



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, October 24, 2023

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-23:104](#) MINUTES: October 10th, 2023 MAPC Minutes

Attachments: [10.10.23 MAPC Minutes](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-09](#) PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.

Attachments: [Savannah Hills ph 6 Record Plat](#)
[Savannah Hills ph 7 Record Plat](#)
[Savannah Hills, Ph - VI & VII Application](#)
[Letter from Nettleton Public Schools](#)
[Staff Report](#)

Legislative History

9/12/23	Metropolitan Area Planning Commission	Tabled
9/26/23	Metropolitan Area Planning Commission	Tabled

6. Final Subdivisions

7. Conditional Use

8. Rezoning

RZ-23-12

REZONING: 3703 South Culberhouse Street

Michael Daniels is requesting a rezoning from RS-7, single family residential, and C-4, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay, and C-4, neighborhood commercial. This request is for 17.6 acres located at 3703 South Culberhouse Street.

Attachments: [Rezoning App](#)
[Updated Plat C-4 & C-3 LUO](#)
[Certified Mail](#)
[Deed](#)
[Sign Photos](#)
[Staff Summary](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-23:104

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MINUTES: October 10th, 2023 MAPC Minutes



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, October 10, 2023

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; Stephanie Nelson; Jeff Steiling and Jim Little

Absent 2 - Paul Ford and Dennis Zolper

3. Approval of minutes

[MIN-23:098](#)

MINUTES: September 26th MAPC Minutes

Attachments: [9.26.23 MAPC Minutes](#)

A motion was made by Jim Little, seconded by Stephanie Nelson, that this matter be Approved . The motion PASSED with the following vote.

Aye: 6 - Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling and Jim Little

Absent: 2 - Paul Ford and Dennis Zolper

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-23-09](#)

PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.

Attachments: [Savannah Hills ph 6 Record Plat](#)
[Savannah Hills ph 7 Record Plat](#)
[Savannah Hills, Ph - VI & VII Application](#)
[Staff Report](#)

Item remained tabled.

[PP-23-10](#)

PRELIMINARY SUBDIVISION: Pacific Grove Phase II

Mark Morris is requesting preliminary subdivision approval for Pacific Grove Phase 2; 37 lots on 13.64 acres. This property is located north of Beech Grove Drive and zoned R-1, single family medium density district.

Attachments: [Application](#)
 [Plat](#)
 [Overview](#)
 [KATHLEEN-REVISION](#)
 [Staff Report](#)

Item remained tabled.

[PP-23-11](#)

PRELIMINARY SUBDIVISION: Brookshire Place Phase 3

Mark Morris is requesting preliminary subdivision approval for 44 lots on 10.35 acres. This property is zoned RS-8, single-family residential district, and located north of Morgan Drive.

Attachments: [Brookshire Phase 3 - Preliminary Application](#)
 [BROOKSHIRE 3 PRELIM](#)
 [Grading](#)
 [Staff Report](#)

Lonnie Roberts (Commission): Do we have the Proponent for this item?

Mark Morris (Proponent): My name is Mark Morris, I'm the proponent for the 44 lots, and this is our third and final phase of Brookshire.

Lonnie Roberts: City planner do you have staff comments on this one?

Derrel Smith: Yes sir we do, we reviewed it and it meets all the subdivision codes and we would recommend approval.

Lonnie Roberts: Okay, I'll open it up for commissioner comments and questions of the developer or city staff, anyone ready with a motion?

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Jim Little

Absent: 2 - Paul Ford and Dennis Zolper

6. Final Subdivisions

7. Conditional Use

8. Rezoning

[RZ-23-13](#)

REZONING: 5601 Pacific Road

Southard Construction, LLC is requesting a rezoning from R-2, multifamily medium

density district, to RM-12, residential multifamily. This request is for 7.58 acres located at 5601 Pacific Road.

Attachments: [Application](#)
 [Rezoning Plat](#)
 [Mail Cert. Receipt](#)
 [Sign Photos](#)
 [Staff Summary](#)

A motion was made by Kevin Bailey, seconded by Monroe Pointer, that this matter be untabled . The motion PASSED with no objections.

Garret Dunham (Representative): Garret Dunham, 3121 Galloway Court here to represent the developer for the re-zoning, the request is to be able to utilize the multi-family usage on this lot, the current Zoning is R-2, we would like to see a RM-12, we will be able to mitigate any additional maintenance costs to the city, it will be a private parking lot, no additional streets will be built, the unit will all be single level, the r-2 would need to be 2 stories because we would need to subdivide the lot, the RM-12 will allow us to have a single level building, same density just single level, no street just parking, drainage and trash pickup will be simpler with the RM-12 site plan. We did submit a new property owner notification letter explaining some of these items and we provided the site plan for the R-2 and the RM-12 for them to see, as we did for planning,

Lonnie Roberts (Commission): City planner do you have the staff comments?

Derrel Smith (City Planner): I do, we reviewed it, it meets all 6 of the approval criteria set forth in chapter 1-17, we would recommend approval with the following stipulations:

1. That the proposed site shall satisfy all requirement 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 will be subjected to Planning Department approval in the future.

Lonnie Roberts: With this re-zoning request, is there anyone here to give public input in regard to the 5601 Pacific Road request, if you would come up and please state your name for the record, give us your address.

Jennifer Easley (Opposed): Good evening, my name is Jennifer Easley, I live at 5910 Pacific Road, I'm representing several people in the audience, Curious why these weren't on the city website for us to see?

Lonnie Roberts (Commission): I was not aware that they were not, were they on the city website?

Off screen: They were on Legistar

Lonnie Roberts: In Legistar, that's where I printed mine from.

Jennifer Easley: I looked last night and couldn't find them anywhere, I may not understand how to navigate the city website, but I have been here before and have found them, I did manage to get copies from one of the neighboring residences, so I have several questions here. First of all the two different plans that you show up there, both show two different entrances, he mentioned something about a city street, there's two entrances on both plans. What's the difference? That one looks to be paved with a road, is that chat parking lots?

Paved parking lots?

Derrel Smith (City Planner): The one that's up there now? The cul-de-sac that you see is a paved city street. The other entrance is a driveway for a parking lot. So, you see two entrances off-

Jennifer Easley: But it connects to the city street?

Derrel Smith: It does connect to the city street, yes.

Jennifer Easley: Is it paved?

Derrel Smith: Yes

Jennifer Easley: Okay, cause it looks chat.

Derrel Smith: No it will be paved.

Lonnie Roberts: That is just to differentiate from the city street and the parking lot. The way that's shaded.

Jennifer Easley: Okay, I have never known parking lots to connect to streets like that. I would assume it would've been all the way around, to a city street. Next question is how we're gonna handle drainage out there, we already have water going over Pacific Road, multiple times, I built my house about 20 years ago, four feet up and since the City of Jonesboro allowed apartments to be built in this neighborhood, I have had a foot and a half of water standing around my property, I am not in a flood zone never have been, still am not in a flood zone, the ditches in front of that property right there, are about two feet deep, three feet wide. Any plans by the city to address that?

Lonnie Roberts: They would have to meet the storm water design manual, just like any new development does in Jonesboro now.

Jennifer Easley: Okay, but these plans, I mean we have a small retention pond but-

Derrel Smith: All we're looking at right now is a re-zoning, to see whether we're gonna rezone it from R-2 to RM-12.

Jennifer Easley: I am still gonna bring up all the concerns we have as a neighborhood, we got crime, that has increased out there since we've had 500 apartments put in this small area, you now have this as a connector road for that new 5 lane that's coming through, there's no sidewalks on these plans, there's no addressing any of those kinds of issues, far as the neighborhood, the developer is not even here for us to meet with, he chose not to meet with the neighbors, they got a letter, the rest of us didn't get a letter, it also talks about how they're going to design, where does it state? To where it will not have a huge impact on surrounding communities in multiple ways, he talks about how it's going to be single level housing, versus multi-level housing on there, it will conform to the existing residences. To conform to the existing residences, on the north, east, west side of it, are houses they're not apartments.

Lonnie Roberts: I think he was indicating, that the single story, I think that's one of the purposes of the design, I don't want to speak for the developer but, it's because with the other layout they have to go two story, with this layout they can go single story.

Jennifer Easley: So RM-2 requires two story?

Lonnie Roberts: No, just to get the number of units on there, that's what this layout, allows them to lay it out in a better so they can get single story, which I really need to let the developer speak to that.

Jennifer Easley: Can you speak on the developer's behalf? And say why, there's a need? Because we already have so many apartments in this neighborhood out there.

Lonnie Roberts: It's already approved for apartments, so the apartments can go, they wouldn't even need to be here to put apartment in they just-

Jennifer Easley: Yeah, I get that, the city told all of us in the neighborhood, that

when they annexed it in, it was all gonna be done either farmland or single houses, and that's not the way it was done. And we've discovered this in the last 5 years, when we've had multiple apartments, put in on Commerce, Martin Luther King, and now on Pacific. Our concern is our safety, our concern is our traffic, and our drainage, and more apartments regardless if it's zoned for that, more apartments are not going to benefit the neighborhood.

Lonnie Roberts: So is that the question you want Mr. Dunham to address then? (Unable to transcribe)

Lonnie Roberts: Sir, take it away.

