

Meeting Agenda

Metropolitan Area Planning Commission

Tuesday, June 10, 2025		5:30 PM	Municipal Center, 300 S. Church
1. Call to order			
2. Roll Call			
3. Approval of Minutes			
<u>MIN-25:049</u>	MAPC Minute	s: May 27, 2025	
	<u>Attachments:</u>	5.27.25 MAPC Minutes	
4. Miscellaneous Items	<u>}</u>		
5. Preliminary Subdivis	sions		
<u>PP-25-02</u>	Preliminary Su	ubdivision: Pacific Landing Phase 1	
	105 lots on 33	is requesting preliminary subdivision appr .04 acres. This site is located at Pacific R nily medium density district.	-
	Attachments:	PRELIMINARY PLAT	
		Pacific Landing Civil Sheets	
		Staff Report	
6. Final Subdivisions			
<u>PP-25-03</u>	Final Subdivis	ion: Stevenson's Replat	
	Stevenson's R	d Engineering & Surveying is requesting f Replat; 3 lots on 0.33 acres. This site is loo rhood transitional district.	
	<u>Attachments:</u>	<u>Stevenson Replat Lot 1 Burns Subd</u> <u>Staff Report</u>	
7. Conditional Use			

8. Rezonings

RZ-25-09 Rezoning: 4700 Industrial Drive

McAlister Engineering is seeking a rezoning on behalf of Dale Koehn for 4.9 acres located at 4700 Industrial Drive. The current zoning is R-1, single family medium density district and the requested zoning is I-2, general industrial district.

Attachments: Application Certified Mail Deed Rezoning Plat Rezoning Signs Staff Summary

9. Staff Comments

10. Adjournment

City of Jonesboro



300 S. Church Street Jonesboro, AR 72401

Text File File Number: MIN-25:049

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

MAPC Minutes: May 27, 2025



Meeting Minutes Metropolitan Area Planning Commission

Tuesday, May 27, 2025	5:30 PM	Municipal Center, 300 S. Church										
1. Call to order												
	resent 8 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bail Nelson;Jeff Steiling;Jim Little and Dennis Zo Absent 1 - Paul Ford	-										
3. Approval of Minut	<u>es</u>											
<u>MIN-25:043</u>	MInutes: April 22, 2025 MAPC Minutes											
	Attachments: 4.22.25 MAPC Minutes											
	A motion was made by Dennis Zolper, seconded by Jimmy Cooper, that this matter be Approved . The motion PASSED with the following vote.											
	Aye: 8 - Lonnie Roberts Jr.;Jimmy Cooper;Kevin Bai Nelson;Jeff Steiling;Jim Little and Dennis Zo	•										
A	bsent: 1 - Paul Ford											
4. Miscellaneous Iter	<u>ns</u>											
5. Preliminary Subdi	visions											
6. Final Subdivision	<u>}</u>											
<u>PP-25-01</u>	Final Subdivision: Gladiolus Business Park											
	Crafton Tull is requesting MAPC Final Subdivision Appro located at Elmhurst Drive and Parker Road. The site is z district.											

<u>Attachments:</u> <u>Gladiolus Plat</u> <u>Staff Report</u>

Lonnie Roberts (Chair): Do we have the proponent for this item? Jeremy Bevill (Proponent): Jeremy Bevill, Civil Engineer with Crafton Tull. We're asking for final plat acceptance. The project is under construction. We provided a performance bond to the city a couple of weeks ago and I think that's been approved by the engineering and city attorney's office. Lonnie Roberts: Alright, city planner do you have staff comments on this one? Derrel Smith (City Planner): Yes, sir we do. We reviewed it and this subdivision does comply with all the requirements of the final subdivision plan. According to chapter 113 of the subdivisions of the city of Jonesboro Code of Ordinances. It complies with purposes, standards, and criteria for subdivision design and site protection, setbacks, and minimum square footage requirements are properly depicted and satisfied by the applicant if required in the C-3 general commercial district.

Lonnie Roberts: Okay, commissioners have any questions at this point? No motions yet, I do have someone from the public who would like to give some comments. If you would state your name for the record, so we know who you are.

Patti Lak (Proponent): Okay, Patti Lak 4108 Forest Hill Road. It's nice to see all you guys, you must have had a good three day weekend. Yay on that. Thank you Jeremy for saying that about, because I know that I drive by there everyday and I know that there's work being done on it already. So, that was brought to my attention. I know that in the newspaper article and I know when we were listening to this, is that in the newspaper article, it says that the project has a stipulation that the exterior of the storage complex that's going to go on the south end of the acreage must have the appearance of a retail outlet. I want to let you guys know, it's not only a storage unit but, when I was looking at this all the other storage units that this company has, they also have a U-Haul business. U-Haul businesses they sell tape, they sell boxes, and so that was not mentioned because I went back through the tapes. That was not mentioned anytime during the approval of this that there was going to be a U-Haul business here. So, once again, it is a retail store. Hopefully it's going to look like a retail outlet but my concern right there is once again, the traffic there is once again, the traffic, that's a windy road right there and now, we're going to have people driving in and out of Elmhurst with medium, small, and big-sized U-Hauls. I know you guys can't do anything about it, but it was something that when I looked into it, we are going to have U-Haul trucks there. So, that might be something about the appearance of the outsides that we don't see the U-Hauls. I only made two copies and I'll give you guys this right here, the other day I was pulling on Harrisburg Road onto Parker Road, making a left hand turn and there was an 18 wheeler that was wanting to turn left on Elmhurst, onto this property. It was stopped and in this picture, it shows cars coming in all directions trying to spread out. So, that 18 wheeler could pull into Elmhurst. That probably wasn't the first time that it was done. It's going to happen again and again. So, I hope that the city can address that area because it's going to be even more congested and especially when we add U-Haul trucks to it. Then, also to on the pamphlets right here is that, you'll be able to see, I go to the Neighborhood Walmart and right there where the gasoline station is and I know that all of you have said that you've been by this area, is that I was pulling out trying to get into that street there and there's 5 or 6 cars wanting to turn left onto Harrisburg Road from that gasoline station. So, I'll let you look at this.

Lonnie Roberts: Just curious, Michael is it illegal for that 18 wheeler to make a left turn there? Isn't it?

Michael Morris (City Engineer): No, I mean, it's ARDOT has allowed that to happen so.

Lonnie Roberts: Okay.

Patti Lak: You know, it's really going to be, you know, I remember when over there on Church, making that a one way, you can turn and all that and I know it's not against the low, but it's going to be a problem on there. But you can see right there with the Walmart, you've got 5 or 6 people. That street, I called up ARDOT last week and I asked him when the Harrisburg project is going to be started. I know that if you've been there, there's lots of telephone poles and I learned about that where they've taken a lot of them away. That project is not out for bid until January of 2026. That project has been on the board for almost 8 years now. So, on that situation where that street is, right there by Walmart is that people are still going to want to turn to the left right there and now they're going to have to cross over two lanes and a center turn lane. So, I hope the city can address this situation. And then the last thing is that I know that in the stipulation with this development that the road is going to go through Gladiola Drive and all that and when I was talking to ARDOT they said that no one has talked to them about that. Now, I know it's down the future but I know that just taking that little turn lane and stuff like that but just letting them know because that's going to be a situation there too because that is going to be crossing over 3 lanes. So, I know I can't do anything about it but I want to make you guys aware that, that's going to be a real issue especially when I saw that 18 wheeler even though it's not illegal, there's going to be accidents happening and then all on Harrisburg Road right there. So, I hope that we can address that as a city and make that safer for citizens. So, thank you.

Lonnie Roberts: Thank you, for your comments. Commissioners have any questions at this time of the applicant or city staff?

Jeff Steiling (Commission): I had one question, Steiling. Um the intersection there at, this is labeled Pike Road. So where Elmhurst kind of teases into the Neighborhood Market. And then, to the west on Pike Road. That seems like that intersection is kind of offset right there, and I'm wondering is that going to cause a traffic issue as you're coming up and down Elmhurst and Hollow Pine Street, that seems like an awkward little intersection that we're creating there and I'm wondering if there's anything that can be done at this point to kind of clean that up a little bit. Or is anybody even worried about that? Am I the only one that's seeing something there?

Michael Morris: I don't think so, it's a local street and the offset for local streets is 125 feet and think this exceeds that. So, it meets the codes.

Jeff Steiling: But this doesn't offset, not 125 feet. Pike Road and that turn into Walmart is offset maybe 10 feet.

Michael Morris: Well, I'm looking at Elmhurst Drive itself and so, between the center line of Knotty Pine Street and Elmhurst, I'm just kind of scaling off where it says Pike Road and it's got dimension underneath it at 136. So, I'm saying that's about the same distance.

Jeff Steiling: Yeah, but I'm looking at it in the east, west direction. You're looking at it in the north, south direction.

Lonnie Roberts: I see what you're saying it is about a 10 foot, maybe 15. Jeremy Bevill: I think that part of that is that you're looking at the right of way dedication. So, the right of way looks to be offset but the actual road is kind of in the center of that right away. So, it's not offset on our design plans. But the right of way itself is, I can visually see it, you know, and it appears to be offset. We're working in the restraints of the land ownership.

Unable to transcribe

Michael Morris: I think, I know what you're seeing now, you're looking at the label right away not the actual curb and gutter of the street.

Jeff Steiling: So, I guess my question then would be, how are we really supposed to evaluate a final plat if we don't know where the roads and curbs really are?

Michael Morris: We look at those for construction purposes. We permit the rest of it. It still goes through us for engineering for, they submit a full set of documents of construction plans through us. Profile, retention, all of this still has to go to the city.

Jeremy Bevill: What Mr. Morris is saying is that full plans, sidewalks, curb and gutter, center line of the street, the drainage, infrastructure, they review every bit of that, and it's been submitted and it's currently under construction. Michael Morris: If you go to the aerial I think you would see, that's already kind of still in there. Yeah, see and of course the GIS doesn't have the lot lines or the green lines are actually over where it's at, it's supposed to be shifted down, but there's a shift in the property right there. So, that's just the way the property lines are connected. But you should be able to come off Harrisburg Road, come down Elmhurst and then head straight west to that intersection. I figure that we will put some stop signs or something, and make that into a two direction or a four-way stop.

