

Meeting Agenda

Metropolitan Area Planning Commission

Tuesday, July 8, 2025		5:30 PM	Municipal Center, 300 S. Church
1. Call to order			
2. Roll Call			
3. Approval of minutes			
<u>MIN-25:059</u>	MAPC Minutes Attachments:	:: June 24, 2025 <u>6.24.25 MAPC Minutes</u>	
4. Miscellaneous Items		U.24.23 WALCHMITMUS	
<u>COM-25:026</u>	Sidewalk In Lie	eu: 1625 West Parker Road	
	to pay a sidewa	gineering Inc., on behalf of Reliance He alk in lieu payment of \$76,851.36 for 6 rent rate is \$115.74 per square yard.	
	<u>Attachments:</u>	Reliance Health Facility-sidewalk wai	iver
5. Preliminary Subdivis	ions		
6. Final Subdivisions			
<u>PP-25-05</u>	Subdivision: Ec	dwardian Minor Plat	

Dennis Seyler is requesting a 40-foot right-of-way dedication for the future extension of Edwardian Lane. This site is located within the R-1 single-family medium-density district.

Attachments: 500 EWARDIAN MINOR PLAT

7. Conditional Use

8. Rezonings

RZ-25-12 Rezoning: 500 North Culberhouse Street

1st Produce Inc. is seeking a rezoning for 1.06 acres located at 500 N Culberhouse Street. The current zoning is I-2, general industrial district and the requested zoning is C-3, general Commercial district.

Attachments: Zoning Application Rezoning Plat

Certified Receipts Redemption Deed Warranty Deed Rezoning Signs Staff Summary

9. Staff Comments

10. Adjournment

City of Jonesboro



300 S. Church Street Jonesboro, AR 72401

Text File File Number: MIN-25:059

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC Minutes: June 24, 2025



Meeting Minutes Metropolitan Area Planning Commission

Tuesday, June 24, 2025 	5:30 PM	Municipal Center, 300 S. Church
1. Call to order		
<u>2. Roll Call</u>	Present 8 - Lonnie Roberts Jr.;Jimmy Co Steiling;Paul Ford;Jim Little a Absent 1 - Stephanie Nelson	
3. Approval of M	linutes	
<u>MIN-25:053</u>	MAPC Minutes: June 10, 2025	
	Attachments: 6.10.25 MAPC Minutes	
	A motion was made by Jimmy Cooper, matter be Approved . The motion PASS	
	Aye: 6 - Jimmy Cooper;Kevin Bailey;I Dennis Zolper	Monroe Pointer;Jeff Steiling;Paul Ford and
	Absent: 2 - Stephanie Nelson and Jim Li	ttle
4. Miscellaneou	<u>s Items</u>	
<u>COM-25:02(</u>	2 Temporary Classroom Trailers	
	Nettleton Public Schools is requesting MA classroom trailers at the STEAM I Campu plans to lease these buildings for two yea	is located at 2219 Thorn Street. The district
	Attachments: Letter from Nettleton So STEAM Temporary Cla	
	Lonnie Roberts (Chair): Do I have the p Carlos Wood (Proponent): Carlos Wood is the representative for the school, if y four classrooms. They're kind of runnir students. So, they need to put these tra the process.	l, the engineer and also Ron Cooper he ou have any questions. It's going to be

Lonnie Roberts: Okay, city planner do you have any staff comments to add? Derrel Smith (City Planner): No sir, we've a done two-year temporary trailer

permit before.

Lonnie Roberts: Okay, do the commissioners have any questions about it? Anybody ready with a motion?

A motion was made by Kevin Bailey, 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 Dennis Zolper
- Absent: 2 Stephanie Nelson and Jim Little

5. Preliminary Subdivisions

6. Final Subdivisions

PP-25-04 Final Subdivision: Farmer Hills

Alec Farmer is seeking final subdivision approval for 3 lots on 10.03 acres. This property is zoned C-3, general commercial and located west of 3501 Southwest Drive.

<u>Attachments:</u> <u>Record Plat - Final</u> <u>Site Development Plans</u> <u>Staff Report</u>

Lonnie Roberts (Chair): Do I have the proponent for this item? John Easley (Proponent): John Easley with Associated Engineering, representing Farmer Enterprises. We've completed work on the infrastructure, drainage, and streets and are ready to put the subdivision in the maintenance period. We got approval from Engineering and we're asking for final approval. Lonnie Roberts: City Planner any other staff comments on this one? Derrel Smith (City Planner): Yes sir, they have built the subdivision according to the plan that was approved, so we would recommend approval of this. Lonnie Roberts: Okay, I'll open to commissioners, questions for the staff or applicant? Or I'll entertain a motion.

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

- Aye: 7 Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper
- Absent: 1 Stephanie Nelson

7. Conditional Use

8. Rezonings

RZ-25-10 Rezoning: 200 Sartin Lane

Dat Nguyen is seeking a rezoning for 1.73 acres located at 200 Sartin Lane. The current zoning is C-4, neighborhood commercial and the requested zoning is RS-7,

single family residential district.