Garret Dunham (Representative): I will do my best to address the concerns at large, regarding the fact that the developer is able to build apartments in the R-2 already, we do want to stress the fact that the RM-12 just allows the developer to make it in such a way that its more uniform, there's no public street, so it would be more of a private parking lot, which would discourage people from driving down that road, there was concerns about security, I have had correspondence with the developer, he is willing to put a privacy fence around the development, if that would help with that, the sidewalk aren't showing on the plan cause its preliminary, the sidewalks will be there, by code they have to be there. Was there another question, I didn't address?

Jennifer Easley: Flooding (unable to transcribe)

Garret Dunham: Right, so the drainage will be, whether it's R-2 or RM-12, the drainage will meet the drainage manual, we'll do everything we can, we have to by city code enclose the ditch but the pipes that will be on the forefront of the property will be sized accordingly, with the drainage that is there, we will mitigate and we will follow the code as is required. If there are specific concerns, on the neighboring properties it will be helpful to have information when we do that, so that we can mitigate anything, and make sure that we account for that in the analysis.

Jennifer Easley (Opposed, off screen): Again, why not a neighborhood meeting? Cause on the application, he said, he didn't bother to meet with the neighborhood so why not?

Garret Dunham: There was an opportunity to do so, we thought that sending out the letter, and explaining the reason and providing the site plans and then offering a phone number if y'all needed to call, we felt that we did reach out in that way, but no we did not necessarily provide a in person meeting. I apologize for that, but we did provide opportunity and put a phone number down for any concerns to be called and mitigated. That way

Lonnie Roberts (Commission): Ms. Easley for the record, could you come up to the mic so that way it gets read into the record.

Jennifer Easley: I believe Rausch Coleman was one of the people that was contacted and they did the housing addition across the street, but they're from northwest Arkansas they're not gonna call, and then you had a neighbor there on Pacific Road, and then I'm not sure where the other person was, but there just wasn't, there wasn't a whole lot of notification in the neighborhood. So we heard about it, through word of mouth, and that's sad in my opinion. I do have a couple more things to ask of the city, these are preliminary plans, so will these plans have to be approved, through you or the city council? Before they are actually built?

Lonnie Roberts: The next level will be the city council, based on how this meeting goes. And then the subdivision will actually come back to us.

Jennifer Easley: So the plans actually do get approved through you or through the council-

Lonnie Roberts: Only after re-zoning.

Jennifer Easley: Only after re-zoning.

Lonnie Roberts: Yes

Jennifer Easley: That answers one of my questions, I guess my next biggest question is as a neighborhood where do we go and how do we stop the apartment development in our neighborhood?

Lonnie Roberts: Again this property is already zoned for apartments, I don't know how you would stop it other than to buy the property, I don't know, that's my only thoughts on that.

Jennifer Easley: Well, this developer has already bought, multiple properties in the neighborhood just for the purpose of building apartments, do y'all see where I'm coming from? I hope you understand where we're coming from. We are trying to protect our vested interest. This developer and no offense to the gentleman who is hired to be here, this developer has no vested interest, this has been my personal home for 30 years, my home and my 14 acres mean the world to me, 4 years ago there was a person murdered, there in our neighborhood, I'm on the 911 call and I'm sorry but that never happened before we had apartments and you wanna see apartments don't bring in a certain type, I'm not trying to be biased or anything else, but we didn't have all of that until we started having all of these apartments, and people living on top of each other, I'm just gonna encourage you to help us slow down on some things in the city of Jonesboro. I don't know how to fix that but I wish I did.

Lonnie Roberts: Thank you for your comments Ms. Easley, would anyone else like to speak? Anyone have any new information? If you would please come up and state your name for the record your address.

Penny Newton (Opposed): Penny Newton, 5701 Pacific, I actually live right there beside where these apartments are going to be built, and I have an 86 year old mother and I lost my dad 2 years ago, and we promised my dad that we would take care of my mom, and I am extremely worried about her safety, that's why I wanna make sure that they're gonna put, fences up around this property, cause some of the apartments that are being built out there right now, don't have fences, and some of the other neighbors are concerned about their safety now, I wanna make sure that my property is protected, and that my mom is protected, that's why I'm so concerned about the neighbors, I'm concerned about the security there, that's why I wanna make sure there's fences around that property and I want it to look nice, because we have 40 plus acres right there beside them and I wanna make sure, we've lived there for over 50 years my dad built that home and I wanna make sure that it is protected, and I wanna make sure that anything that comes out there, I want those people who are going to be living in those apartments, you know, they're gonna be paying 1200 dollars a month rent, I think that they deserve a nice place to live, if they're gonna build these apartments, they should be nice apartments, there is already mold, and mildew in some of those apartments that have been built out there, because they're not being built correctly. I also am concerned about the drainage, which I know he talked about that a while ago, what I am concerned about are these apartments are they going to be built up two foot? Because that's gonna be like-

Lonnie Roberts: Ma'am tonight we're just addressing the rezoning, we'll address that on the site plan whenever it comes through.

Penny Newton: Okay, they also have addressed, better divined open recreational areas for the kids, there's gonna be 80 plus apartments out there, they say that they are gonna address places for them to play, a playground but there is nothing on this plan that has that. You're gonna have kids that are going to want to ride bicycles, you're gonna want kids to have a play area,

look at how many families are gonna be out there, these kids won't have a place to go, you can't ride your bicycle down Pacific, because they're no sidewalks, there's a two foot ditch right there, there's no place to walk, people wanna get out and have activities, there is no place out there to have, and if you have 80 families, you have about 80 kids out there, there's not gonna be anything for them to do, when they get home from school. In the summer time they're not gonna have a place to play, but the developer has said that there is gonna be a recreational place, and there's nothing on this plan that states that. The only difference in the two plans is a 4-plex building and if the developer is truly worried about confirming to the neighborhood, he would be willing to sit down with the residents and discuss concerns, and I know that he has talked about that, and there is only one 4-plex apartment and that is the least of our worries, it's just one 4-plex building compared to the other plan, but I am just concerned about living out there and about these apartments, and I hope that y'all can see where I'm coming from as a home owner. And I thank you very much.

Lonnie Roberts: Thank you, Ms. Newton, We got time for about one more, anyone else have any comments? If not, then I will open up for the commissioners, questions or comments for the applicant or city staff?

Jim Little (Commission): I have a question, I'm not real clear on the difference between R-2 and RM-12 is there a simple way to explain that?

Derrel Smith (City Planner): On R-2 you have to have one building on a lot, that's why they would have to subdivide it, and put a 4-plex on each lot, that's why you have the road going in, and each of those would be a lot with a building on it, where with RM-12 you can do it all one piece of property.

Jim Little: Is the density basically the same?

Derrel Smith: Yes, it will be 12 units an acre.

Jim Little: So they're gonna have the same amount of apartments no matter what?

Lonnie Roberts: Only one additional 4-plex is what they came up with I think, cause of the layout of the land.

Jim Little: I think that's important for these people to understand, that what they're arguing against, it's already R-2, there's already gonna be apartments, it's just how they're laid out. This is what we're talking about tonight.

Lonnie Roberts: Thank you for your comments, anyone else? Any commissioners have any other questions? Are we ready for a motion?

A motion was made by Kevin Bailey, seconded by Jim Little, that this matter be Approved . The motion PASSED with the following vote.

Aye: 5 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling and Jim Little

Nay: 1 - Stephanie Nelson

Absent: 2 - Paul Ford and Dennis Zolper

[RZ-23-15](#)

REZONING: 3315 Willow Road

Ted Dickey is requesting a rezoning from R-1, single family medium density district, to I-1, limited industrial district. This request is for 8.8 acres located at 3315 Willow Road.

Attachments: [Application](#)
 [Certified Mail Receipts](#)
 [Rezoning Plat](#)
 [Staff Summary](#)

Lonnie Roberts: Do we have the Proponent for this item?

Jeremy Bevill (Proponent): Jeremy Bevill, engineer with Craft and Tool, we're requesting I-1 Industrial Zoning, the reason for our request is for vehicle and equipment sales, and vehicle and equipment storage, we need I-1 for that use.

Lonnie Roberts (Commission): City planner do you have any staff comments on this one?

Derrel Smith (City Planner): Yes sir we do, again this meets all 6 of the approval criteria and zoning ordinance, and so we would recommend approval with the following conditions:

1. The proposed cite plan will follow all requirements of the City Engineer, all requirements of the 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.

Lonnie Roberts: Okay, and do we have anyone here to give public comments on this application? If not, I'll open up for commissioner comments. Any questions? For the developer or city staff? Anyone ready with a motion?