Jeremy Bevill: It'll be a T intersection. If you look at the south portion. Michael Morris: Yeah, two T's is what you'll have.

Jeremy Bevill: We're going to remove that south portion and curb and gutter along the south edge of the road.

Lonnie Roberts: Did that answer your question? Anyone else have any questions? Are we ready to make a motion?

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

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

7. Conditional Use

8. Rezonings

9. Staff Comments

10. Adjournment

City of Jonesboro



300 S. Church Street Jonesboro, AR 72401

Text File File Number: PP-25-02

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Preliminary Subdivision: Pacific Landing Phase 1

Fisher Arnold is requesting preliminary subdivision approval for Pacific Landing Phase 1; 105 lots on 33.04 acres. This site is located at Pacific Road and Kathleen Street in the, R-1, single family medium density district.



ELTA	CHORD DIRECTION	CHORD LENGTH
°50'56"	S23°54'33"E	162.21'
°07'06"	S23°46'28"E	163.07'
°35'54"	S01°57'15"W	73.25'
°44'17"	S02°23'03"W	62.00'
°48'21"	N87°26'32"W	71.23'
°48'21"	N87°26'32"W	71.23'
°11'36"	S44°36'42"W	35.11'
°48'24"	S45°23'18"E	35.60'
°00'00"	S45°00'55"W	35.36'
°00'00"	S44°59'05"E	35.36'
°50'56"	S23°54'33"E	186.54'
°50'56"	S23°54'33"E	137.88'
°07'06"	S23°46'28"E	187.53'
°05'28"	S40°17'17"E	44.65'
°53'51"	S28°12'22"W	43.71'
°51'37"	S45°24'54"E	35.62'
°08'23"	S44°35'06"W	35.09'
°50'00"	S21°07'56"E	18.26'
°32'14"	S44°43'11"W	99.89'
°50'00"	N69°25'42"W	18.26'
°00'00"	S44°09'18"W	35.36'
°00'00"	S45°50'42"E	35.36'

	CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
	C28	47.60'	720.00'	003°47'17"	S01°02'56"W	47.59'
	C29	44.51'	780.00'	003°16'11"	S00°47'23"W	44.51'
	C30	40.70'	25.00'	093°16'11"	S44°12'37"E	36.35'
	C31	37.62'	25.00'	086°12'43"	S46°02'56"W	34.17'
	C32	41.60'	25.00'	095°20'02"	S43°10'41"E	36.96'
	C33	36.83'	25.00'	084°24'06"	S46°57'15"W	33.59'
	C34	59.54'	720.00'	004°44'17"	S02°23'03"W	59.52'
	C35	60.90'	780.00'	004°28'26"	S02°15'07"W	60.89'
	C36	39.27'	25.00'	090°00'00"	S45°00'55"W	35.36'
	C37	39.27'	25.00'	090°00'00"	S44°59'05"E	35.36'
	C38	38.92'	25.00'	089°11'36"	S44°36'42"W	35.11'
	C39	39.62'	25.00'	090°48'24"	S45°23'18"E	35.60'
	C40	67.71'	570.00'	006°48'21"	N87°26'32"W	67.67'
	C41	74.84'	630.00'	006°48'21"	N87°26'32"W	74.79'
	C42	67.71'	570.00'	006°48'21"	N87°26'32"W	67.67'
	C43	36.55'	630.00'	003°19'25"	N85°42'04"W	36.54'
	C44	38.13'	25.00'	087°22'41"	N43°40'26"W	34.54'
	C45	38.89'	25.00'	089°08'23"	N44°35'06"E	35.09'
	C46	21.03'	25.00'	048°11'23"	N24°04'47"W	20.41'
	C47	21.03'	25.00'	048°11'23"	N24°06'36"E	20.41'
	C48	241.19'	50.00'	276°22'46"	N89°59'05"W	66.67'
ľ	-					

BEARINGS BASED ON ARKANSAS STAT PLANE GRID NORTH ZONE (0301



LEGEND:

 FOUND MONUMENT (AS NOTED) SET 5/8" REBAR W/ YELLOW PLASTIC

○ CAP STAMPED "J. NEELY P.S. 1841"

(OR AS NOTED) △ COMPUTED POINT (NOT MONUMENTED)

BOUNDARY LINE

LINE TABLE:

LINE #	DIRECTION	LENGTH
L1	S04°45'12"W	27.88'
L2	S04°45'12"W	56.94'

ZONING NOTES:

- 1. CURRENT ZONING CLASSIFICATIONS: R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT. C-3 LUO, GENERAL COMMERCIAL DISTRICT, LIMITED USE
- **OVERLAY** 2. R-1 ZONING RESTRICTIONS:
- STREET SETBACK 25'
- SIDE SETBACK 7.5'
- REAR SETBACK 25'
- MAXIMUM LOT COVERAGE 35% • MAXIMUM HEIGHT LIMITATION - 35'
- 3. FOR MORE INFORMATION CONTACT THE CITY OF JONESBORO PLANNING AND ZONING DEPARTMENT @ (870) 932-0406.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

- 2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301). 3. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
- BOUNDARY SURVEY, BY MICHAEL P. MCNEESE, P.S. 1709, ADLS DOCUMENT NO. 20241206030930, DATED NOVEMBER 04, 2024.
- WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. JB2024R-020834, DATED NOVEMBER 19, 2024.
- WARRANTY DEED, CRAIGHEAD COUNTY DOCUMENT NO. 2022R-001590, DATED JANUARY 24, 2022.
- 4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0259D, EFFECTIVE DATE SEPTEMBER 26, 2024.
- 5. BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- 6. THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY
- SURVEY. 7. THE PROPOSED SIDEWALK AND ITS LOCATION SHOWN ON THE FACE OF THIS PLAT ARE REQUIRED BY THE CITY OF JONESBORO TO MEET THE CITY OF JONESBORO ORDINANCE NO. 117-330. THE SURVEYOR MAKES NO WARRANTY TO THE PROPOSED LOCATION AND OR DATE OF SAID CONSTRUCTION.
- 8. FIELD WORK WAS COMPLETED ON MAY 20, 2025.

CERTIFICATE OF SUBDIVISION:

THIS IS TO CERTIFY THAT RIDGE SURVEYING AND CONSULTING, PLLC., PROFESSIONAL LAND SURVEYORS, HAVE SUBDIVIDED THE FOLLOWING DESCRIBED PARCEL OF LAND:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 04 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE SOUTH 00°31'49" WEST, 364.87 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°38'21" EAST, 410.41 FEET; THENCE NORTH 00°00'55" EAST, 329.57 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PACIFIC ROAD; THENCE NORTH 89°12'30" EAST, ALONG SAID RIGHT-OF-WAY LINE, 687.27 FEET; THENCE SOUTH 00°17'03" WEST, LEAVING SAID RIGHT-OF-WAY LINE, 461.34 FEET; THENCE NORTH 89°18'30" EAST, 210.32 FEET; THENCE SOUTH 00°17'04" WEST, 815.23 FEET; THENCE SOUTH 89°09'18" WEST, 1310.62 FEET; THENCE NORTH 00°31'49" EAST, 951.74 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 33.04 ACRES (1,439,343 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

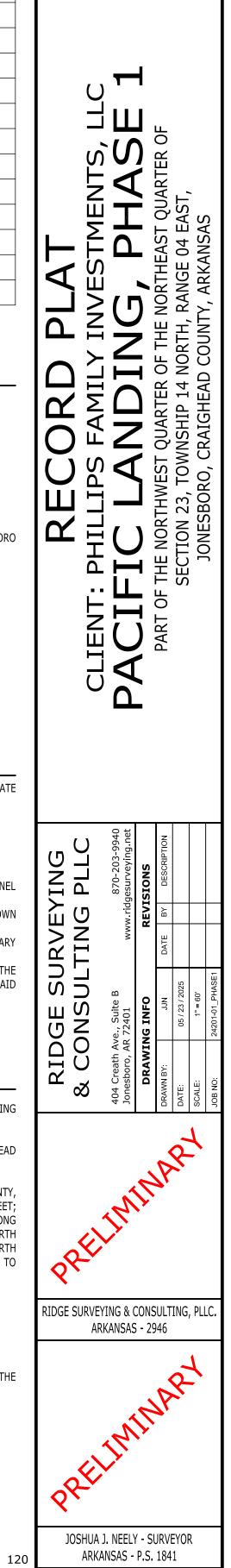
GAID PLAT SHALL HERE-IN AFTER BE DESIGNATED AND REFERRED TO A	AS
PACIFIC LANDING, PHASE 1	-
TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.	-

WE BEING THE OWNERS / AGENTS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF SUBDIVISION AND/OR EXTINGUISHED LOT LINES AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