	Attachments:	Application
		Rezoning Information
		Staff Summary
		Rezoning Sign
		Property Deed
		Plat
		Certified Mail
<u>RZ-25-11</u>	please state yo Dat Nguyen (Pr Lonnie Roberts proceed? Dat Nyguyen: I Lonnie Roberts one? Derrel Smith (C existing reside we're trying to had to bring it Lonnie Roberts Derrel Smith: Y following stiput the city engine manual, and flo site plan, subje and approved I property. Any o approval in the Lonnie Roberts input about the commissioners A motion was n be Approved . Aye: 7 - Jim ano Absent: 1 - Ste	s: Okay, city planner, do you have the staff comments on this City Planner): Yes sir, we do. We have reviewed it, this is an nce but it was in a C-4 zone. So, they bought the residence and make additions and since it was a non-conforming use, they into to a residential zone. s: So, it's already being used for residential? Yes, and we would recommend approval of this with the lations, that the proposed site shall follow all requirements of er, all requirements of the current stormwater drainage design bodplain regulations regarding any new construction. A final ect to all ordinance requirements shall be submitted, reviewed, by the planning department prior to any redevelopment of the change of use shall be subject to the planning department
	13.86 acres loc	s seeking a rezoning on behalf of Phillips Family Investments LLC for ated at Kathleen Street and Pacific Road. The current zoning is AG-1, rict and the requested zoning is RS-7, single family residential district.

Attachments: Application

Cover Letter Certified Mail Receipt Property Owner Notification Letter Property Owner Notification Rezoning Plat Rezoning Signs Staff Summary

Lonnie Roberts (Chair): Do we have the proponent for this item? Garrett Dunham (Proponent): Garrett Dunham with Fisher Arnold, on behalf of Phillips Family Investments. This land was purchased in order to provide a second egress to the subdivision just to the east. So, we are rezoning it just so we can incorporate that into the larger plan. It'll be phase two of the subdivision that was previously submitted and approved at the previous meeting.

Lonnie Roberts: City Planner, staff comments on this one? Derrel Smith: Yes, sir. We would recommend approval with the following conditions, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay so with this rezoning request, is there anyone here to give public input? Or is there anyone with questions? If not, I'll open up for commissioners, any questions or comments?

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

Aye: 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

Absent: 1 - Stephanie Nelson

9. Staff Comments

10. Adjournment

City of Jonesboro



300 S. Church Street Jonesboro, AR 72401

Text File File Number: COM-25:026

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other Communications

Sidewalk In Lieu: 1625 West Parker Road

Ozark Civil Engineering Inc., on behalf of Reliance Health Facility, is requesting approval to pay a sidewalk in lieu payment of \$76,851.36 for 664 square yards along West Parker Road. The current rate is \$115.74 per square yard.



June 23, 2025

Mr. Derrel Smith Planning Director City of Jonesboro 300 South Church Street Jonesboro, AR 72401

RE: Sidewalk Waiver Reliance Health Facility 1625 W. Parker Road Jonesboro, AR

Dear Mr. Smith,

On behalf of the Reliance Health Facility, we respectfully request a waiver to the Sidewalk Ordinance for the following reason based on Number 3 in the Exceptions listed in the Ordinance:

Sec 117-330.b:

(3) The topography would require construction of a retaining wall more than three feet high to accommodate the sidewalk

The site has significant elevation change and would require a retaining wall over 3' tall to be constructed. The retaining wall would also need to be constructed outside of all the utility easements. This places the sidewalk further into the project site and further away from the road. I have discussed with the Arkansas Department of Transportation about placing the sidewalk in the ROW and closer to the road. The response from ArDOT was "no sidewalks will be allowed in the ROW".

It is unreasonable to install the sidewalk as a part of this project and would respectfully request a contribution in lieu of construction fee, paid to the City of Jonesboro.