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

Aye: 6 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Stephanie Nelson;Jeff Steiling and Jim Little

Absent: 2 - Paul Ford and Dennis Zolper

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-23-09

Agenda Date:

Version: 1

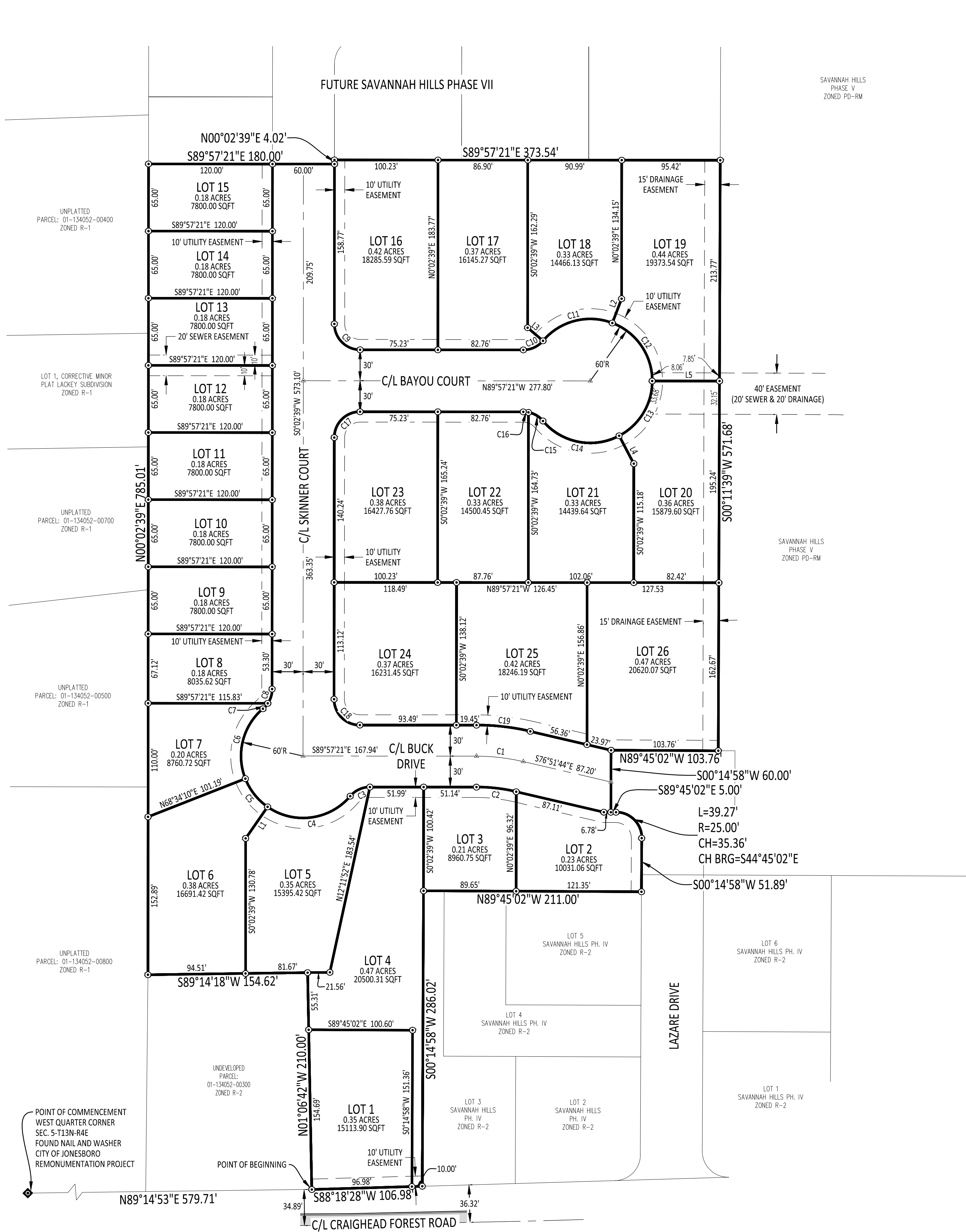
Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

PRELIMINARY SUBDIVISION: Savannah Hills Phase 6 & 7

SSP Investments, LLC is requesting preliminary subdivision approval for Savannah Hills Phase 6 & 7; 65 lots on 26.18 acres. This property is zoned R-2, multifamily low density district, and located at Dena Jo Drive.



Line Table		
Line #	Length	Direction
L1	37.19'	S34° 51' 57"W
L2	25.20'	N20° 53' 36"E
L3	19.57'	S49° 38' 08"E
L4	30.53'	S27° 46' 49"E
L5	65.19'	S89° 57' 21"E

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	45.70'	200.00'	N83° 24' 32"W	45.61'
C2	38.85'	170.00'	N83° 24' 32"W	38.76'
C3	21.68'	25.00'	S65° 12' 16"W	21.00'
C4	88.49'	60.00'	N82° 36' 55"E	80.69'
C5	35.29'	60.00'	S38° 16' 56"E	34.79'
C6	74.51'	60.00'	S14° 08' 48"W	69.82'
C7	7.04'	25.00'	N41° 39' 36"E	7.01'
C8	14.64'	25.00'	N16° 49' 12"E	14.43'
C9	39.27'	25.00'	S44° 57' 21"E	35.36'
C10	21.68'	25.00'	N65° 12' 16"E	21.00'
C11	73.86'	60.00'	S75° 37' 44"W	69.28'
C12	72.41'	60.00'	N34° 31' 53"W	68.10'
C13	65.11'	60.00'	N31° 07' 55"E	61.96'
C14	81.16'	60.00'	S79° 01' 41"E	75.11'
C15	16.64'	25.00'	N59° 20' 50"W	16.34'
C16	5.03'	25.00'	N84° 11' 14"W	5.03'
C17	39.27'	25.00'	S45° 02' 39"W	35.36'
C19	52.56'	230.00'	N83° 24' 32"W	52.45'

SAVANNAH HILLS PHASE VI JONESBORO, ARKANSAS

SURVEYOR NOTES:

- BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT NO. JB2016R-004693)
 - MINOR PLAT OF SAVANNAH HILLS & PART CRAIGHILLS 3RD (BOOK C, PAGE 237)
 - SAVANNAH HILLS PH. V (BOOK C, PAGE 382)
 - SAVANNAH HILLS PHASE II (BOOK C, PAGE 263)
 - HAYWOOD, KENWARD, BARE & ASSOC. PLAT OF SURVEY (BOOK I, PAGE 151)
 - SAVANNAH HILLS (BOOK C, PAGE 230)
 - SAVANNAH HILLS PHASE III (BOOK C, PAGE 313)
 - BROWNSTONE PHASE II (BOOK C, PAGE 181)
 - QUITCLAIM DEED (DOCUMENT NO. JB2012R-002940)
 - WARRANTY DEED (JB2014R-015611)
 - WARRANTY DEED (BK 755, PAGE 622)
 - WARRANTY DEED (DOCUMENT NO. JB2012R-012036)
 - BYARS RANCHETTES SUBDIVISION (B, PAGE 46)
 - WARRANTY DEED (BOOK 634, PAGE 757)
 - HARRISBURG SEAT MINOR PLAT (BOOK C, PAGE 353)
 - QUIT CLAIM DEED (DOCUMENT NO. 2018R-002873)
 - ROY SHERIDAN SUBDIVISION (BOOK 158, PAGE 38)
- ALL CORNER MONUMENTS SET ARE $\frac{1}{2}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- OWNER: PDW PROPERTIES I, LLC
- THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0134 C WITH AN EFFECTIVE DATE OF 01/26/06
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- CURRENT ZONING: R-2 (SETBACKS REQUIRED: 25' STREET; 7.5' SIDE; & 20' REAR)
- HORIZON LAND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- ◆ SECTION CORNER
- WOOD FENCE
- CHAIN LINK FENCE

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5, RUN N89°14'53"E A DISTANCE OF 579.71 FT. TO THE POINT OF BEGINNING; THENCE N01°06'42"W A DISTANCE OF 210.00 FT. TO A POINT; THENCE S89°14'18"W A DISTANCE OF 154.62 FT. TO A POINT; THENCE N00°02'39"E A DISTANCE OF 785.01 FT. TO A POINT; THENCE S89°57'21"E A DISTANCE OF 180.00 FT. TO A POINT; THENCE N00°02'39"E A DISTANCE OF 4.02 FT. TO A POINT; THENCE S89°57'21"E A DISTANCE OF 373.54 FT. TO A POINT ON THE WEST LINE OF SAVANNAH HILLS PHASE V; THENCE S00°11'39"W ALONG SAID WEST LINE, A DISTANCE OF 571.68 FT. TO A POINT ON THE NORTH LINE OF BUCK DRIVE; THENCE LEAVING SAID WEST LINE, RUN N89°45'02"W ALONG SAID NORTH LINE OF BUCK DRIVE A DISTANCE OF 103.76 FT. TO A POINT; THENCE LEAVING SAID NORTH LINE OF BUCK DRIVE, RUN S00°14'58"W A DISTANCE OF 60.00 FT. TO A POINT ON THE SOUTH LINE OF BUCK DRIVE; THENCE S89°45'02"E A DISTANCE OF 5.00 FT. TO A POINT; THENCE LEAVING SAID SOUTH LINE OF BUCK DRIVE, THENCE RUN ALONG THE WEST LINE OF LAZARE DRIVE AS FOLLOWS: RUN ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 39.27 FT., A RADIUS OF 25.00 FT., A CHORD BEARING OF S44°45'02"E AND A CHORD LENGTH OF 35.36 FT. TO A POINT; THENCE S00°14'58"W A DISTANCE OF 51.89 FT. TO A POINT ON THE NORTH LINE OF SAVANNAH HILLS PHASE IV; THENCE LEAVING SAID WEST LINE OF LAZARE DRIVE, RUN N89°45'02"W ALONG SAID NORTH LINE OF SAVANNAH HILLS PHASE IV, A DISTANCE OF 211.00 FT. TO A POINT ON THE WEST LINE OF SAVANNAH HILLS PHASE IV; THENCE S00°14'58"W ALONG SAID WEST LINE, A DISTANCE OF 286.02 FT. TO A POINT ON THE NORTH LINE OF CRAIGHEAD FOREST ROAD; THENCE LEAVING SAID WEST LINE OF SAVANNAH HILLS PHASE IV, RUN S88°18'28"W ALONG SAID NORTH LINE OF CRAIGHEAD FOREST ROAD A DISTANCE OF 106.98 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 9.70 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

THERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS/EGRESS AND SHARED PARKING EASEMENTS OVER AND ACROSS DRIVING SURFACES. THESE EASEMENTS SHALL RUN PERPETUITY WITH THE LAND.