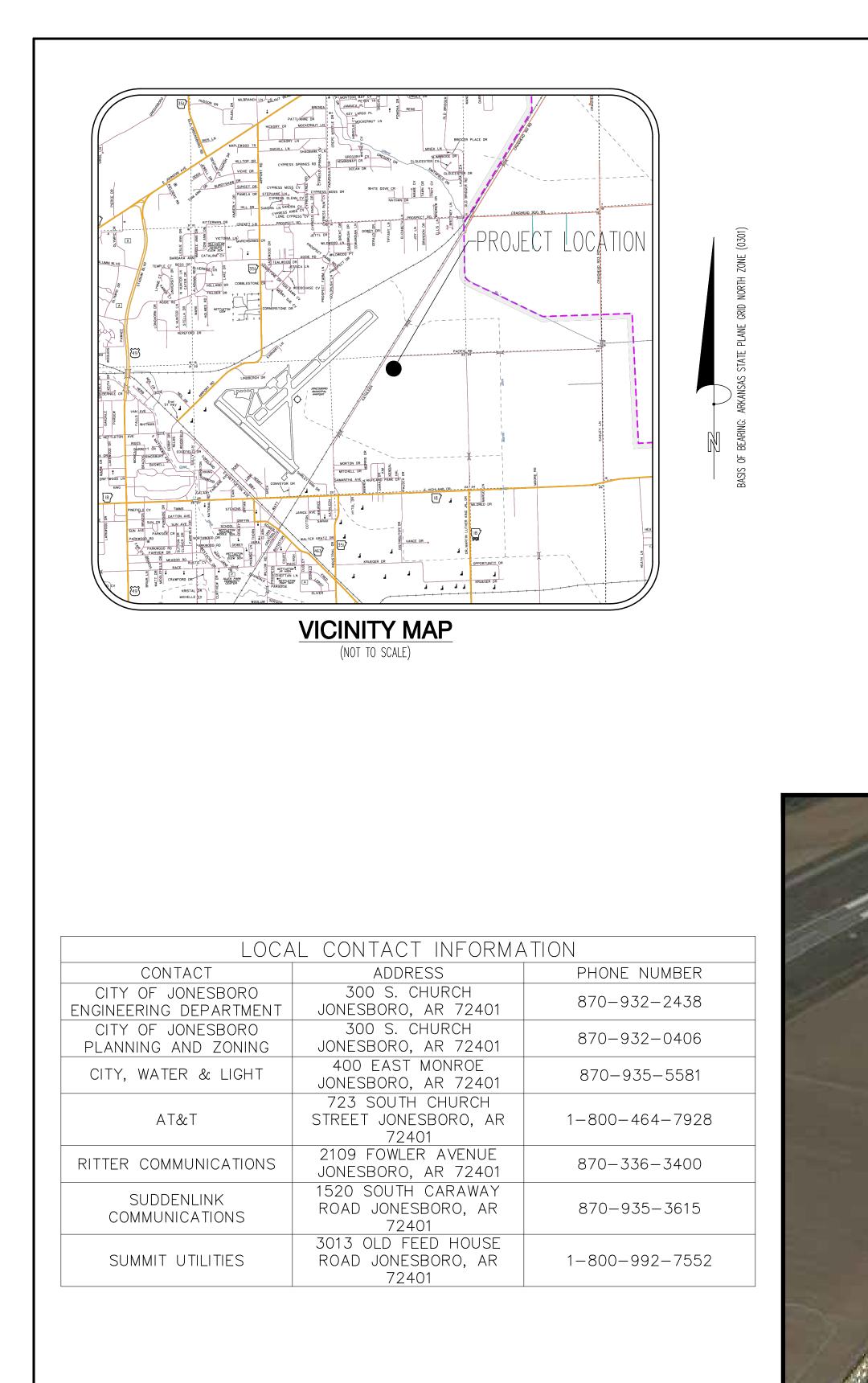
GRAPHIC SCALE

1" = 60'

NAME:	SIGNATURE:	DATE		
NAME:	. SIGNATURE:	. DATE		
·····	<u> </u>			
SURVEYOR'S C	ERTIFICATION:			
I, JOSHUA J. NEELY, CERTIFY THAT ACCORDANCE WITH THE REQUIREMENT	60	0	60	
•	YS AND PLATS"; AND THAT THE ABOVE			



500-14N-04E-0-23-140-16-1841



LEGEND:

- CONTROL POINT
- \oplus SITE BENCHMARK FOUND MONUMENT (AS NOTED)
- FOUND CONCRETE ROW MONUMENT
- ↔ UTILITY POLE
- Ø LIGHT POLE
- G GUY POLE
- GUY WIRE
- E ELECTRIC BOX
- ▶ PAD MOUNTED TRANSFORMER ELECTRIC JUNCTION BOX
- ELECTRIC METER
- 😽 SPOT LIGHT
- AC UNIT
- III TRAFFIC SIGNAL BOX
- 15 TRAFFIC SIGNAL POLE
- ► WATER VALVE
- WATER METER
- **● H** → FIRE HYDRANT-PROPOSED
- FIRE PROTECTION VALVE
 A
- AUTO SPRINKLER CONNECTION
 AUTO SPRINKLER
 AUTO SPRINKLER
 AUTO SPRINKLER
 AUTO
 AUTO SPRINKLER CONTROL VALVE
- ☑ WATER VALVE BOX

- WELLHEAD
- GERI GAS RISER
- SANITARY SEWER MANHOLE
- ⊕ SANITARY SEWER CLEAN-OUT
- SANITARY SEWER PUMP
- TELECOMMUNICATIONS PEDESTAL
- TELECOMMUNICATIONS PULL BOX
- TELECOMMUNICATIONS BOX
- TELECOMMUNICATIONS LINE MARKER
- GAS LINE MARKER
- MANHOLE
- UTILITY MANHOLE
- STORM DRAIN MANHOLE
- SB BOLLARD
- DOWNSPOUT
- REE TREE
- **FLAGPOLE**
- -E- OVERHEAD ELECTRIC LINE -JE- UNDERGROUND ELECTRIC LINE

- -ss- SANITARY SEWER LINE —Ģ— GAS LINE
- -T- TELECOMMUNICATIONS LINE

PACIFIC LANDING SUBDIVISION JONESBORO, ARKANSAS



		100		Ĩ
-				
	Ċ			
			٩,	
e ⁶⁶			201	
-1			-	
θ.				
				Í

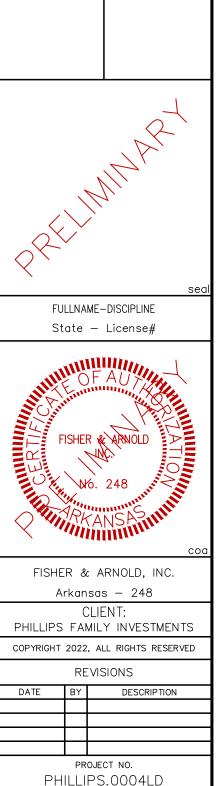
	SHEET INDEX
PAGE	DESCRIPTION
C1.01	COVER SHEET
C2.01-C2.02	EXISTING CONDITIONS
	PLAT
C2.03	PHASING PLAN
C2.04	TREE PRESERVATION PLAN
C2.05-C2.06	EROSION CONTROL
C3.01-C3.02	GRADING AND DRAINAGE
C3.03-C3.12	STREET PLAN AND PROFILE
C4.01-C4.02	WATER PLAN
C4.03-C4.04	SEWER PLAN
C4.05-C4.14	SEWER PLAN AND PROFILE
C5.01	EROSION CONTROL DETAIL
C5.02	CIVIL CONSTRUCTION DETAILS
C5.03	WATER DETAILS
C5.04	SEWER DETAILS