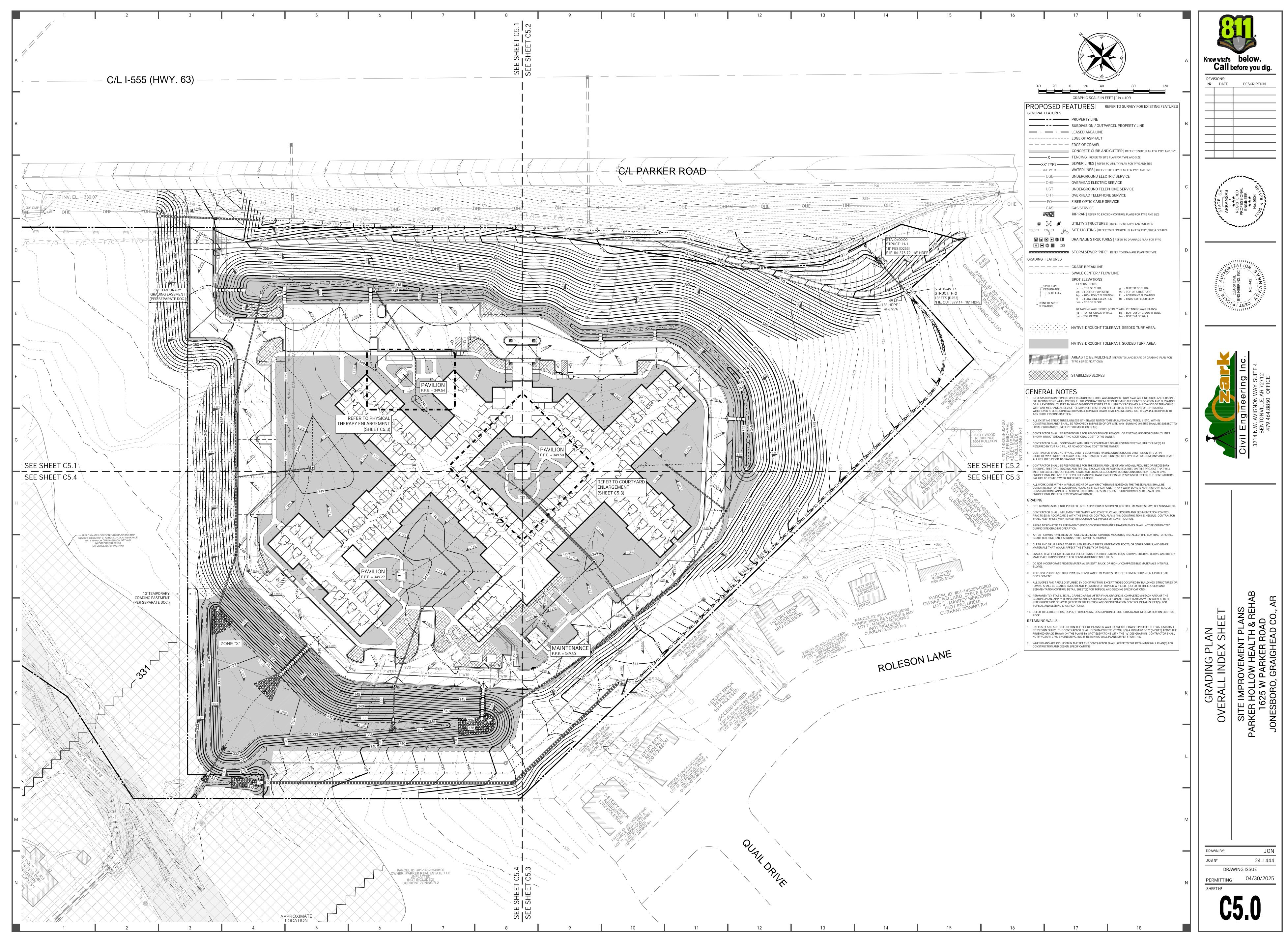
The total frontage for lot 2 is 996 l.f. (664 s.y.), resulting in a payment of \$76,851.36. The current price per 2025 ARDOT Weighed Average is \$115.74/s.y for Concrete Walks (633).

We appreciate your consideration in this matter and should you have any questions or require additional information, please contact me.

Respectfully submitted,

Jone Ruth

Todd A. Butler, PE Ozark Civil Engineering, Inc.



City of Jonesboro



300 S. Church Street Jonesboro, AR 72401

Text File File Number: PP-25-05

Agenda Date:

Version: 1

Status: To Be Introduced

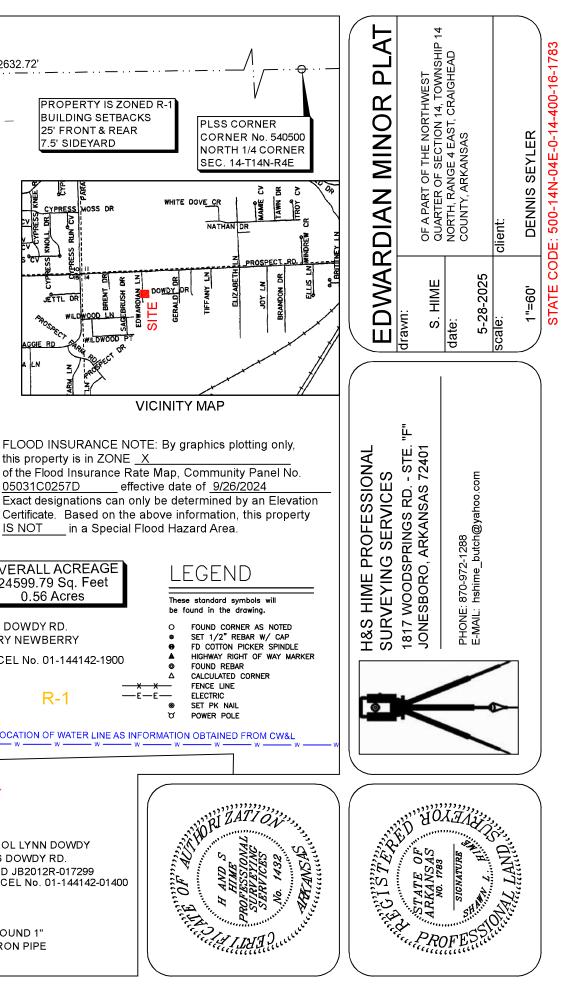
In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Subdivision: Edwardian Minor Plat

Dennis Seyler is requesting a 40-foot right-of-way dedication for the future extension of Edwardian Lane. This site is located within the R-1 single-family medium-density district.