CERTIFICATE OF SURVEY:

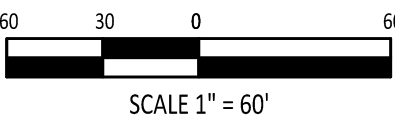
TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT I HAVE PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED. THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

OWNER'S CERTIFICATION:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF ALL STREETS, RIGHTS OF WAY, AND EASEMENTS AS DEPICTED ON THIS SURVEY.

SIGNATURE - PDW PROPERTIES I, LLC (MEMBER) DATE

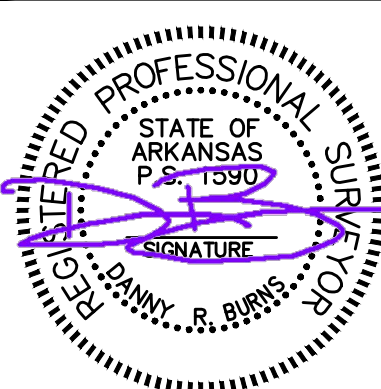
PRINTED NAME



VICINITY MAP
NOT TO SCALE

PROJECT:
SAVANNAH HILLS PHASE VI
JONESBORO, ARKANSAS

CLIENT:
PDW PROPERTIES I, LLC



REVISIONS		
DATE	BY	DESCRIPTION

DRAWING INFO.	
DRAWN BY:	BRE
DATE:	03/20/2023
SCALE:	1"=60'
JOB NO.:	H22-153
CAD NO.:	

RECORD
PLAT

SHEET NUMBER:
3 of **22**

Horizon
LAND SURVEYING, LLC

2918 WOOD STREET, JONESBORO, AR 72404
PHONE: 870-245-0092

SAVANNAH HILLS PHASE VII
JONESBORO, ARKANSAS

LEGAL DESCRIPTION:

A PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5, RUN N89°14'53"E A DISTANCE OF 579.71 FT. TO A POINT; THENCE N01°06'42"W A DISTANCE OF 210.00 FT. TO A POINT; THENCE S89°14'18"W A DISTANCE OF 154.62 FT. TO A POINT; THENCE N00°02'39"E A DISTANCE OF 785.01 FT. TO THE POINT OF BEGINNING; THENCE CONTINUE N00°02'39"E A DISTANCE OF 252.50 FT. TO A POINT; THENCE N88°00'54"E A DISTANCE OF 6.57 FT. TO A POINT; THENCE N00°24'17"E A DISTANCE OF 305.04 FT. TO A POINT; THENCE N00°59'21"E A DISTANCE OF 103.91 FT. TO A POINT; THENCE N89°22'19"E A DISTANCE OF 1238.93 FT. TO A POINT; THENCE N89°40'33"E A DISTANCE OF 199.18 FT. TO A POINT ON THE WEST LINE OF MAKALA LANE; THENCE RUN ALONG SAID WEST LINE AS FOLLOWS: S01°41'23"W A DISTANCE OF 5.17 FT. TO A POINT ON A CURVE; THENCE RUN ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC OF 51.22 FT., A RADIUS OF 170.00 FT., A CHORD BEARING OF S10°19'16"W AND A CHORD LENGTH OF 51.02 FT. TO A POINT; THENCE S18°57'08"W A DISTANCE OF 94.14 FT. TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC OF 75.11 FT., A RADIUS OF 230.00 FT., A CHORD BEARING OF S09°35'50"W AND A CHORD LENGTH OF 74.78 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 151.35 FT. TO A POINT; THENCE LEAVING SAID WEST LINE OF MAKALA LANE, RUN N89°45'27"W A DISTANCE OF 152.61 FT. TO A POINT; THENCE N00°14'33"E A DISTANCE OF 92.00 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 200.00 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 63.92 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 11.30 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 26.07 FT. TO A POINT; THENCE N89°45'27"W A DISTANCE OF 13.70 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 29.68 FT. TO A POINT; THENCE S89°45'27"E A DISTANCE OF 13.70 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 29.93 FT. TO A POINT; THENCE S89°45'27"E A DISTANCE OF 11.30 FT. TO A POINT; THENCE S00°14'33"W A DISTANCE OF 70.40 FT. TO A POINT ON THE NORTH LINE OF DENA JO DRIVE; THENCE RUN ALONG SAID NORTH LINE AS FOLLOWS: N89°43'51"W A DISTANCE OF 244.51 FT. TO A POINT; THENCE N89°51'40"W A DISTANCE OF 243.95 FT. TO A POINT; THENCE LEAVING SAID NORTH LINE, RUN S00°11'39"W A DISTANCE OF 178.53 FT. TO A POINT; THENCE N89°57'21"W A DISTANCE OF 373.54 FT. TO A POINT; THENCE S00°02'39"W A DISTANCE OF 4.02 FT. TO A POINT; THENCE N89°57'21"W A DISTANCE OF 180.00 FT. TO A POINT, SAID POINT BEING THE POINT OF BEGINNING, CONTAINING 16.48 ACRES AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RESERVATIONS, OR RIGHTS OF WAY OF RECORD.

THERE IS HEREBY GRANTED, TO AND FROM ALL LOTS SHOWN, INGRESS/EGRESS AND SHARED PARKING EASEMENTS OVER AND ACROSS DRIVING SURFACES. THESE EASEMENTS SHALL RUN PERPETUITY WITH THE LAND.

CERTIFICATE OF SURVEY:

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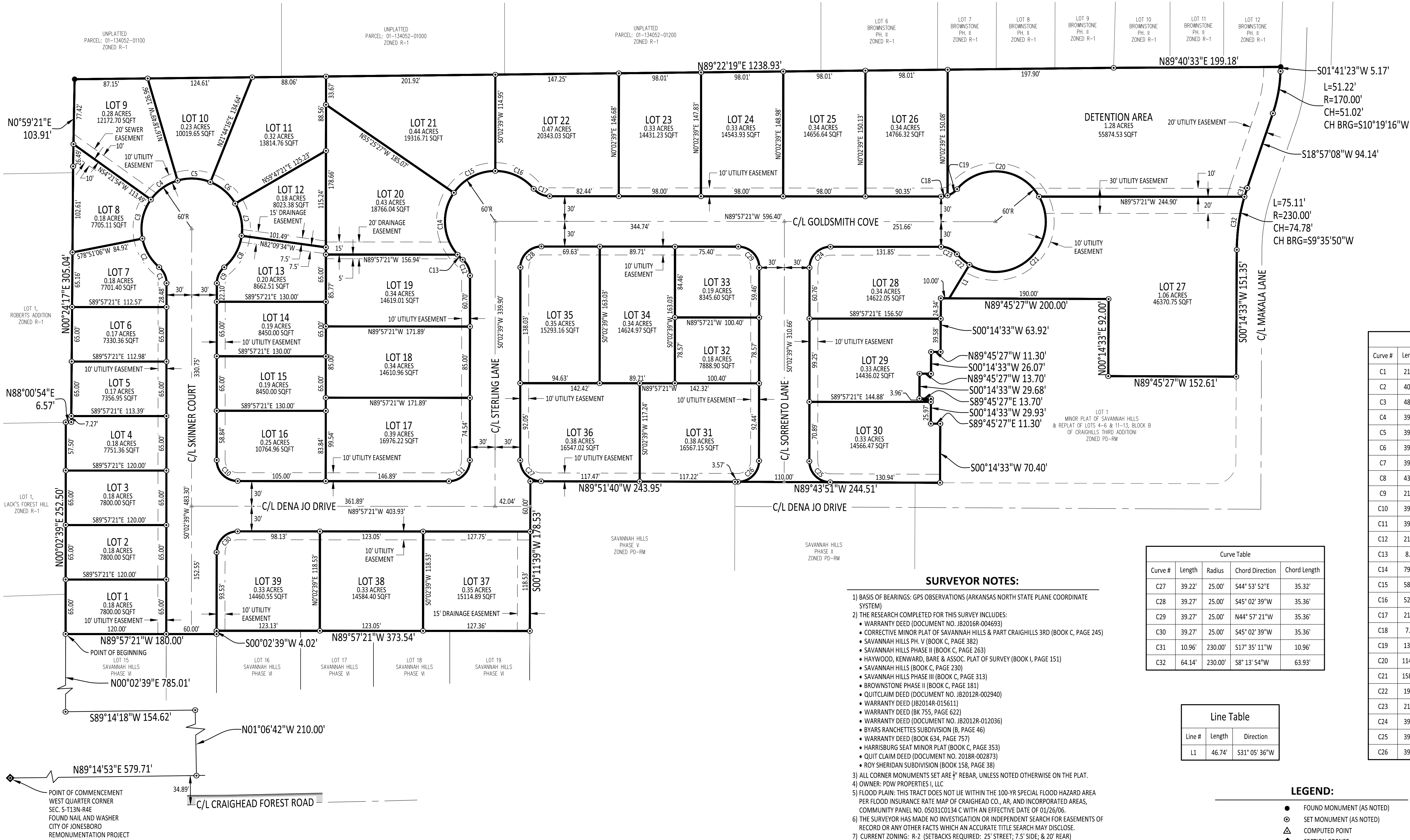
SIGNATURE - PDW PROPERTIES I, LLC (MEMBER)