RNOL

SHEET

OVER



DRAWN BY

date 3/11/2025

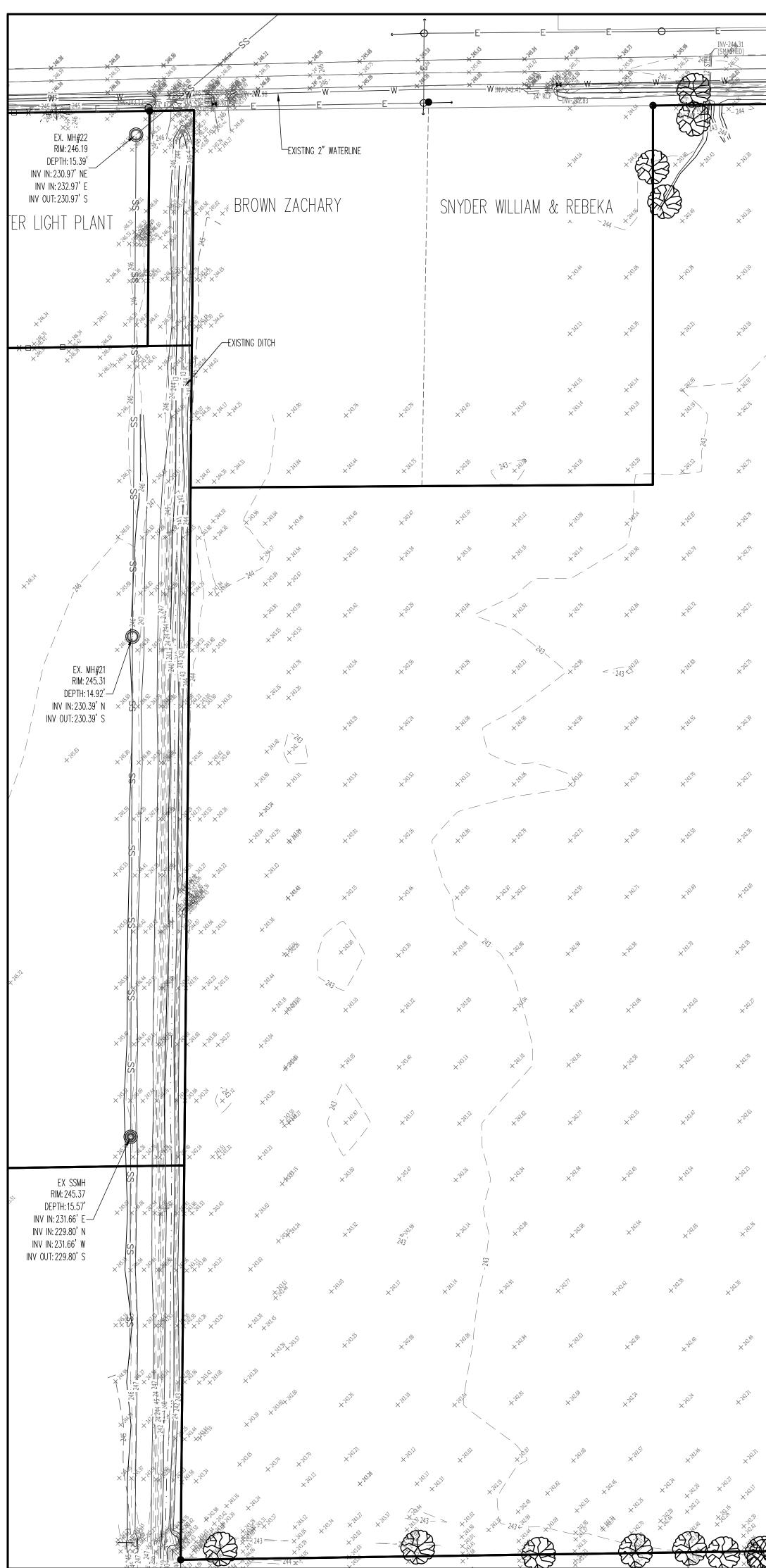
SHEET C1.01

SD

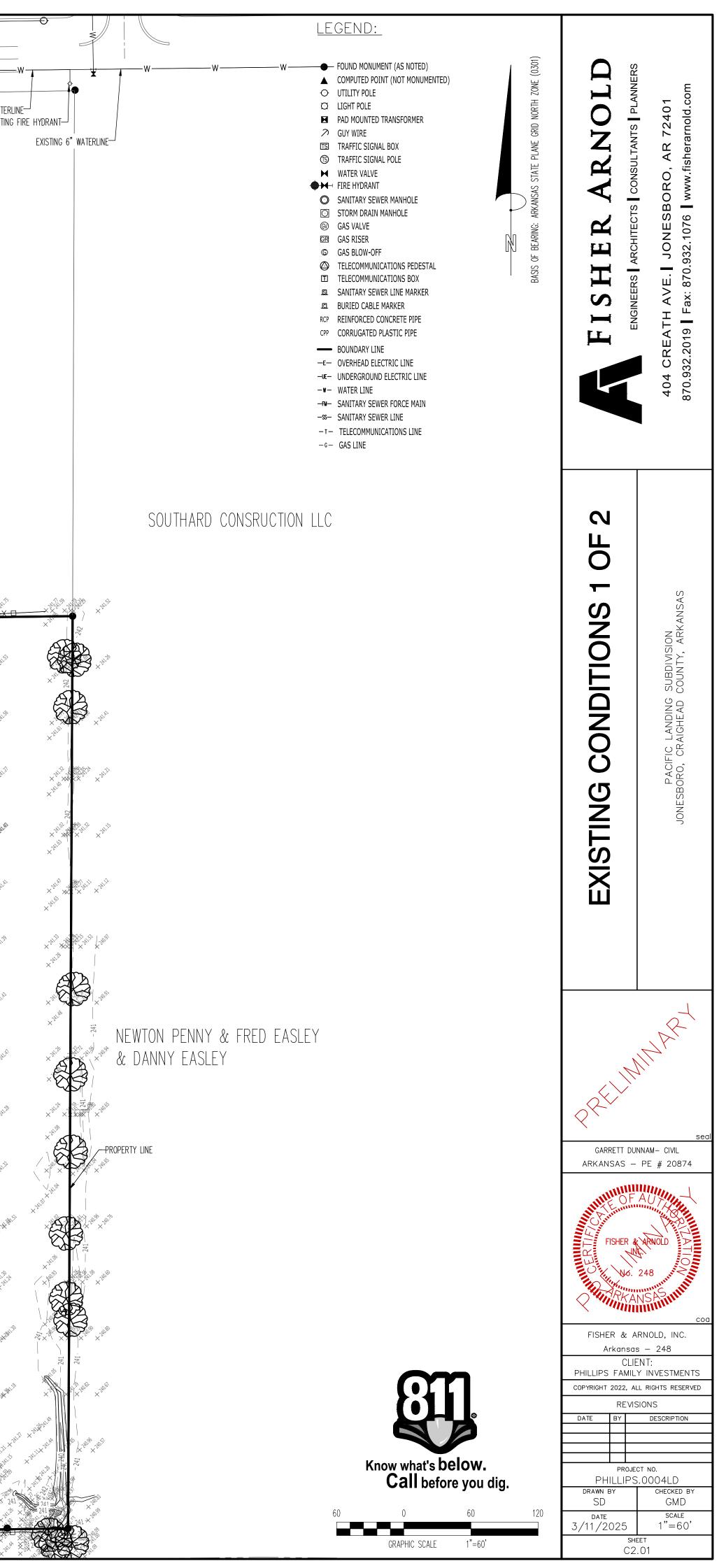
CHECKED B

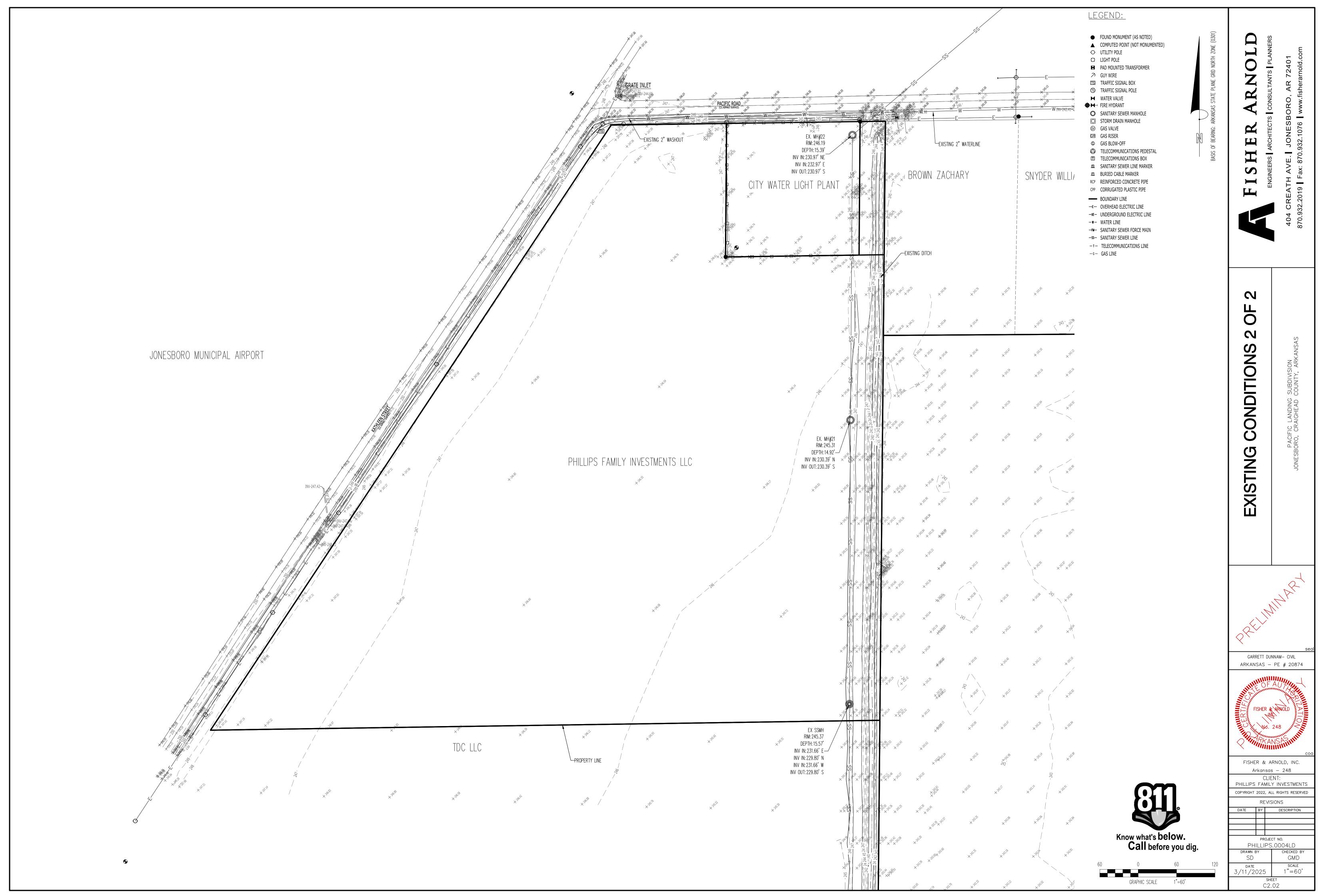
GMD

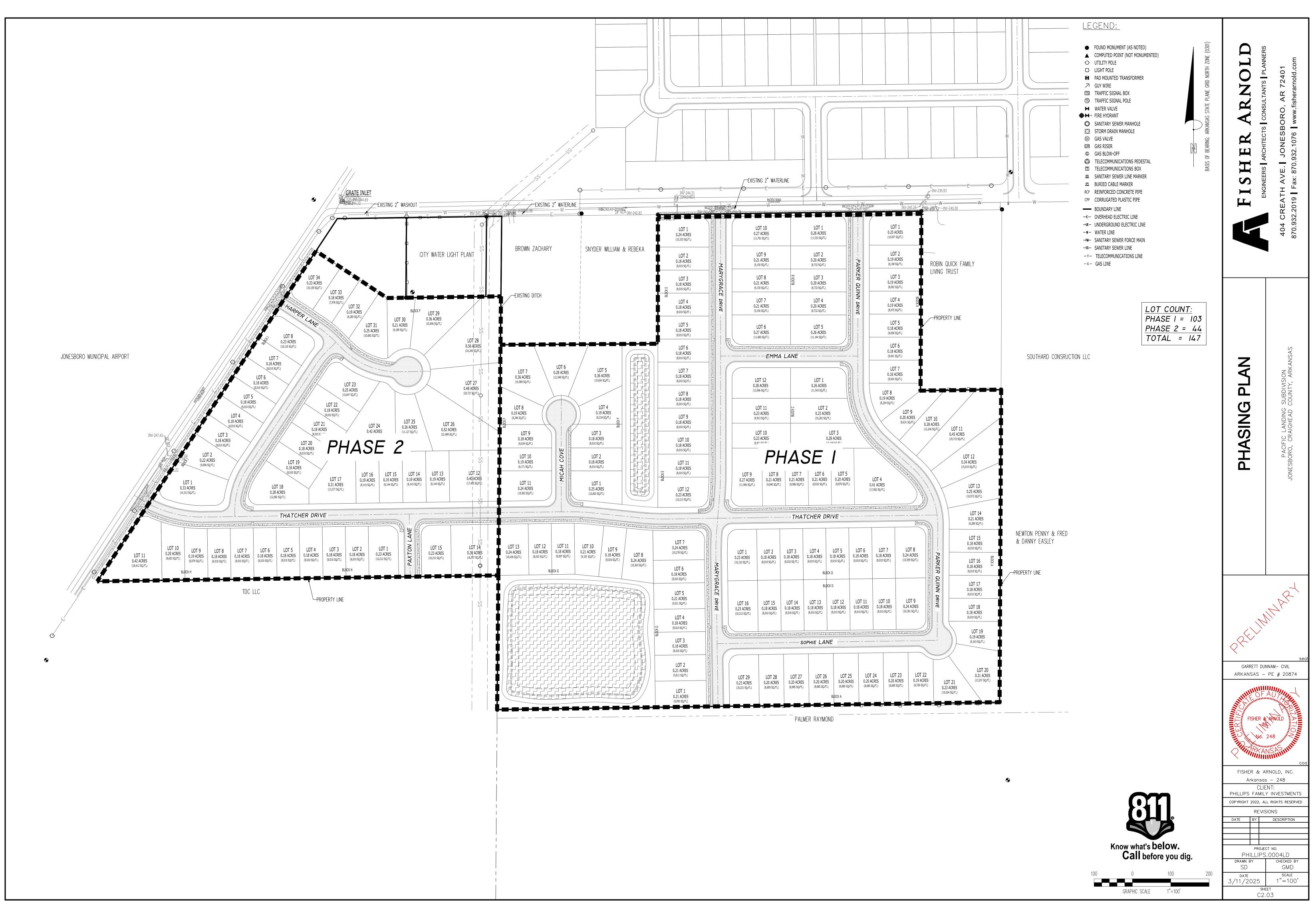
scale NTS

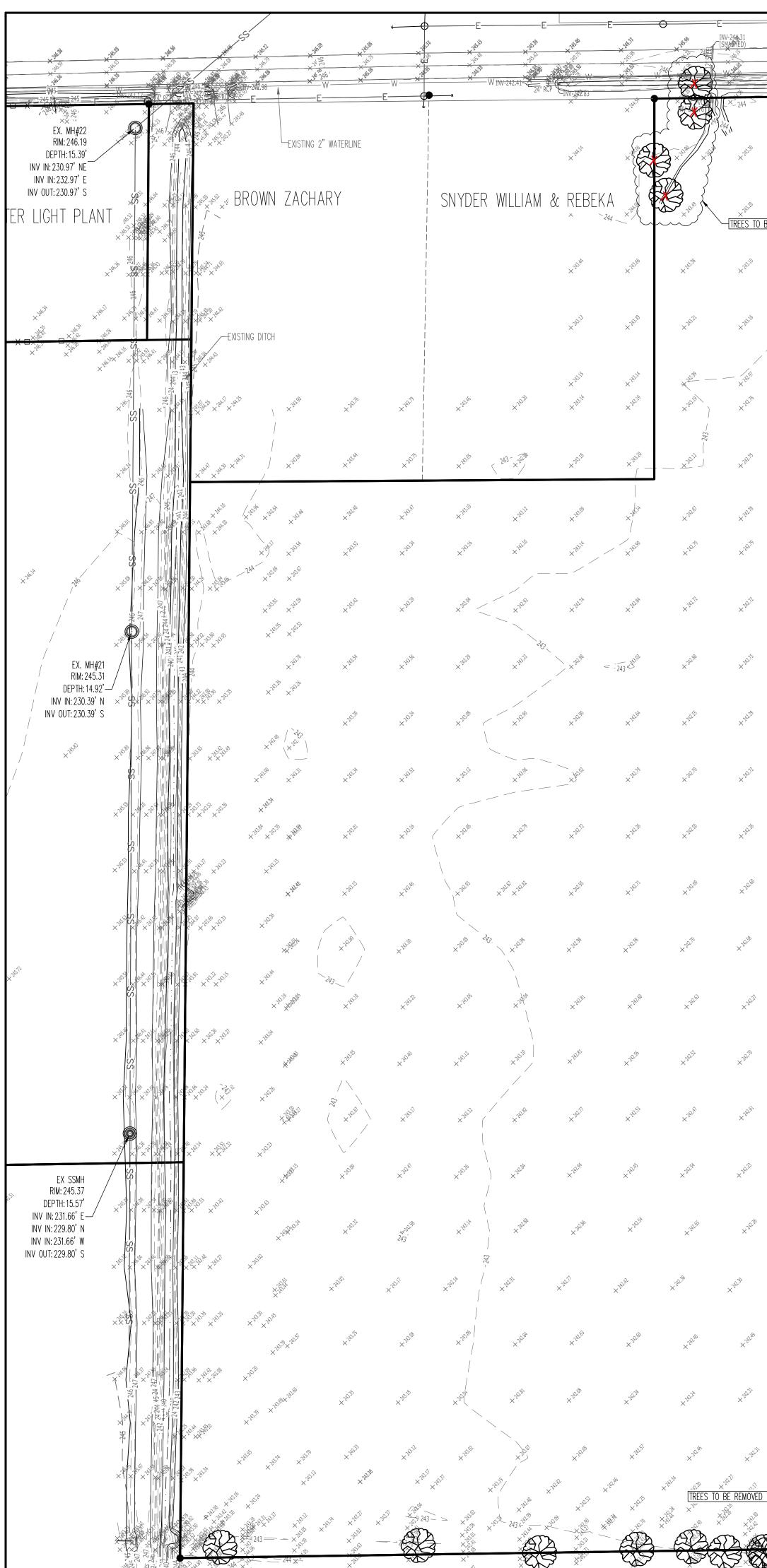


	E	XHAID	ROXIMATE LOCATIO	DN OF 12" WATERLIN 2" WATERLINE		E R R R R	200 ³	E-	E	*** ×	E	E	- INV-239.93		—Ē
				C(/L ASPHALT	ROAD X						××××××××××××××××××××××××××××××××××××××		TROP	W	
5	× ¹ × ¹	- 244 - 3 INF24 - 2 * * * ×				X	243: *			5 3			~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	LINE REDUCED TO	D 2" WATERLI EXISTING
3	× ^{int}	× ^{ysi,6}	283 ×1429	× ^{reg}	× ^{22,55}	× ^{PDII}	× ²⁶¹¹	×2 ^{22.61}	×` ^{la^{ts}}	× ^{W^B}	×2016	×121.55 ×121.55 ×121.55	× 1923 Kangaran		EXISTING
<u>,</u> 2	× ^{265,th}) / ×2 ⁶³⁹⁹ (Xull	×1 ^{22,55}	×2 ^{42,90}	×12 ¹²	×2026	×	×2 ^{62,56}	× ^{20,55}	× 2 ^{6,6}	× 16.5 Martin			
<i>.</i> 9	× Angels	×., _{163,16})	AR ^B	22 ⁶⁸	. 22 ⁵⁶	. ARA	All all	un and a start of the start of	Jan Charles	202.9	ARTI	×1221	ROBIN QU LIVING TR		11LY
ş	× ·	× ·) / / /	~\$^	×.	×	X.	×.	X	×.	×	X .	×			
, / /	/ × ¹⁹⁷	× ^{Br.}	$\times_{\mathcal{B}_{\mathcal{C}}}$	× ^{estr}	× ^{2^{6L}}	× ^{thr.}	× ²⁶¹	× ^{19L}	× ²⁶¹	× ^{28L}	× ²⁴¹	$\times_{p_{\Gamma}}$	$\times_{p_{r_{r_{r_{r_{r_{r_{r_{r_{r_{r_{r_{r_{r_$		
16 91	×122.94	×20,61	×raria	×Halis	×2ALSI	×rase	×222.82	×urg	×2 ^{12,25}	× ^{242,45}	× Lalin	× ⁿ²	×12232		
	× ^{14,16}	×Erg	× ^{26,66}	×192.58	× ^{ntr}	× ^{J_{B_T}}	X ^{BUL}	×	× ¹⁹¹	× ²⁰¹	× ^{26,21}	×18 CAARL	PROPERTY LINE		
