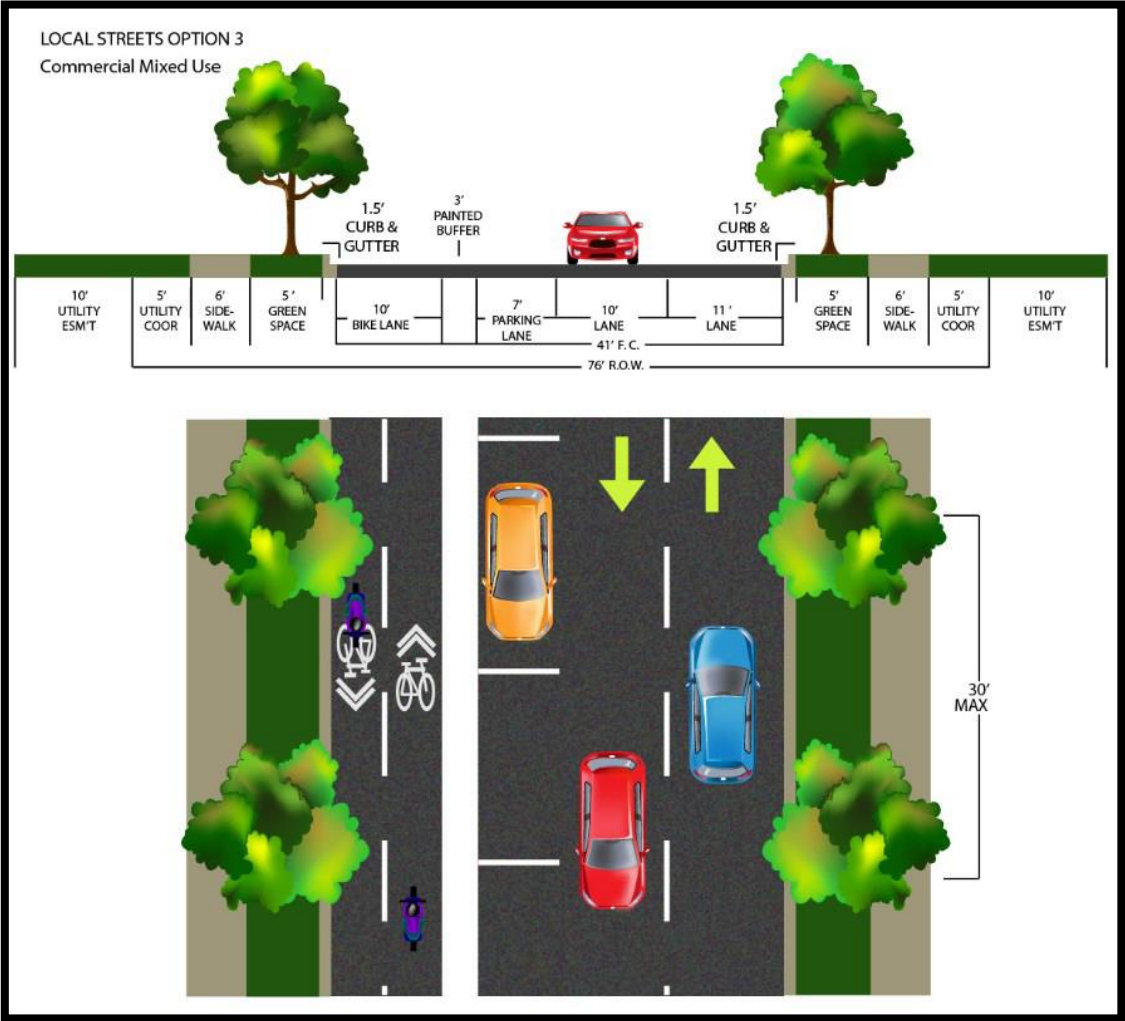
**DESIGN:** Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.











# Local Street





**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. Property is located in the moderate 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 high density multifamily zoning (R-3/ 18 units per acre).	
<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 multifamily 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 if rezoned to multifamily.	
<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 residential uses currently exist in this area.	



**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 multifamily use 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 RM-12 as follows:**

*RM-12—Residential multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.*

**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:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues were reported	
<b>Streets/Sanitation</b>	No issues were reported	
<b>Police</b>	No issues were reported	
<b>Fire Department</b>	No issues were reported	
<b>MPO</b>	No issues were reported	
<b>Jets</b>	No issues were reported	
<b>Utility Companies</b>	No issues were reported	CWL
<b>Code Enforcement</b>	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 23-16 a request to rezone property “R-1” single family medium density district, to “RM-12” residential multifamily; 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.

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

\*\*\*\*\*

**Sample Motion:**

I move that we place Case: RZ 23-16 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 “RM-12” residential multifamily will be compatible and suitable with the zoning, uses, and character of the surrounding area.