DATE

PRINTED NAME



VICINITY MAP
NOT TO SCALE



SURVEYOR NOTES:

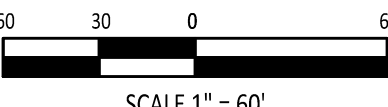
- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT NO. JB2016R-004693)
 - CORRECTIVE MINOR PLAT OF SAVANNAH HILLS & PART CRAIGHILLS 3RD (BOOK C, PAGE 245)
 - SAVANNAH HILLS PH. V (BOOK C, PAGE 382)
 - SAVANNAH HILLS PHASE II (BOOK C, PAGE 263)
 - HAYWOOD, KENWARD, BARE & ASSOC. PLAT OF SURVEY (BOOK I, PAGE 151)
 - SAVANNAH HILLS (BOOK C, PAGE 230)
 - SAVANNAH HILLS PHASE III (BOOK C, PAGE 313)
 - BROWNSTONE PHASE II (BOOK C, PAGE 181)
 - QUITCLAIM DEED (DOCUMENT NO. JB2012R-002940)
 - WARRANTY DEED (JB2014R-015611)
 - WARRANTY DEED (BK 755, PAGE 622)
 - WARRANTY DEED (DOCUMENT NO. JB2012R-012036)
 - BYARS RANCHETTES SUBDIVISION (B, PAGE 46)
 - WARRANTY DEED (BOOK 634, PAGE 757)
 - HARRISBURG SEAT MINOR PLAT (BOOK C, PAGE 353)
 - QUIT CLAIM DEED (DOCUMENT NO. 2018R-002873)
 - ROY SHERIDAN SUBDIVISION (BOOK 158, PAGE 38)
- 3) ALL CORNER MONUMENTS SET ARE $\frac{3}{4}$ " REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: PDW PROPERTIES I, LLC
- 5) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0134 C WITH AN EFFECTIVE DATE OF 01/26/06.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: R-2 (SETBACKS REQUIRED: 25' STREET; 7.5' SIDE; & 20' REAR)
- 8) HORIZON LAND SURVEYING, LLC HOLDS NO LIABILITY TO THE LOCATION OF UTILITIES ILLUSTRATED OR NOT ILLUSTRATED UPON THIS SURVEY. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C27	39.22'	25.00'	S44° 53' 52"E	35.32'
C28	39.27'	25.00'	S45° 02' 39"W	35.36'
C29	39.27'	25.00'	N44° 57' 21"W	35.36'
C30	39.27'	25.00'	S45° 02' 39"W	35.36'
C31	10.96'	230.00'	S17° 35' 11"W	10.96'
C32	64.14'	230.00'	S8° 13' 54"W	63.93'

Line Table		
Line #	Length	Direction
L1	46.74'	S31° 05' 36"W

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- WOOD FENCE
- CHAIN LINK FENCE

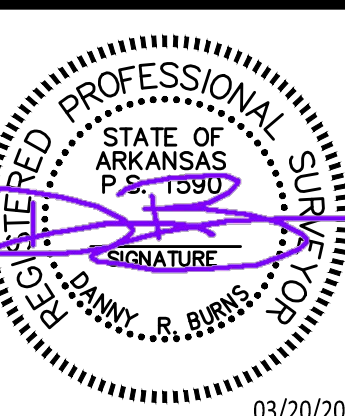


SCALE 1" = 60'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	21.68'	25.00'	N24° 47' 44"W	21.00'
C2	40.30'	60.00'	S30° 23' 31"E	39.55'
C3	48.99'	60.00'	S12° 14' 36"W	47.64'
C4	39.85'	60.00'	S54° 39' 39"W	39.12'
C5	39.85'	60.00'	N87° 17' 16"W	39.12'
C6	39.85'	60.00'	N49° 14' 11"W	39.12'
C7	39.85'	60.00'	N11° 11' 06"W	39.12'
C8	43.86'	60.00'	N28° 46' 56"E	42.89'
C9	21.68'	25.00'	S24° 53' 03"W	21.00'
C10	39.27'	25.00'	S44° 57' 21"E	35.36'
C11	39.27'	25.00'	N45° 02' 39"E	35.36'
C12	21.68'	25.00'	S24° 47' 44"E	21.00'
C13	8.59'	60.00'	S45° 32' 11"E	8.58'
C14	79.60'	60.00'	S3° 25' 51"E	73.89'
C15	58.09'	60.00'	S62° 18' 36"W	55.84'
C16	52.02'	60.00'	N65° 06' 57"W	50.41'
C17	21.68'	25.00'	N65° 06' 57"W	21.00'
C18	7.78'	25.00'	N81° 08' 02"E	7.74'
C19	13.90'	25.00'	N56° 17' 38"E	13.72'
C20	114.86'	60.00'	N84° 47' 44"W	98.11'
C21	158.18'	60.00'	N45° 34' 08"E	116.19'
C22	19.51'	60.00'	S49° 35' 29"E	19.42'
C23	21.68'	25.00'	S65° 06' 57"E	21.00'
C24	39.27'	25.00'	N45° 02' 39"E	35.36'
C25	39.17'	25.00'	S44° 50' 36"E	35.29'
C26	39.37'	25.00'	N45° 09' 24"E	35.42'

PROJECT: SAVANNAH HILLS PHASE VII
JONESBORO, ARKANSAS

CLIENT:
PDW PROPERTIES I, LLC



REVISIONS

DATE	BY	DESCRIPTION

DRAWING INFO.

DRAWN BY:	BRE
DATE:	03/20/2023
SCALE:	1"=60'
JOB NO.:	H22-153
CAD NO.:	

RECORD
PLAT

SHEET NUMBER:

4 of 22

PHONE: 870-243-0092

2918 WOOD STREET, JONESBORO, AR 72404

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

Application submitted on: August 17, 2023 by Michael Boggs

Request Name: Savannah Hills, Ph - VI & VII

SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information

COMPLETE

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

Project Description *

Savannah Hills, PH - VI & VII

Application Type *

Preliminary Plat

Contact Planning Office if unknown.

Proposed Use * ☐ Commercial ☒ Residential

Subdivision Name / Phase No *

Savannah Hills, Ph - VI & VII

Property Address / Location *

Craighead Forest Rd

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72404

Zoning Classification *

R-2 – MULTI-FAMILY LOW DENSITY DISTRICT

Select total acreage range *

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

Total Acres *

26.18

Total Number of Lots *

65

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

Step 2: Applicant Information**COMPLETE**

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

Applicant First Name *

Michael

Applicant Last Name *

Boggs

Applicant Address *

2916 Wood St

Applicant Address Line 2**Applicant City ***

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72404

Applicant Phone Number *

(870) 203-9939

Applicant Email Address *

mboggs@tralaneng.com

Step 3: Owner Information (optional)

☐ Select if the Owner is the same as the Applicant.

Owner First Name

SSP Investments, LLC

Owner Last Name**Owner Address**

1801 Lattourette Dr

Owner Address Line 2**Owner City**

Jonesboro

Owner State

Arkansas

Owner Zip Code

72404

Owner Phone Number

(870) 931-9300

Owner Email Address

hpdeve@gmail.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: Michael BoggsSignature date: 2023-08-17 11:25 AM**Payment Details**[Home](#) | [Profile](#)



NETTLETON PUBLIC SCHOOLS

3300 One Place, Jonesboro, Arkansas • 870.910.7800. • nettletonschoools.net

October 18, 2023

To whom it may concern,

My name is Karen Curtner and I currently serve as the Superintendent for Nettleton Public Schools. Please accept this letter in opposition to construct the proposed Savannah Hills Apartments (934 E. Craighead Forest Road).

The Board of Directors and I were recently made aware of this proposed housing development that could significantly impact the needs and services of our students. Safety is our top priority, specifically in transportation and traffic patterns found within the boundaries of the school district. Over 60% of the students at both Fox Meadow Elementary School and Fox Meadow School of Creative Media currently utilize bus transportation to and from their homes. This has led to increased traffic congestion in an area that already experiences such congestion due to the number of buses that are required to transport such a large number of students.

Given the location of the proposed building site, additional bus stops may be required along Craighead Forest Road. This road is not conducive to frequent traffic stops, particularly those made by a school bus. Therefore, the buses would be required to enter the apartment complex to pick-up and drop-off students, causing congestion within the complex, and experiencing impeded access for drive-throughs and turn-arounds.

In addition, as our district continues to grow, we are involved in additional building projects to accommodate our students and families. The south side of our district is already heavily populated as illustrated by the number of students at Fox Meadow Elementary School (411) and Fox Meadow School of Creative Media (454). If approved, the construction of these apartments will increase the overall population of our students in our district, which could require a requested school tax increase due to the cost of construction, personnel, and supplies. Thank you for your consideration.

Sincerely,

Dr. Karen Curtner, Superintendent

Preliminary Subdivision: Savannah Hills Phase VI & VII

For consideration by Metropolitan Planning Commission on October 24, 2023.

Applicant/Agent/ Owner: SSP Investments LLC

Engineer: Tralan Engineering

Surveyor: Horizon Land Surveying LLC

Property Location:

Total Acres: 26.18

Proposed Lots: 65

Zoning:

District: R-2, multifamily low density district

Required Min. R-2 - Lot Size: 7,200 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.17 acres – 7,336 sq. ft.