ţħ	×121.88	× ^{BLTS}	× ^{khk}	× ^{26¹³}	× ^{24,151}	×2000	×26.04	×1418	×2 ^{6.9}	× ^{kerk}		× ¹⁴ X ²⁴²¹⁹			
19	×PEE	$ imes_{\mathcal{B}_{\mathcal{B}_{\mathcal{P}}}}$	×ree	×2255	×incha	×222.39	× ¹²²¹	×14138	×1228	×22.10	×2420	× 12 CAS BOD			
^P	× ^{kr,b}	×121.18	× ^{20,5}	×162,88	× ^{262.62}	× ^{ja35}	×2622	× ¹⁴²¹⁵	×IRLIS	XILLI	×1911	×197,997,499 			
L.N.	×ERIT	× ^{BLTA}	×iew	×EEEE	×Esth	× ^{262%}	× ¹⁸¹³	×122	×iere	×242	×2622	/ ×13/51 ×155	×241.77	× th	<u>⊓ ×</u> t ^{th175} × ⁷⁸¹ ×
ŕ	×16276	×ing	×'nø	×EELE	×unn	× ^{26C34}	×200th	×102.55	× ²⁶¹³¹	× ^{Phill}	×2 ^{62,5} /	/ × ^{14,55}	× 2 ^{4,71}	×101.55	×24153
S.	×	×nen	×12233	×28.12	×29210	×261.8	×2 ^{92,16}	×11109	— — X ⁴¹ 99— —		×78211/	×1211.55	×24119	× ⁿⁿ²	×
L.L	×10,19	×ing	× ^{wn}	× ²⁶²³⁹	×242.55	× ^{20,16}	×2625		× 2 ^{10,49}	**** **** 	× 2 ^{41,10}	×1211,88	×201.99	×121,38	×24171
ng N	×ulti	×1213	Xange	×10 ²⁰ 242 -		× ³⁹⁰ 6 <	-242 - ******	*i ^{ality}		X	X Marke	× ^{24,66}	×10000	-×ing	×Talifi
Teg	× ^{20,6}	PHILLI	ps famil	Y INVESTI	MENTS LL() × ^{26,18}	× ^{BLS}	XIAIS	XX	×	× ^{14,11}	×121.98	× ^{12,14}	×111179	×201.01
ŝ	×200.50	×261.51	×122B	×12 ²⁸	×2 ^{hr,6}	× ²⁶²⁴	×1917	×	X	× ^{54,64}	× 2 ^{th th}	×141.15	× ^{24,21}	XIII	×241.39
ALL .	×2025	XILL	× ^{th.9}	× 20 ²³⁸	×ELER	×BLD	×281.51	/ / (x ²⁴⁵⁵	×2 ^{h1,in}	×	× ^{JUN}	×unn	×141.18	×1 ^{11,161}	XJULES
									XJAJA			×.			
<i>%</i>	× ²⁴²³	× ²⁶¹¹	×18231	×2 ^{8,9}	× ^{2k235}	× ^{28,28}	×INP	×BLR	× ^{14¹®}	X ^{14,65}	X ^{14¹⁶⁶}	×1111th	× ¹⁴¹⁷	X ^{PALAL}	$\times_{\mathcal{H}_{\mathcal{H}}}$