PROSPECT ROAD N 89°13'44" E 2632.72' N 89°13'44" E 1147.79' (REC. 1149') (REC. 40') 41.85' 170.00 N 89°13'44" E 1105.95' (REC. 1109' AS FER SURVEY @ BK "H", PG 1) (REC. 1129 AS PER DEED @ 2025R-009013) PROPERTY IS ZONED R-30' ROAD EASEMENT BUILDING SETBACKS (0) 25' FRONT & REAR POINT OF COMMENCEMENT 7.5' SIDEYARD NW CORNER SEC. 14-T14N-R4E S **R-1** 01°00'34" CYPRESSIMOSS DR Π <u>8</u> **DWARDIAN LANE** .40 ш 515 EDWARDIAN LN S CAROLYN BYRD 196.88 01°00'34" 01°00'34" W 4901 PROSPECT RD. PARCELL No. 01-144142-03400 **RONALD & LINDA JOHNSON** DEED 2023R-003881 ш SURVEY BK "E" @ PG. 99 60 180 120 n 290.40 SURVEY BK "H" @ PG. 51 290 PARCEL No. 01-144142-03300 .36 170.70' DESCRIPTION: A PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY. FOUND 1" ~ **R-1** ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS IRON PIPE FOLLOWS: Commencing at the Northwest Corner of said Section 14; Thence this property is in ZONE X North 89°13'44" East 1105.95 feet (Rec. 1109.00 feet as per Survey **R-1** Book "H", Page 1)(Rec. 1129.00 feet as per Deed 2025R-009013); 05031C0257D Thence South 01°00'34" East 290.36 feet to the Point of Beginning of FOUND 1 Proper: IRON PIPE Thence North 89°13'44" East 164.00 feet; Thence South 01°00'34" East 150.00 feet; Thence South 89°13'44" West 164.00 feet: Thence IS NOT in a Special Flood Hazard Area. N 89°13'44" E 164.00' 511 EDWARDIAN North 01°00'34" West 150.00 feet to the Point of Beginning, containing **TERRY & PAM EDWARDS** (REC 40 124.00' 24599.79 Sq. Feet, 0.56 Acres, more or less and being subject to any DEED 2024R-013651 public and private roads and easements. OVERALL ACREAGE 260 24599.79 Sq. Feet PARCEL No. 01-144142-02000 DENNIS & CANDY SEYLER DEED 2025R-009013 ġ LOT 1 18599.79 Sq. F 0.43 Acres SURVEYORS NOTES: 0.56 Acres DEED BK. 325 @ PG. 665 S 5. 2 1 8 01°00'34" E 1. BEARINGS ARE STATE PLANE GRID BEARINGS(NAD 83 S 0 SURVEY K "H" @ PG. 1 TRE 10' UTILITY EASEMENT DATUM)AS PER GPS OBSERVATION ON SITE DURING SURVEY AND No 4905 DOWDY RD. BUILDING SETB. ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE LARRY NEWBERRY 01-144142-02200 ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES. 2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND PARCEL No. 01-144142-1900 *,*Þ UNDERGROUND UTILITY LINES NOT LOCATED. ξ, 8 Feet 150 **R-1** S SURVEYOR'S CERTIFICATION: 8 THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED 00 , je WATER EASEMENT THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH APPROX. LOCATION OF WATER LINE AS INFORMATION OBTAINED FROM CW&L MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED. 30' INGRESS & EGRESS ESM'T. 124.00' H&S HIME PROFESSIONAL SURVEYING SERVICES S 89°13'44" W 164.00' 1817 WOODSPRINGS RD STE, "F" 170.00' JONESBORO, ARKANSAS 72401 FOUND 1" **IRON PIPE** 216 S 215. OWNER CERTIFICATION: 8 38 JOAN WINSTEAD 87 CAROL LYNN DOWDY 8 WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND 500 EDWARDIAN LN 4906 DOWDY RD. °46'16" (REC. (REC DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED 46'29" DEED JB2012R-017299 DEED 588 @ PG 355 PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY PARCEL No. 01-144142-01400 PARCEL No. 01-144142-1800 THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT. ш Ņ N m SURVEY BK "G" @ PG. 6 FOUND 1" FOUND 1" **R-1** DENNIS SEYLER DATE IRON PIPE-✓IRON PIPE



City of Jonesboro



300 S. Church Street Jonesboro, AR 72401

Text File File Number: RZ-25-12

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezonings

Rezoning: 500 North Culberhouse Street

1st Produce Inc. is seeking a rezoning for 1.06 acres located at 500 N Culberhouse Street. The current zoning is I-2, general industrial district and the requested zoning is C-3, general Commercial district.