Proposed Max. Lot Size: 0.47 acres – 26,620 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Buck Drive, Skinner Court, Bayou Court, Dena Jo Drive, Sterling Lane, Goldsmith Cove, & Sorrento Lane

Compliance with Address Policy: Pending

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-2, multifamily low density district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-23-12

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

REZONING: 3703 South Culberhouse Street

Michael Daniels is requesting a rezoning from RS-7, single family residential, and C-4, neighborhood commercial, to C-3 LUO, general commercial with a limited use overlay, and C-4, neighborhood commercial. This request is for 17.6 acres located at 3703 South Culberhouse Street.



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 3703 S. Culberhouse Street

Side of Street: West between Sadie Lane and Farm Creek Road

Quarter: NE SE Section: 36 Township: 14N Range: 3E

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: RS7 & C4 Proposed Zoning: C-3 LUO & C-4

Size of site (square feet and acres): 17.6 +/- Street frontage (feet): 650' +/-

Existing Use of the Site: Reclaimed gravel pit & former landscaping business

Character and adequacy of adjoining streets: Culberhouse (Collector) is a 2 lane road.

Does public water serve the site? Yes 6" water main

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

Does public sanitary sewer serve the site? Yes sewer is available with std. extension.

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

Use of adjoining properties:

North Residential subdivision

South Residential subdivision

East Residential Subdivision

West Commercial & residential subdivision under const.

Physical characteristics of the site: Site generally slopes to Culberhouse.

Characteristics of the neighborhood: Commercial & residential neighborhoods.

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:*

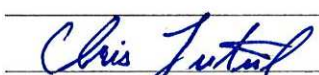
- (1). How was the property zoned when the current owner purchased it? **RS7 & C4**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **provide the necessary services for the growing single family and multi-family residences in the area**
- (3). If rezoned, how would the property be developed and used? **General commercial and neighborhood commercial**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Density will be determined during the development of final plans.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **Yes, show area as high intensity**
- (6). How would the proposed rezoning be the public interest and benefit the community?
Road & trail connectivity to Culberhouse with neighborhood commercial opportunities.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Development provides amenities to surrounding neighborhoods.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Current zoning creates higher densities, and a less controlled development.
- (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 development will enhance the surrounding area.
- (10). How long has the property remained vacant?
A portion of the property was formerly a landscaping business.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
Drainage, & utilities will be improved, added street connectivity for improved
- (12). If the rezoning is approved, when would development or redevelopment begin? **emergency response times Within 6 months**
- (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.*
Neighborhood meetings will take place through the planning process.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
Please see Exhibit A.

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.

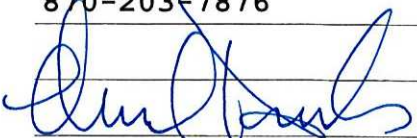
Owner of Record:

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: Chris Futrell
Address: 3703 South Culberhouse St.
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-588-5042
Facsimile: _____
Signature: 

Applicant:

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

Name: Michael Daniels, PS
Address: 2520 Alexander Dr, Suite C
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-203-7876
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.

Exhibit A

This C-3 Limited Use Overlay (LUO) rezoning request allows the following uses:

- | | |
|-----------------------------------|--|
| a. Animal Care, General | cc. Parks and Recreation |
| b. Animal Care, Limited | dd. Pawn Shops |
| c. Auditorium or Stadium | ee. Pharmacy |
| d. Automated Teller Machine | ff. Post Office |
| e. Bank or Financial Institution | gg. Recreation/Entertainment, Indoor |
| f. Bed and Breakfast | hh. Recreation/Entertainment, Outdoor |
| g. Carwash | ii. Recreational Vehicle Park |
| h. Cemetery | jj. Restaurant, Fast-Food |
| i. Church | kk. Restaurant, General |
| j. College or University | ll. Retail/Service |
| k. Communication Tower | mm. Safety Services |
| l. Convenience Store | nn. School, Elementary, Middle, and High |
| m. Construction Sales and Service | oo. Service Station |
| n. Day Care, Limited | pp. Sign, Off-Premises |
| o. Day Care, General | qq. Utility, Major |
| p. Funeral Home | rr. Utility, Minor |
| q. Golf Course | ss. Vehicle and Equipment Sales |
| r. Government Service | tt. Vehicle Repair, General |
| s. Homeless Shelter | uu. Vehicle Repair, Limited |
| t. Hospital | vv. Vocational School |
| u. Hotel or Motel | ww. Warehouse, Residential (Mini) |
| v. Library | Storage |
| w. Medical Marijuana Dispensary | xx. Freight Terminal |
| x. Medical Service/Office | yy. Research Services |
| y. Museum | zz. Agriculture, Animal |
| z. Nursing Home | aaa. Agriculture, Farmer's Market |
| aa. Office, General | |
| bb. Parking Lot, Commercial | |

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<input type="checkbox"/> Adult Signature Required	\$0.00
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Total Postage and Fees	\$8.56

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R & R INVESTMENTS LLC.
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171 ROCKY POINT RD
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COLDSPA, TN, 38018

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AYCOCK AMSTIN & EMELY
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100 CRESTFIELD DR
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AR MANAGEMENT GROUP LLC.
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PO BOX 17285
City, State, ZIP+4®
JONESBORO, AR, 72405

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JH ABEL REALTY
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4516 BUTLER RD
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6205 ALAN DR CY
City, State, ZIP+4®
JONESBORO, AR, 72404

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3717 PATEREDIE RD
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Total Postage and Fees	\$8.56

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HANKINS PAULA
Street and Apt. No., or PO Box No.
741 SADIE
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage \$0.66	
\$	
Total Postage and Fees \$8.56	
\$	
Sent To FRANCHER CHARLES OR DONNA Street and Apt. No., or PO Box No. 2905 MAIN LANE City, State, ZIP+4 [®] JONESBORO, AR, 72404	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Please Return To:

Lenders Title Company
 2207 Fowler Avenue
 Jonesboro AR, 72401
 Phone: 870-935-7410
 Fax: 870-935-6548

File Number: 17-073540-300

This deed form prepared under the supervision of:
 J. Mark Spradley, Attorney at Law
 1501 N. University, Suite 155
 Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Quitclaim Deed LLC .rtf



2017R-021271

FILED

JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
11/13/2017 4:21:55 PM
FEE: 20.00
PAGES: 2
JAMIE HUNNICUTT

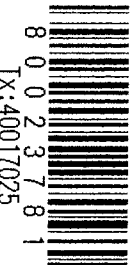
FOR RECORDER'S USE ONLY

QUITCLAIM DEED
 (LIMITED LIABILITY COMPANY)

KNOW ALL MEN BY THESE PRESENTS:

That, CKF, LLC, Grantor, organized under and by virtue of the laws of the State of Arkansas, by and through its Members, duly authorized and empowered hereto by its Operating Agreement and law, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)--- and other good and valuable consideration in hand paid by, Futrell Construction, Inc., Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, sell and quitclaim unto the Grantee and unto its successors and assigns forever, all of the Grantors' right, title, interest, equity and estate in and to the following described lands, situated in the County of Craighead and the State of Arkansas to-wit:

Part of the Northeast Quarter of the Southeast Quarter of Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas, being more particularly described as follows:
Begin at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 36, Township 14 North, Range 3 East, thence North 89 degrees 21'37" East along the North line of the Northeast Quarter of the Southeast Quarter of Section 36, aforesaid, 20.00 feet, thence South 0 degrees 06'11" West 453.15 feet, thence South 89 degrees 17'49" West 20.00 feet to the West line of the Northeast Quarter of the Southeast Quarter of Section 36, aforesaid, thence North 0 degrees 06'11" East along the said West line 453.17 feet to the point of beginning.



Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and unto its successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

IN TESTIMONY WHEREOF, The name of the Grantor is hereunto affixed by its Members and its seal affixed this **9th day of November, 2017**.

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. Exempt or no consideration paid if none shown.

GRANTEE OR AGENT: Lend Lease Co, agent
Futrell Construction, Inc.

GRANTEE'S ADDRESS: 504 Farm Creek Rd.
Jonesboro, AR 72404

CKF, LLC

By: 
Chris Futrell, Member

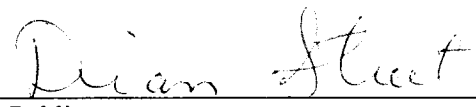
By: 
Kyla Futrell, Member

ACKNOWLEDGMENT

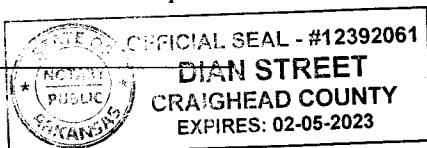
STATE OF ARKANSAS)
) SS.
COUNTY OF CRAIGHEAD)

BE IT REMEMBERED that on this **9th day of November, 2017**, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Chris Futrell and Kyla Futrell, to me personally well known (or satisfactorily proven to be), who stated that they were the Members of CKF, LLC, a limited liability company, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said limited liability company, and further stated and acknowledged that they had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this **9th day of November, 2017**.


Notary Public

My commission Expires:





REZONING REQUESTED
FOR THIS
PROPERTY
Public Hearings to be held
2nd & 4th Tuesday of Each Month
Municipal Center
300 S. CHURCH ST.
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
CITY OF JONESBORO

S CULBERHOUSE ST
3700

REZONING REQUESTED
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PROPERTY
Public Hearings to be held
2nd & 4th Tuesday of Each Month
Municipal Center
300 S CHURCH ST.
1st Floor
CALL 870-932-0406
FOR FURTHER INFORMATION
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CITY OF JONESBORO



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-12, 3703 South Culberhouse
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on October 24, 2023

REQUEST: To consider a rezoning of one tract of land containing 17.6 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial.