6	× ^{hLis}	× ^{thLB}	×1927	×161%	×2still	×2020		XIIIBA	× ¹⁴¹⁶⁶	Eners,	×11118	× ²⁴⁵⁹	× 24.79	×2 ^{41,61}	×Mill
Ъ	×20133	× ²⁶²³	$ imes^{M^{2D}}$	×`1 ^{91.9}	×26.18	× ^{28,19}	×28.00 \	Xala	×this	×2420	$\times_{\mathcal{W}_{\mathcal{U}}}}}}}}}}$	×111.44	×2 ^{40,35}	×191.32	× ^{Julij}
142 ³⁶	×IELIS	×INI	×122.9	×1423	×ie ^{adits}	XWM	XXX	×Hiller	×" ×*******	× ^{ter®}	×""×""	XAXANS	×100000	×14491.13	×WA
	× 2 ^{2,26}	× ^{26,23}	×1222	$ imes^{2h^{2h}}$	×122 th	×2418	×mg	× ^{Julg}	× ^{26,11}	X	×2410	× ^{26,52}	× ^{216³³}	×20,46	×24139.74
Q. ¹⁹	×2 ⁸²²⁴	× ^{28:11}	×14234	× ^{20,11}	/ //*** /*	XNA	242 - 242	×24179	×11119	× ^{ne}	×III	XINIS	×m ³	×141.35	×142 ^{841,5}
37	×182B	× ^{26,3}	×uns	× ^{20,9}	 (× ^{24,65}	×24.76	×1 ^{41,45}	X	× 2 ^{4,6}	× ^{24,52}	×2410	× ^{14^{1,65}}	× ^{thh}	×1 ¹²¹²	×MAT
2 ^{22,31}	×2021	×V ^{RUSS}	×191.15	×121.55) ×1 ^{35,8}	×	×mil	× 24.4	~14.184	× ^{24,54}	×14.19	~141 ¹⁸	×141.59	× ^{14,53}	~× ¹
	× 202.11 × 202.16 × 202.16	×10.14 ×14.98	$\times^{\hat{u}_{\hat{j}^{\hat{j}}}}$	× ^{20,15}	× 2 ^{40,96}	110	× ^{74,95} × ^{74,19}	×141.91 ×141.65	× 2 ^{46,55} × 14 ¹⁵⁵	×241.56 201.31	× ^{245×141,2}	× ME MA	× 2414 2419	×241 ³⁵ 241.13	×24.42.115 ×24.48.241.15 ×24.48.249
	Sec. 1	× 202.10 _ X 2009	× ^{242,34} × ^{342,59}	× 24.23 × 24.25	×141.6" ×141.72 ~151.72 ~15.72	×1° ×1417	× × × · × ·	~ X*	24199 24171	~ 24159 214159	× ×14113 ×14159	×upperst	× 241- × 241-	X ^{20,94} ,39 X ^{20,94}	<× 241
			× 244			×		- × ' × ''		242 — × 55 —	X				
	<u> </u>	3 2	X222001	× 262.39 K	$\mathcal{P}_{X_{\mathcal{P}_{n}}}$	242.02	×alu		SAX -	× ¹⁴¹	C Soo	er × KP	سرهای مر	× ملکہ	× 241.44