METROPOLITAN AREA	Zoning Ordin	pplication for a ance Map Amer	
PLANNING COMMISSION Jonesboro, Arkansas		dline: Case Number:	
LOCATION: Site Address: 500) N Culberhouse	5+	
Side of Street: East between	Allen St	and Woodrow ST.	
Quarter: NW Section	:1 & Township:	Range: 04	<u>\</u>
Attach a survey plat and legal descrip	tion of the property proposed for rezo	ning. A Registered Land Surveyor n	nust prepare this plat.
SITE INFORMATION: Existing Zoning: Indust	roposed Zoning		_
Size of site (square feet and acres	1.06 Ac	Street frontage (feet):	184.201
Existing Use of the Site: Persona			
Character and adequacy of adjoin Does public water serve the site?	ing streets: Industrial Ca	naintained streets	lequate for business
If not, how would water service b			
Does public sanitary sewer serve			
If not, how would sewer service b	e provided?		
Use of adjoining properties:	North WIEUKer Service		
	South Small Mr	tion hall that me	ete occassionally
	East Valent min	i STIAGES	1
		ondoned	
Physical characteristics of the site:	Concrete block	building with cont	yele dive et
1	West side, gra	rel bot at South.	
Characteristics of the neighborhood:	Some Valant prope	ties, Wrecker Service a	+ North
	and a valent prop	South Mini STURASE WAY & WEST.	is at East

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

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Ple* 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.

Applicant:

If you are not the Owner of Record, please describe your

relationship to the rezoning proposal:

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.	1st Produce Inc.		
Name:	Sanjuar & Jose Garza	Name:	
Address:	2901 Beanie Dr.	Address:	
City, State:	Jonesborn, AR ZIPT	City, State:	ZIP
Telephone:	870-824-8248 72401	Telephone:	
Facsimile:	010- 255-1185	Facsimile:	
Signature:	they they	Signature:	

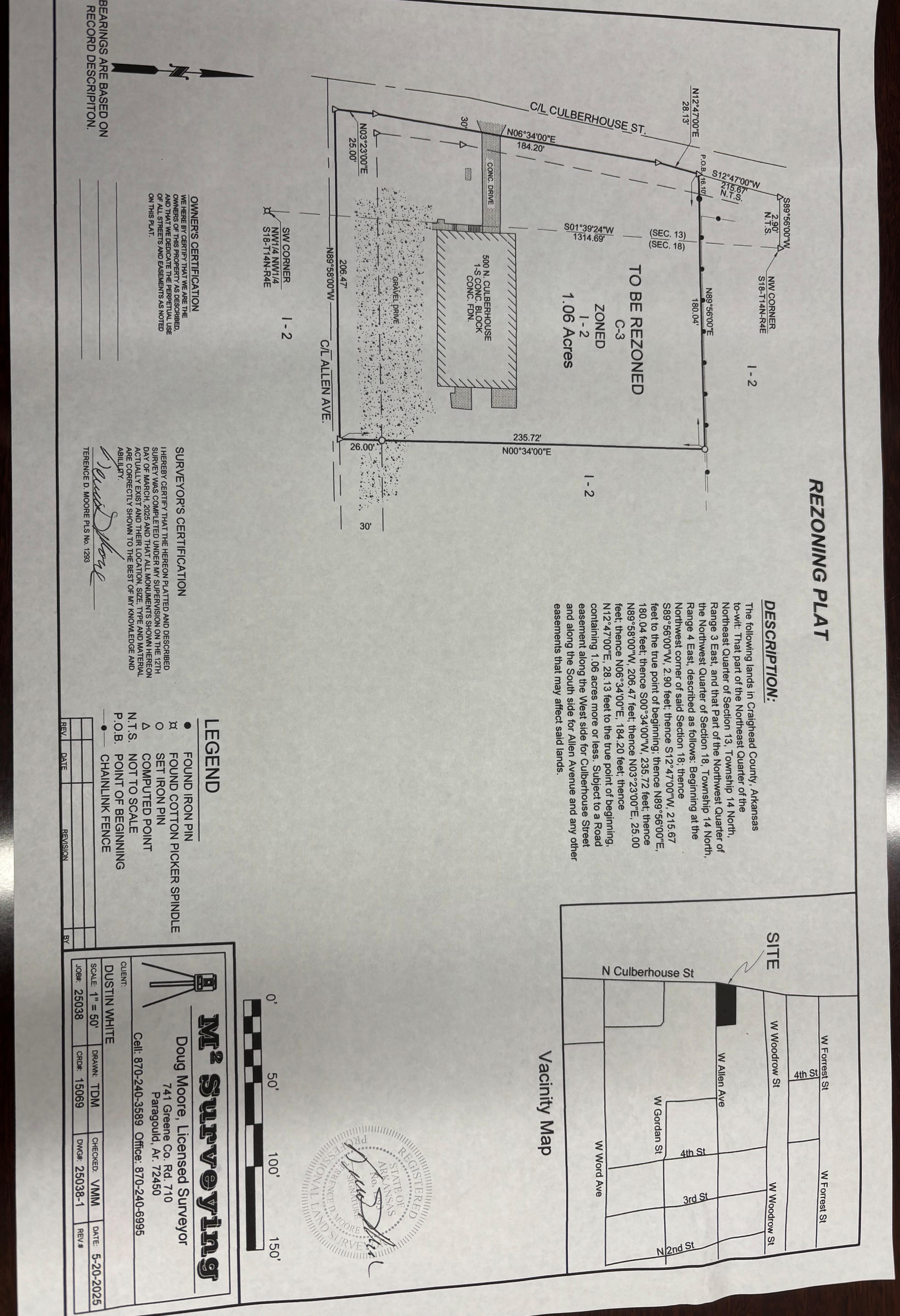
Deed: Please attach a copy of the deed for the subject property.