APPLICANT: Michael Daniels, 2520 Alexander Drive Ste. C, Jonesboro AR
OWNER: Chris Futrell, 3703 South Culberhouse Street, Jonesboro AR

LOCATION: 3703 South Culberhouse

SITE DESCRIPTION: **Tract Size:** Approx. 17.6 Acres
Street Frontage: Approx. 650 ft. on Culberhouse

Existing Development: Former commercial business

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1 – Residential
East	R-1 - Residential
West	R-1 & C-4 – Commercial and Vacant Property

HISTORY: Reclaimed gravel pit and former landscaping business.

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

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

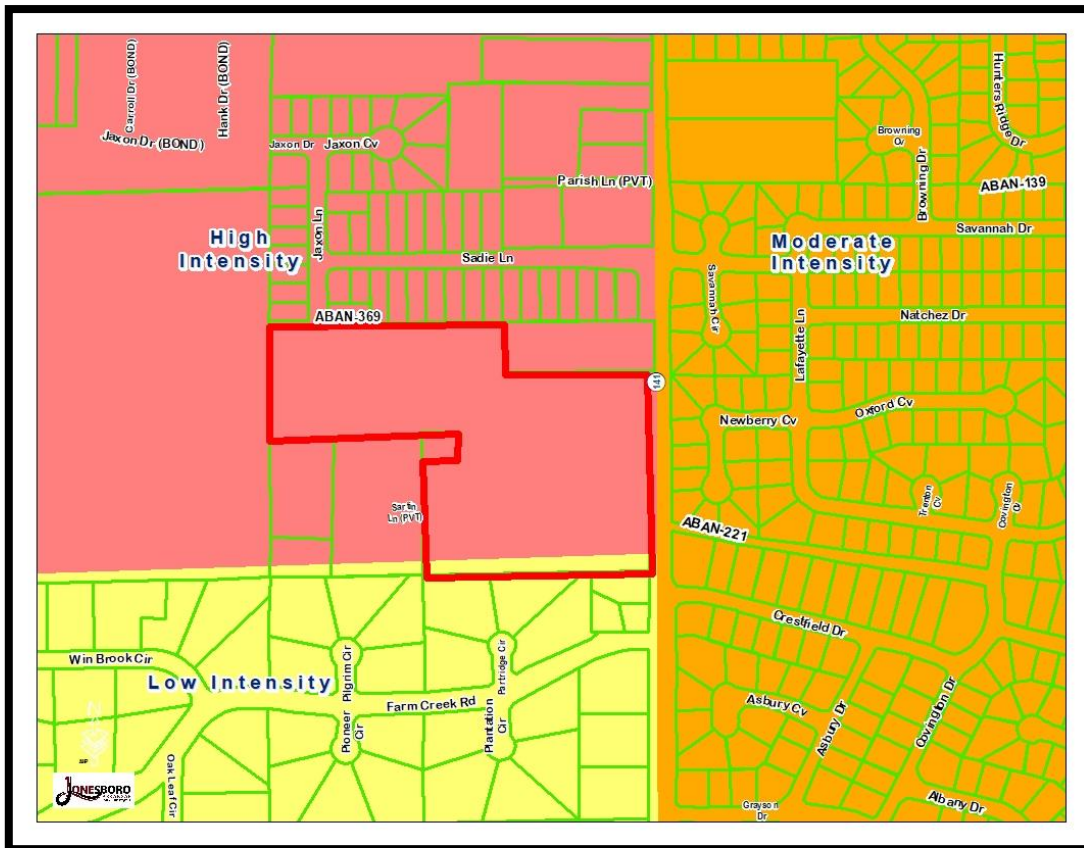
Typical Land Uses:

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

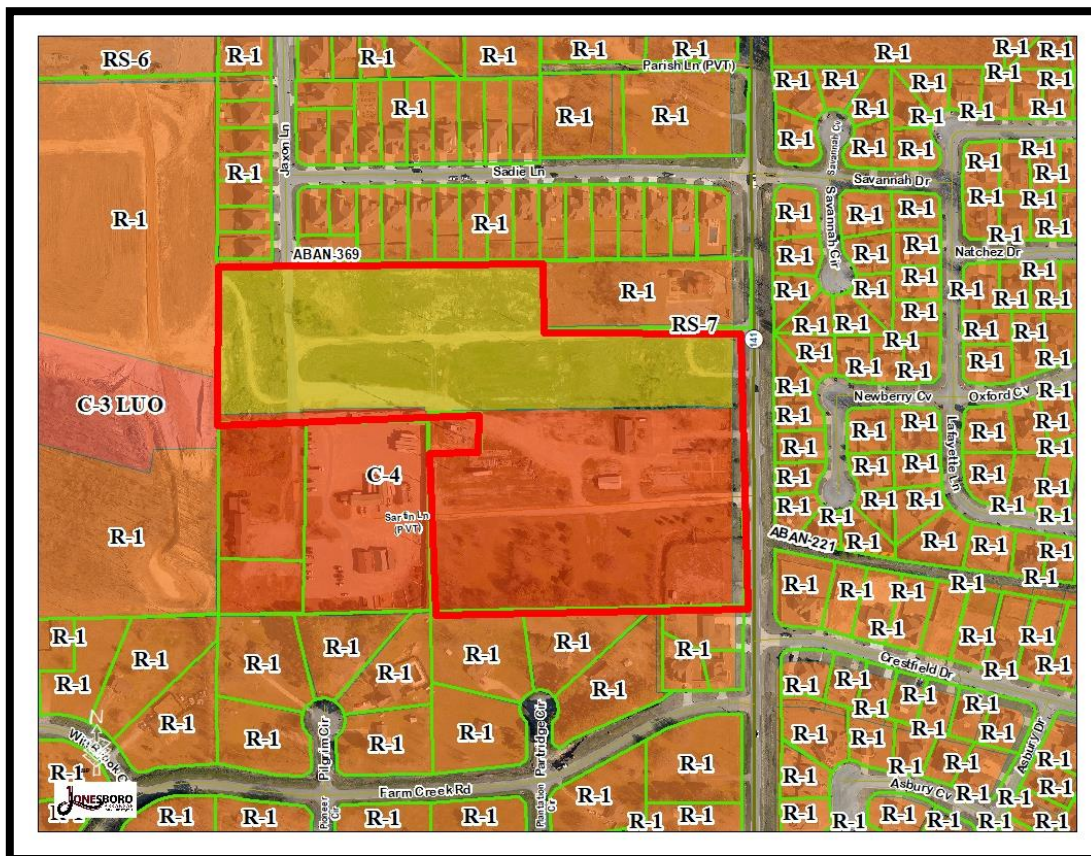
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

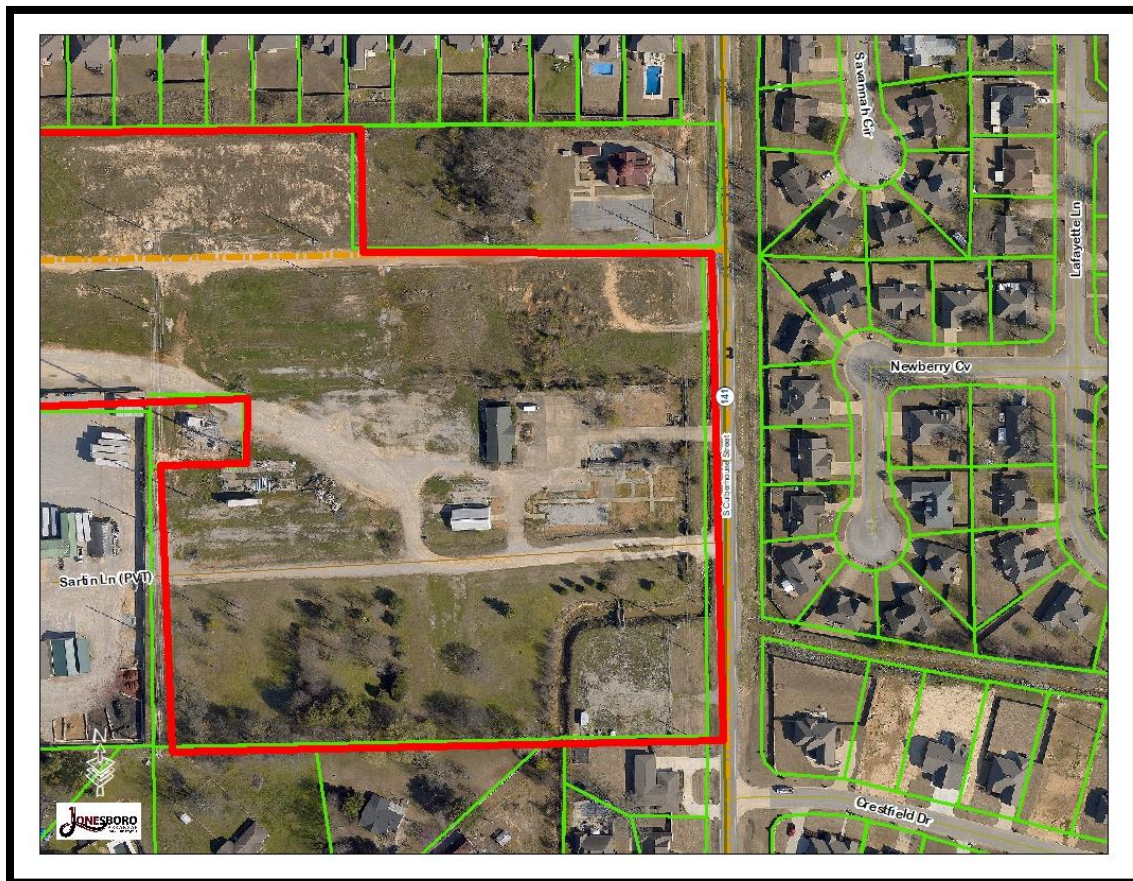
Master Street Plan/Transportation

The subject property is served by South Culberhouse Street, the Master Street Plan classifies this street as a **Collector Street**.