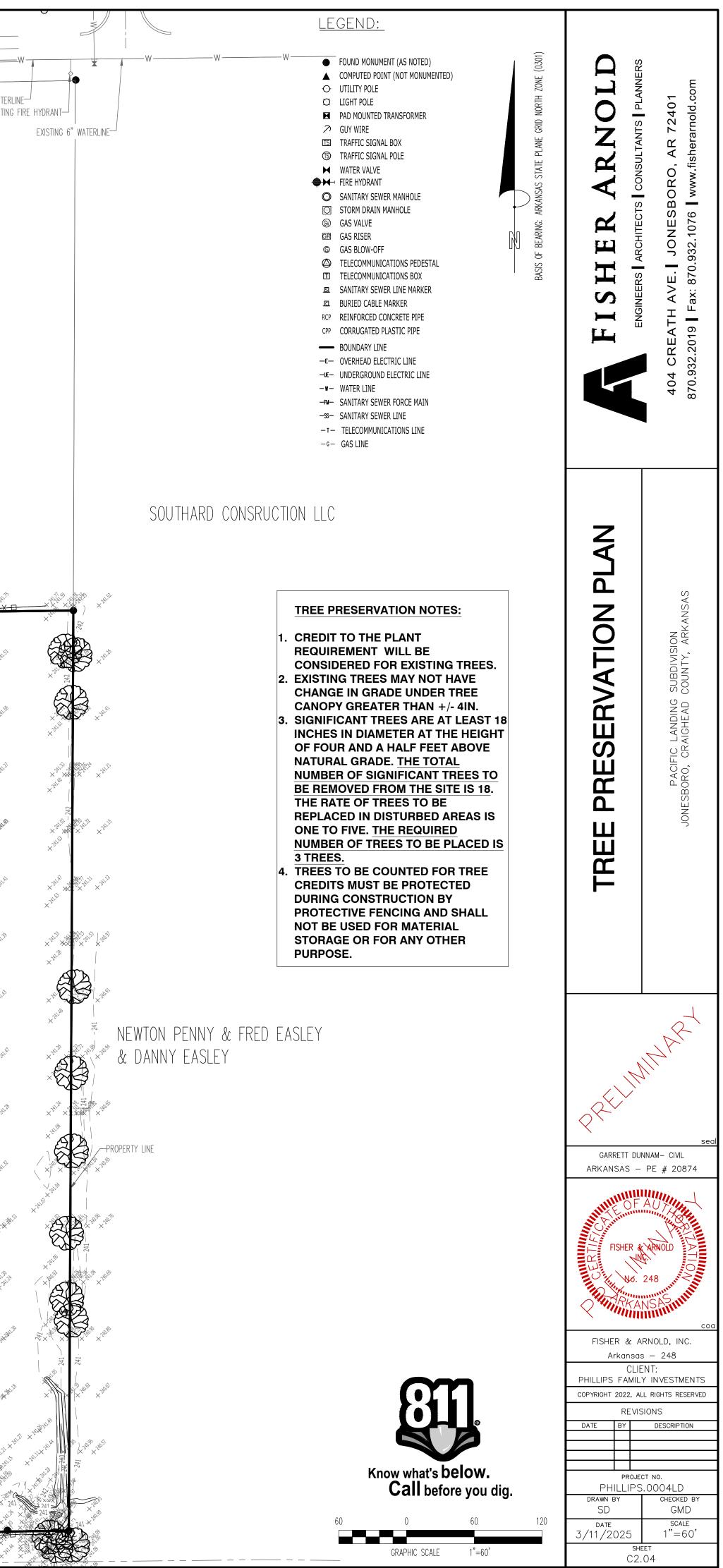


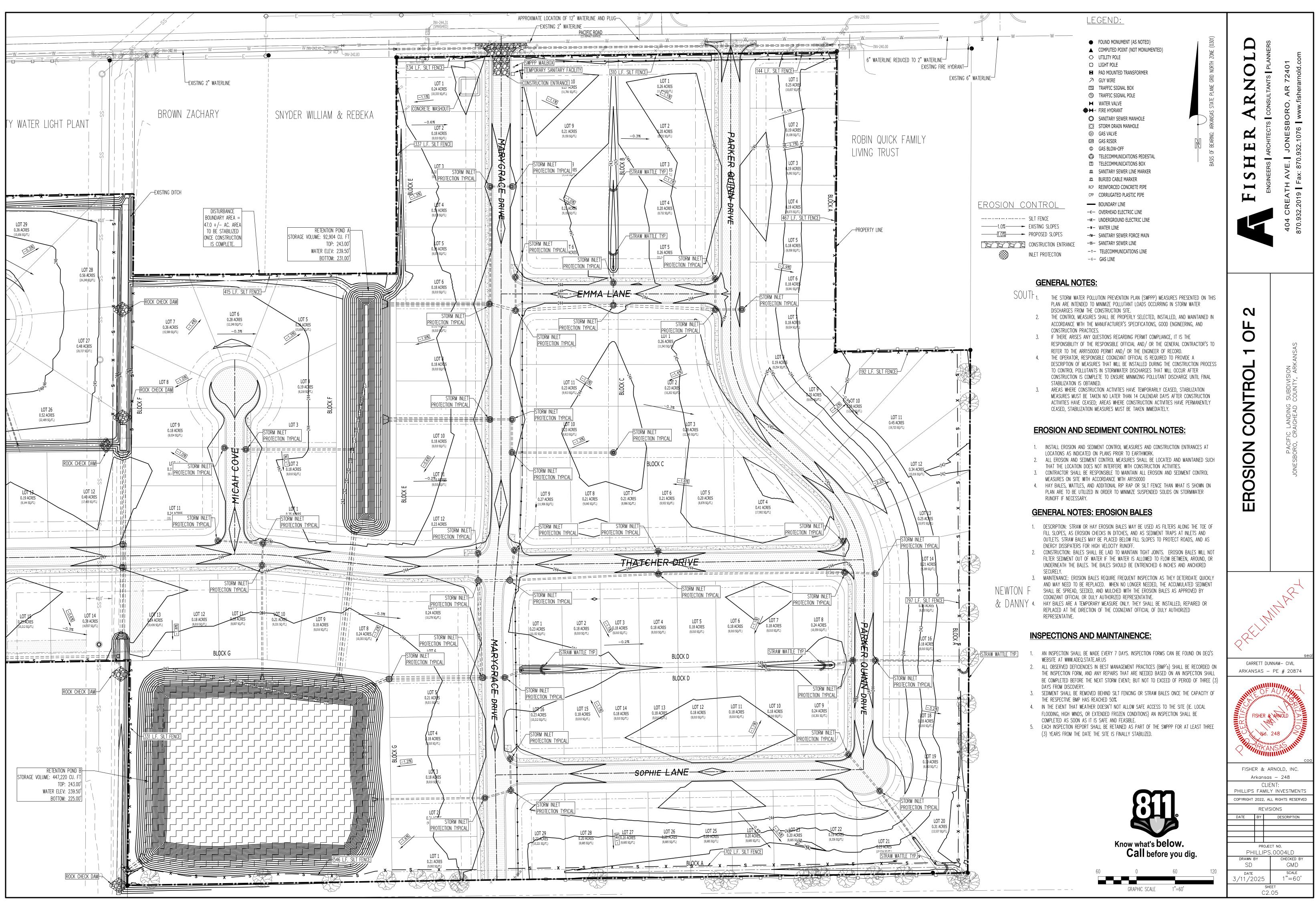


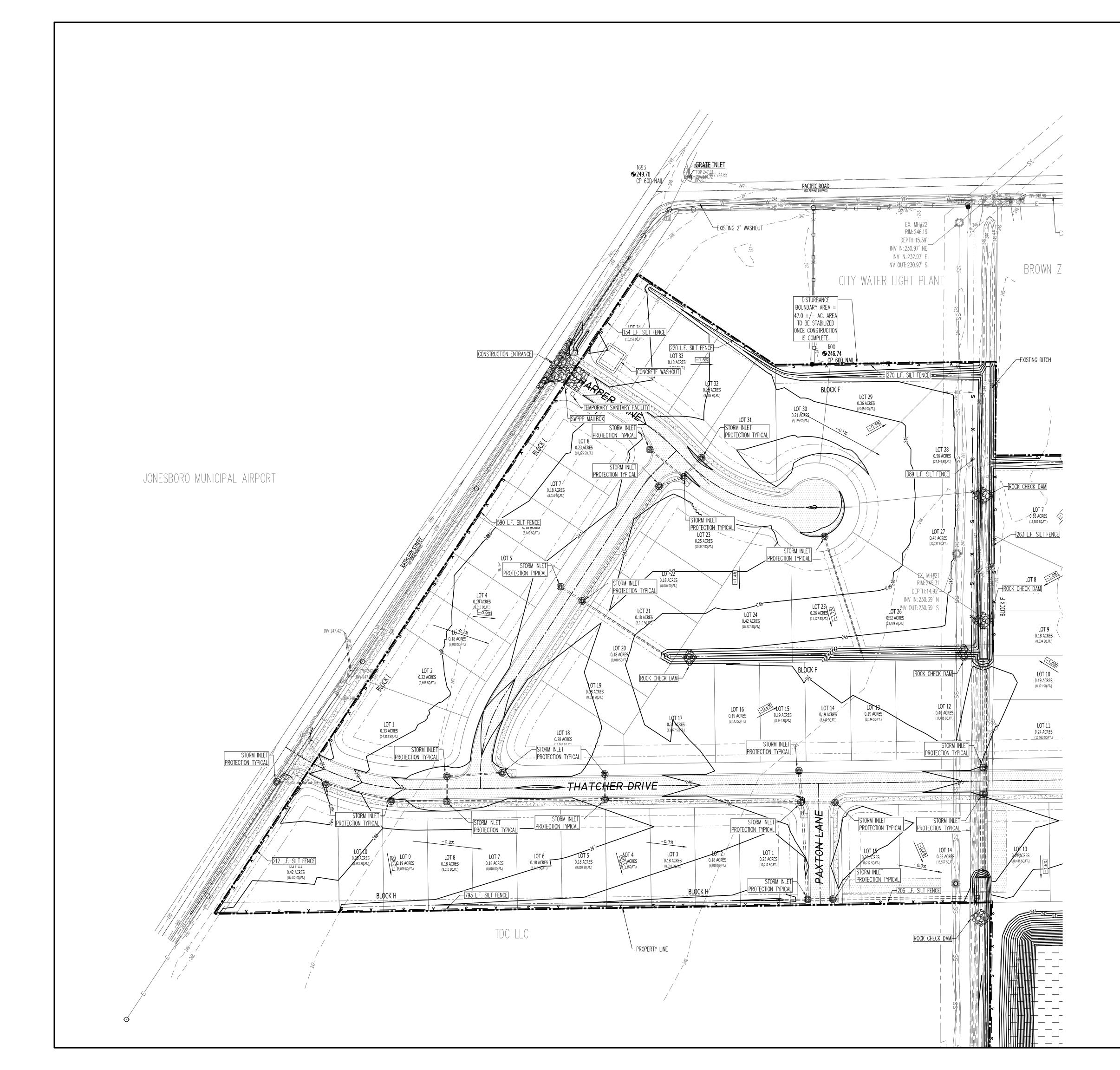


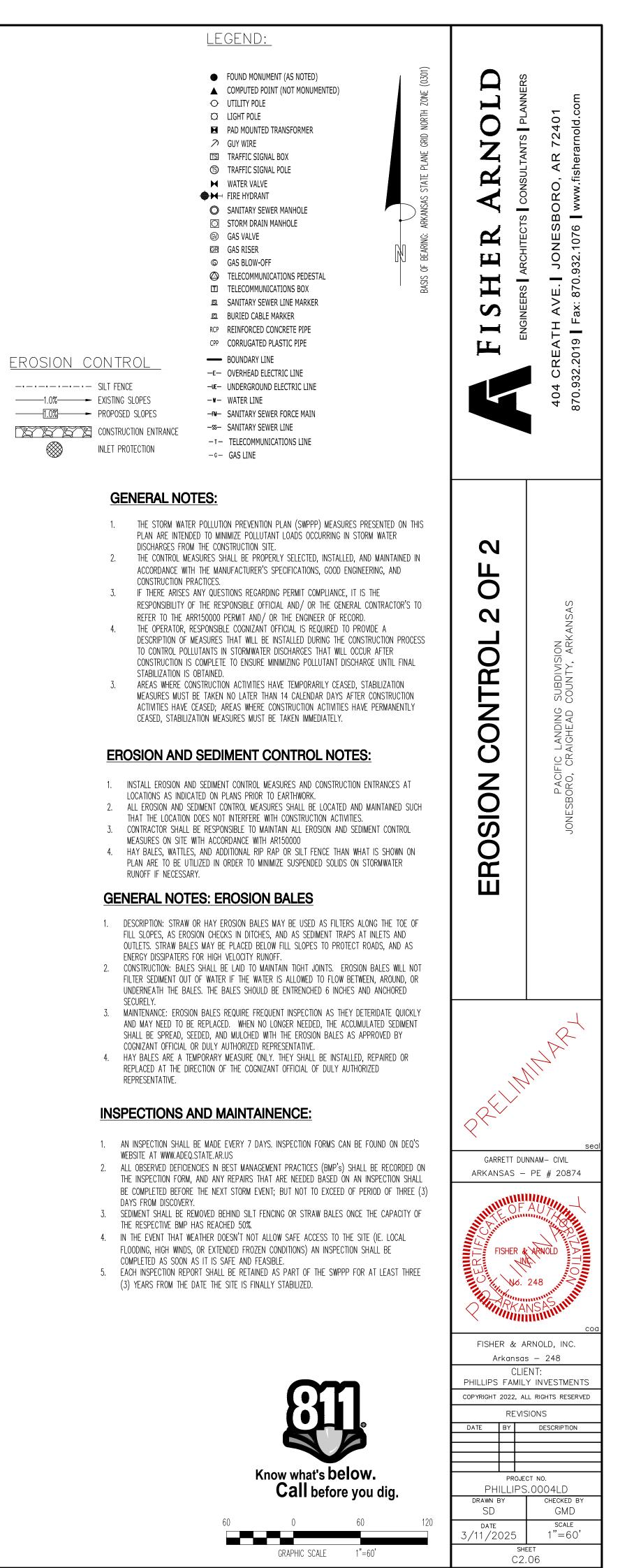


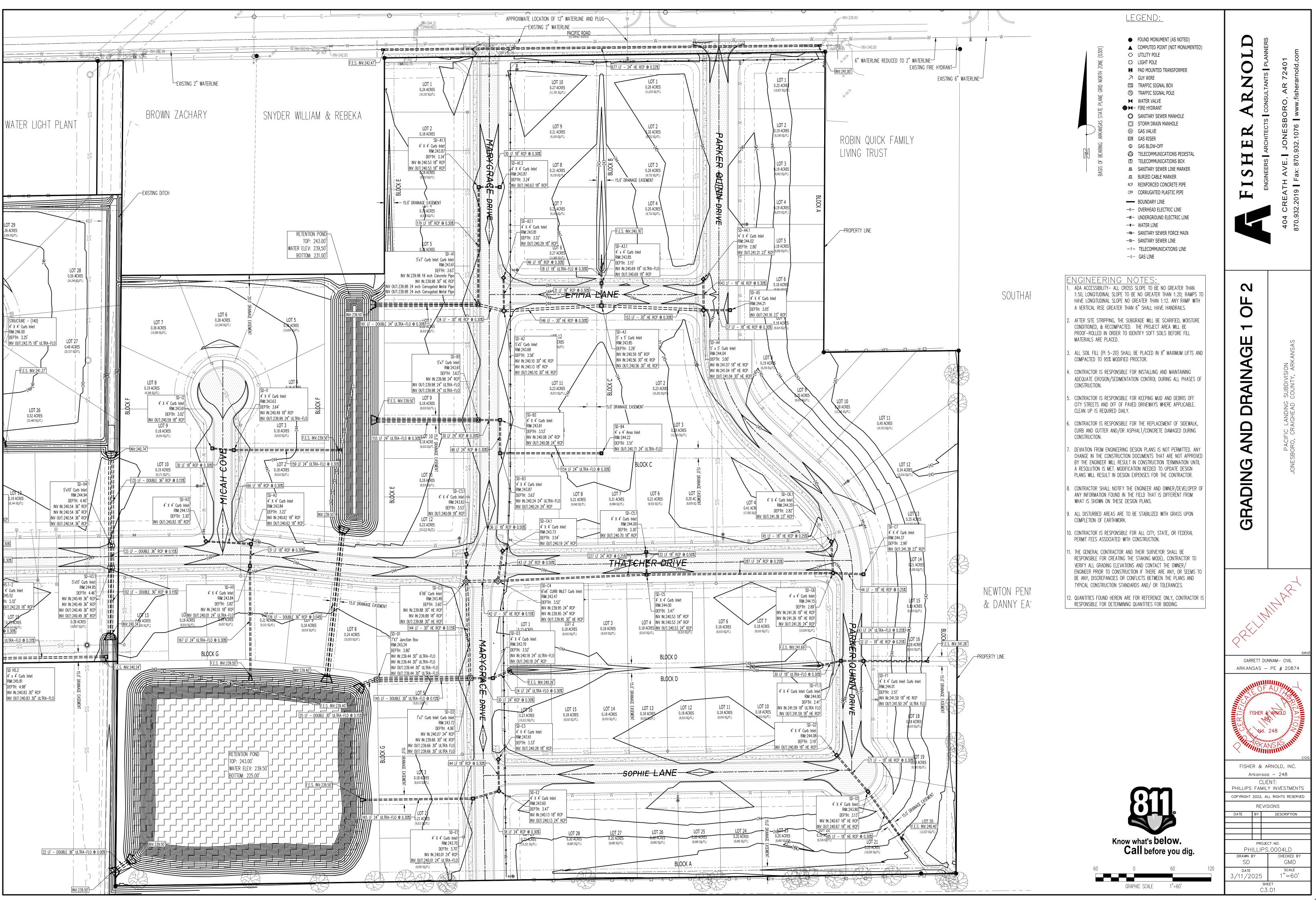
× 142.55 × 142.	~ 243 ~ ~ 243 ~ ~ ~ 242 ~ ~ ~ 242 ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	× 14.15 × 14.15	And and a constraint of the second se	× 100 m × 1	Line Line	TREES TO B XING	E REMOVED TYPIC x ^{10,15} x ^{10,15} x ^{10,15} x ^{10,15}	× Marin × Marin × Marin × Marin × Marin	24.243 24.243	× 10-15 × 10-15 × 10-15 × 10-15 × 10-15 × 10-15 × 10-15 × 10-15 × 10-15	×100.00 ×10	JICK FAM	EXISTING
XANDA XA	243 - X1000 X1000 X1000 X1000 X1000 X1000 X1000 X1000 X1000 X1000 X1000 X1000 X1000 X1000 X1000 X1000	×12.18	× ¹⁴²⁵¹ × ¹⁴²⁵¹	× 202.05 × 202.05 × 202.06 × 202.06	× 200.00 × 200.00 × 200.00 × 200.00 × 200.00		E REMOVED TYPIC.	AL x ^{initis} x ^{initis} x ^{initis} x ^{initis}	×` ^{ans}		×1000 train	JICK FAM	EXISTING
XANDA XA	745 ×1000 ×100	×12.18	× ¹⁴²⁵¹ × ¹⁴²⁵¹	× inch × inch × inch × inch × inch × inch	× 200.00 × 200.00 × 200.00 × 200.00 × 200.00			AL. × ^{262,65} × ^{262,65} × ^{262,55}	×` ^{ans}		→~ ^{260®} ROBIN QU LIVING TF		ΙLΥ
× 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50	× 2000 × 2000	×12.18	× ¹⁴²⁵¹ × ¹⁴²⁵¹	× inch × inch × inch × inch × inch × inch	× 200.00 × 200.00 × 200.00	× 142.58 × 142.56 × 142.54 × 142.54	× Maria × Maria	* ²⁴²⁵⁹ * ²⁴²⁵⁹ * ²⁴²⁵⁵			LIVING TF		ILY
× 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50 × 14.50	* ^{26.56} * ^{26.56} * ^{26.56} * ^{26.56}	×12.18	× ¹⁴²⁵¹ × ¹⁴²⁵¹	× inch × inch × inch × inch × inch × inch	× 200.00 × 200.00 × 200.00	× ^{162,16} × ^{162,16}	× ²⁶²⁵	× ²⁰²⁵ × ²⁰²⁵			LIVING TF		IILY
× 141.98 × 141.98 × 141.98 × 141.98 × 141.98 × 141.98	* ^{26.56} * ^{26.56} * ^{26.56} * ^{26.56}	×12.18	× ¹⁴²⁵¹ × ¹⁴²⁵¹	× ^{rach} × ^{rach} × ^{rach} × ^{rach}	× 202.00 × 202.00	×142.76 ×142.74 ×142.74	× ²⁶²⁵ × ²⁶²⁵	× 2 ^{92,55}			LIVING TF		
× 141.54 × 141.58 × 141.58 × 141.58 × 141.58	× ^{20,0}	×12.18	× ¹⁴²⁵¹ × ¹⁴²⁵¹	× 202.55 × 202.65 × 202.65	× 122.00 × 122.00 × 122.00 × 122.00	× ^{162,th}	×PELD	× ²⁰¹⁵	× ^{26,15}	× ²²¹	×2025		