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.

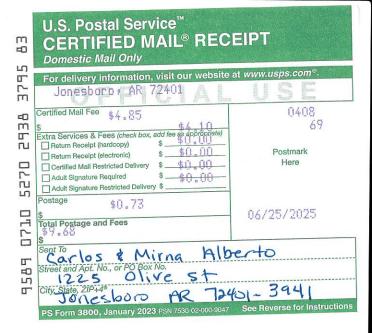
Page 2 of 2

REZONING FOR 500 N. Culberhouse Jonesboro, AR 72401

- 1- Zoned I-1
- 2- Looking to convert building into an 800+- Sq Ft store front office and warehouse / storage space. Currently zoned I-1 and seeking rezoning to C-3.
- 3- Warehouse space and a small office at front door.
- 4- Actual footage of building is 5000 Sq Ft. No additions planned at this moment.
- 5- Unknown.
- 6- Property would be usable for other intentions rather than it sitting vacant.
- 7- We believe if rezoned the property could attract a small business that would require warehouse space.
- 8- Zoned I-2. To be converted into a mixed office warehouse space this process was requested.
- 9- No impacts have been identified as of now. Property sits unused.
- 10-Building has been without use other than personal storage for 7 yrs.
- 11- No impacts have been identified as of now. Egress for city streets will remain unaffected by rezoning this property.
- 12- Exterior face lift and interior work will begin when a final business plan is obtained and authorized via permits form city.
- 13- No buildings surrounding property are occupied. Only property being utilized now is north of the property and it's a wrecker service which we feel will not be impacted by rezoning our property.
- 14-None intended.



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5270 29	Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) Return Receipt (electronic) Griffied Mail Restricted Delivery Adult Signature Required \$\frac{1}{2}\bracket\$_1\	Postmark Here
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	PS Form 3800, January 2023 PSN 7530-02-000-9047	See Reverse for Instructions





REDEMPTION DEED NO. 381521

JOHN THURSTON COMMISSIONER OF STATE LANDS STATE OF ARKANSAS Issued under the provisions of Act 151 of 1891, Act 626 of 1983 and Act 814 of 1987 2018R-010122 FILED JONESBORO DISTRICT CRAIGHEAD COUNTY, ARKANSAS CANDACE EDWARDS, CLERK & RECORDER 05/21/2018 2:47:47 PM FEE: 15.00 PAGES: 1 JAMIE HUNNICUTT

THE STATE OF ARKANSAS:

To All Whom these Presents Shall Come ~ GREETINGS:

KNOW YE THAT, WHEREAS: The following described lands situated in the County of **CRAIGHEAD** in the State of Arkansas, to Wit:

Description: Acres PT NW NW 18-14-04 PT NE NE 13-14-03 Section: 18 Township: 14N Range: 04E Acreage: 1.17 Lot: Block: City: Addition: SD: J JB

Parcel Number: 01-144182-01600

Year Forfeited: 7-5 2014

Receipt #: 463074

were certified to the Commissioner of State Lands, by the County Collector for the non-payment of taxes for the years hereinbelow set forth; and that the taxes, penalties, interest and cost outline below have been paid to the Commissioner of State Lands;

AND WHEREAS 1ST PRODUCE INC 500 N CULBERHOUSE JONESBORO, AR 72401

claiming to be the owner(s) of said real property, filed a petition to redeem duly verified according to the law, showing such ownership.

NOW THEREFORE, I, JOHN THURSTON, Commissioner of State Lands within the State of Arkansas, for and in consideration of **\$492.81** so paid and by virtue of the authority in me vested by law, do hereby release and quitclaim unto the said **1ST PRODUCE INC** and their heirs and assigns forever all right, title and interest the State of Arkansas acquired under any forfeiture, sale or condemnation for taxes.