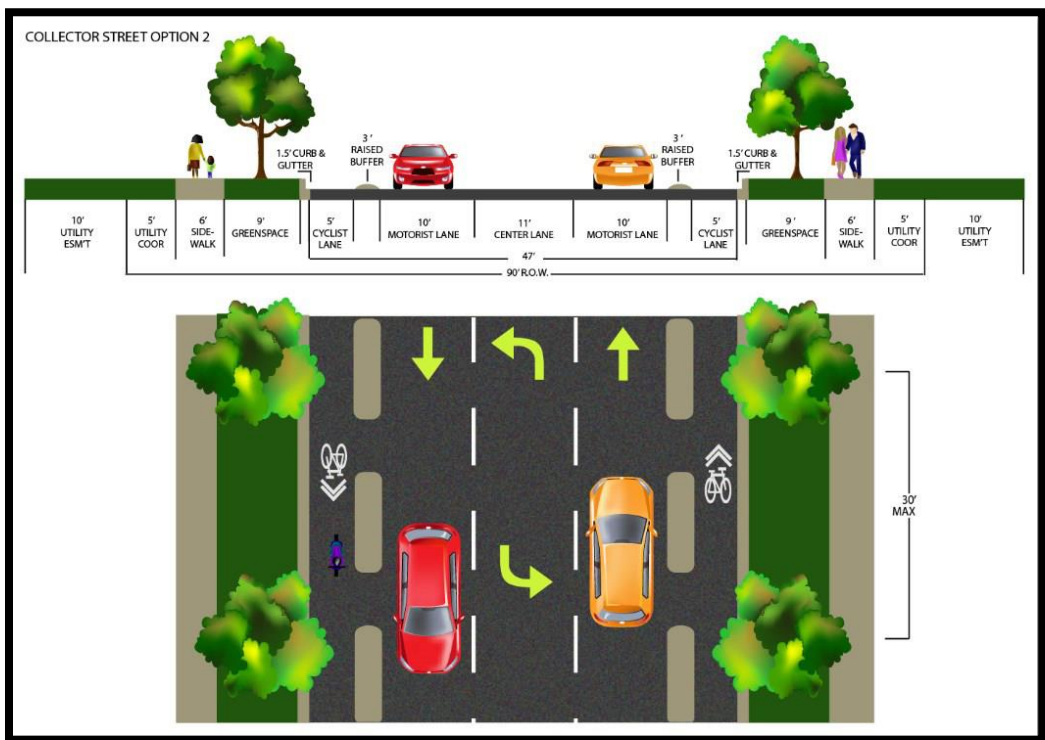
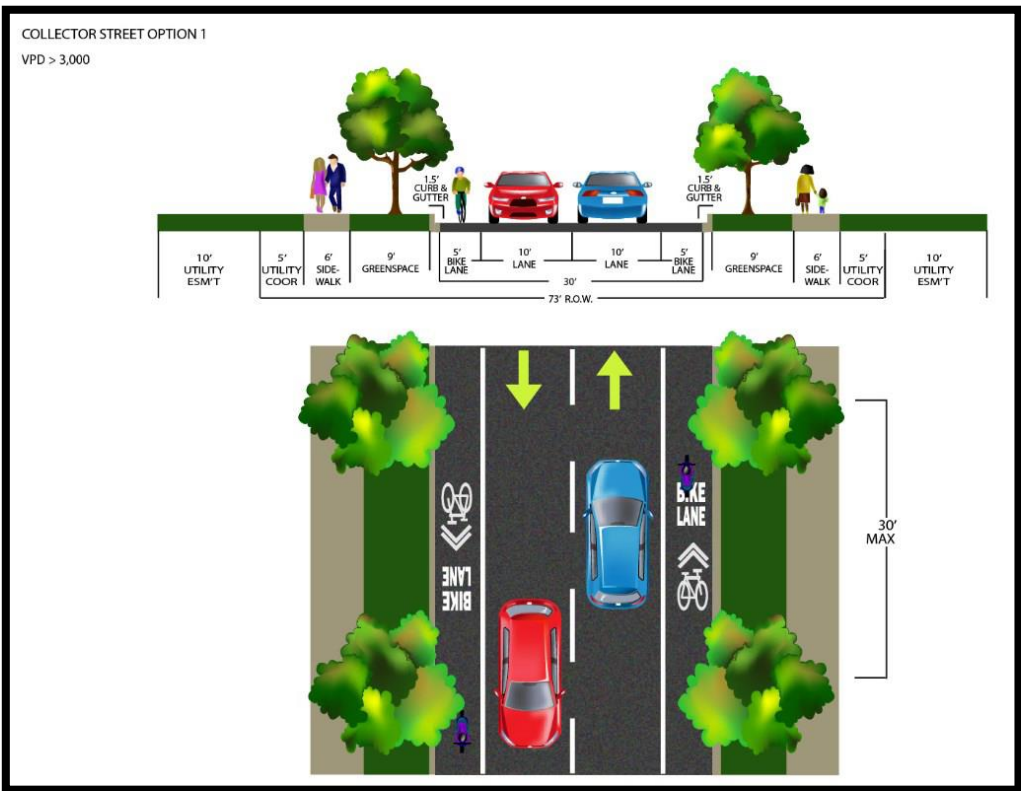
Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

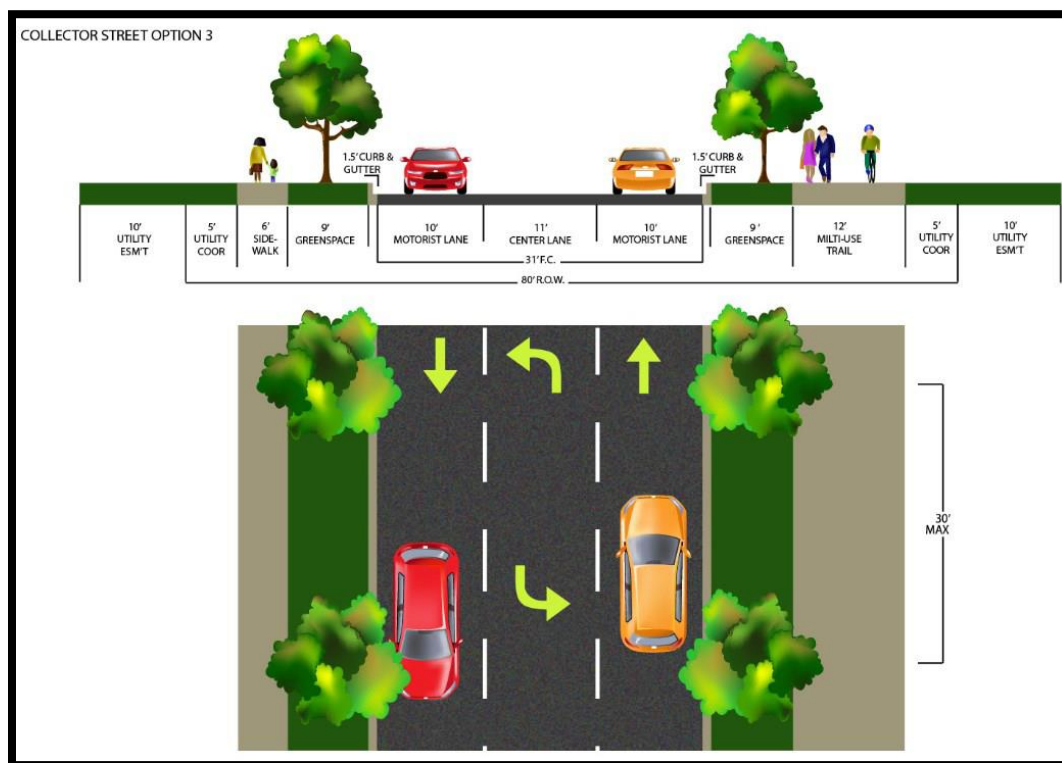
FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter 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).









Collector 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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which is categorized as a High Intensity Growth Sector.	
(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.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is not achieved with this rezoning considering the surrounding area is residential.	
(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 develop as a general/neighborhood commercial development.	
(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 if rezoned to residential.	
(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 due to the fact that residential and commercial uses currently exist near this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "RS-7" single family residential and "C-4" neighborhood commercial. The applicant is applying for a rezoning to allow for general/neighborhood commercial use.

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

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 & C-4 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.

C-4, neighborhood commercial district. This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

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 subject parcel, should be evaluated based on the above observations and criteria of Case RZ 23-12 a request to rezone property from “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial; the following conditions are recommend:

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

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

Sample Motion:

I move that we place Case: RZ 23-12 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 “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial will be compatible and suitable with the zoning, uses, and character of the surrounding area.