WITNESS MY HAND AND OFFICIAL SEAL 05/16/2018

Taxes	2014 - 2016	\$349.85
Improv Or Tim	\$0.00	
Interest		\$53.02
Penalty		\$34.99
County Costs		\$18.00
State Costs		\$36.95
Total Paid:	······	\$492.81

John Shinster

John Thurston Commissioner of State an

kkělly Deputy Commissioner of State Lands



Deed Mailed to:

PROFESSIONAL TITLE SERVICES 740 SOUTHWEST DRIVE JONESBORO, AR 72401



5 R - 0 0 7 JB2015R-007795 CANDACE EDWARDS CRAIGHEAD COUNTY RECORDED ON: 05/26/2015 03:26PM

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Bruce Broadaway and Mona Broadaway, husband and wife, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration paid by 1st Produce, Inc., an Arkansas Incorporation, Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following described lands situated in Craighead County, Arkansas:

The following lands in Craighead County, Arkansas to-wit: That part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 14 North, Range 3 East, and that Part of the Northwest Quarter of the Northwest Quarter of Section 18, Township 14 North, Range 4 East, described as follows: Beginning at the Northwest corner of said Section 18; thence S 89° 56' 00" W, 2.90 feet; thence S 12° 47' 00" W, 215.67 feet to the true point of beginning; thence N 89° 56' 00" E, 180.04 feet; thence S 00° 34' 00" W, 235.72 feet; thence N 89° 58' 00" W, 206.47 feet; thence N 03° 23' 00" E, 25.00 feet; thence N 06° 34' 00" E, 184.20 feet; thence N 12° 47' 00" E, 28.13 feet to the true point of beginning, containing 1.06 acres more or less. Subject to a Road easement along the West side for Culberhouse Street and along the South side for Allen Avenue and any other easements that may affect said lands.

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances and restrictions of record, if any.

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

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

And we, the Grantors, for and in consideration of said sum of money, do hereby release and relinquish unto said Grantee all of our rights of dower, curtesy and possibility of homestead in and to said lands.

WITNESS my hand this $22^{n/2}$ day of May, 2015 uce Broadaway, Grantor Mona Broadaway, Grantor

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF CRAIGHEAD

On this day before the undersigned, a Notary Public duly qualified and acting in and for the county and state aforesaid, personally appeared Bruce Broadaway and Mona Broadaway. husband and wife, satisfactorily proven to be the persons whose names appear as Grantors in the foregoing instrument, and stated that they have executed the same for the consideration, uses and purposes therein stated.

And on the same day also voluntarily and personally appeared before me each Grantor separately, and in the absence of such Grantor's spouse declared that they had executed the foregoing instrument of their own free will and had signed and sealed the relinquishment of dower and homestead therein expressed, for the purposes and consideration therein stated.

In witness whereof I hereunto set my hand and official seal this 22 day of May, 2015.

Notary Public

My Commission Expires:

Certificate

NOTARY PUBLIC PUBLIC COUNTY COUNTY We certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument.

Grantee:

Grantee's Address:

Wakefield 72404 ones boro

This instrument prepared by:

Owens, Mixon, & Gramling P.A. P.O. Box 4015 Jonesboro, Arkansas 72403 (870) 336-6505



STATE OF ARKANSAS DEPARTMENT OF FINANCE AND ADMINISTRATION MISCELLANEOUS TAX SECTION P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2015030004

Grantee: Mailing Address: 1ST PRODUCE, INC. 5016 WAKEFIELD DRIVE JONESBORO AR 724040000

Grantor: Mailing Address: BRUCE BROADAWAY AND MONA BROADAWAY 2206 AUTUMN DRIVE JONESBORO AR 724040000

Property Purchase Price: Tax Amount:

County: Date İssued: Stamp ID: \$165,000.00 \$544.50

CRAIGHEAD 05/26/2015 625221632

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed):	
Grantee or Agent Name (signature):	_ Date: <u>5/22/15</u>
Address: 5076 Wakefield Dr.	
City/State/Zip: Joneslove AR 72404	
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	City of Jonesboro Metropolitan Area Planning Commission Staff Report – RZ 25-12 500 N Culberhouse Street 300 S. Church Street/Municipal Center For Consideration by Planning Commission on July 8, 2025
REQUEST:	To consider a rezoning of one tract of land containing 1.06 +/- acres
PURPOSE:	A request to consider recommendation to Council for a rezoning from "I-2", general industrial district, to "C-3", general commercial district.
APPLICANT: OWNER:	1 st Produce Inc., 2901 Beanie Dr., Jonesboro, AR 72401 Same
LOCATION:	500 N Culberhouse Street
SITE DESCRIPTION	 N: Total Size: Approx. 1.06 acres Street Frontage: Approx. 184 feet along Culberhouse Street and approx. 206 feet along Allen Avenue

Existing Development: Personal storage

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-2 – Wrecker service
South	I-2 – Meeting hall
East	I-2 – Vacant & ministorage
West	I-2 - Vacant

HISTORY: Building has been utilized as personal storage for over seven years.

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.

Moderate Intensity:

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 the appropriate locations of transit stops.

Typical Land Uses:

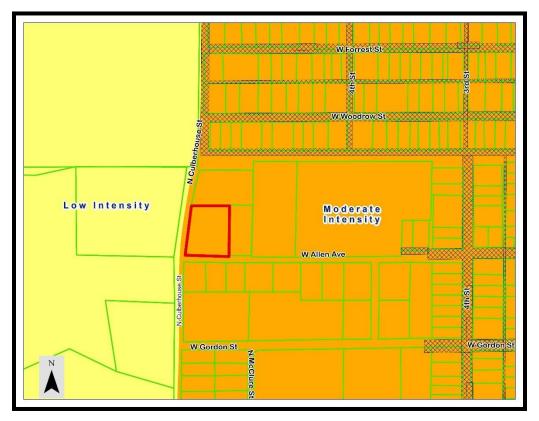
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- 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

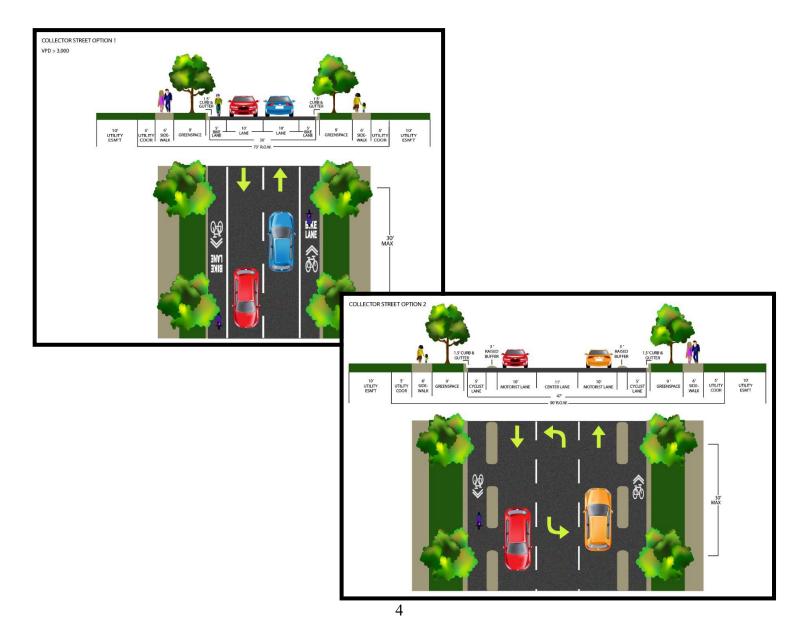
Master Street Plan/Transportation

The subject property will be served by N. Culberhouse Street and W. Allen Avenue. The Master Street Plan classifies N. Culberhouse Street as a Collector and W. Allen Avenue as a Local Street.

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

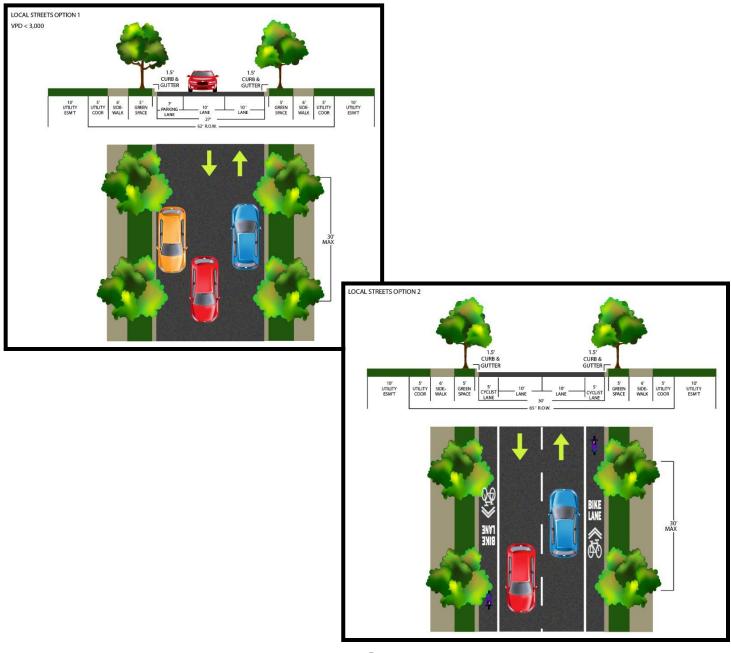
DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



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.



Approval Criteria- Chapter 117 - Amendments: The criteria for approval of a rezoning are set out below. Not all 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
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is not consistent with the Adopted Land Use Plan. General commercial is not included in the moderate intensity growth sector. The current zone is not consistent with the Land Use Plan either.	X
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	V
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes other commercial and industrial uses.	V
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot be utilized as commercial	V
(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;	With proper planning there should not be any adverse effects caused by the property.	\
(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	Minimal impact if rezoned.	V

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "I-2", general industrial district. The applicant is applying for a rezoning to allow commercial uses at this location.

Rezoning this property is not 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 25-12; a request to rezone property "I-2", general industrial district, to "C-3", general commercial district. The following conditions are recommended:

- 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 25-12 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 "I-2", general industrial district, to "C-3", general commercial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.