× 12.15 × 12.22 × 12.28	× ^{20,0}	×12.18		× 202 ⁰⁶ × 202 ⁰⁶	×2 ²⁰²⁸ ×2 ²⁰²⁸	×Intria							
× 12.15 × 12.22 × 12.28	× ^{20,0}	×12.18		× inte	× ^{22,22}	~	× 282.38	~ 2aclas	* 28.31	* Jac	* 22.32		
×10.18	× ^{20,0}	×12.18		×12.10		× ^{142,38}	× ^{24th}	× ²⁴²¹²	× ^{26,32}	×102 (Police)			
×121.00	× ^{26,51}				×ana	×ERB	×2 ^{8.9}	×recta	×20.02	× ¹⁵ ²⁶ ¹⁰			
		× Jalie	×20.44	×1419	×222	× ^{hr} ,s	×262.08	X12.19	×2020	× 14 × 14 × 14 × 14 × 14 × 14 × 14 × 14			
×2 ^{42.54}	× ^{22.10}		×12 ²⁶	× ²⁴²³²	×Mil	×1212	× ²⁰¹⁵	× ^{26L11}	×242.09	× 12 12 12 12 12 12 12 12 12 12 12 12 12			
		×in	×Isther	×inth	× ^{26.5}	× ^{h2B}	×10.00	× 24 Pt	×1613	/ × × × × × × × ×	×241.77	X ^M ^M ^R	<u> → ×^{242,15}</u> × ²⁴² × E
×	× ^{th®}	×uta	×1021	×2015th	×ve	×intis	×Wist	×26.11	×7 ^{22,38} /	×	× ^{24,TT}	×1415	× ^{24,153}
$ imes_{\mu,\mu}$	× ²⁶⁷⁵	×1222	×in	× ²⁰¹⁵	X ^{JUN}	×17,69	— — — X ¹¹ 199— —		×1811/	x ^{inth}	× ^{241¹⁸}	× ^{m2}	× ^{w[®]}
× Jer 19	× ^{26,4}	×ERB	× ²⁰²⁵	×2010	×ierp		×2 ^{10,199}		$\times_{\mathcal{W}_{\mathcal{B}}}$	X	×2 ^{10,10}	× 10,50	×2417
× ²⁰¹³	× ^{20,00}	×11 ⁰⁰ 242-		X 282th <	242 - ******	× ¹⁸¹⁰⁸ ~	¥ ² ·	×	X	x ¹⁴¹⁶⁶		XING	×Pall
PHIL	LIPS FAMIL	Y INVESTI	MENTS LI	⁻ C × _{10'9}	×2 ^{82,5}	×iais	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	× ^{24,11}	×111 ⁹⁹	×1111	×141.33	X String
×12 ⁵⁵	×und	×2 ^{82,38}	×una	×142.34	×202	×Pere	Xulat	×241.04	×2 ^{101,61}	×24215	×ms	× ^{tere}	×
×Jug	×10.3	×122	×inth	×2625	×Meri	/ (x ^{181,65}	× ^{26,19}	X	×14.51	X	×1011	×10 ¹⁰	×241.63
× ^{hril}	×1221	×2 ^{81.55}	×10.55	×160 ⁷⁸	× 220 ¹⁰	×1923	× × ^{14¹⁹⁵}	× ^{24,65}	×"	× 2 ^{101.04}	×nnt	X YALE	×211,11
×24228	× ^{26,17}	×100	×	×12.8	(× ^{24,94}	×11.84	×14160	×n.	×1410	XING	× 241.09	× ^{br}	×1112
×12 ²³	×1812	×122.9	× ²⁶²³⁹	×2 ^{42,59} 24	×1900	Xall	× ^{th®}	×24,10	× ^{where}	XMM	×24.18	×ms	× Jarg
×201.12	×2609	×122.38	×¥q ^{ièris}	×*********	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	×HUBER	× *******	×	X MAR AND	XWANS	×1448741.85	×147941.59	×××
XIALIS	×12.22	× ^{bh3h}	× ¹⁹²⁴ /	/ / × ¹⁸¹⁵¹	×mer	× ^{Jag}	× ^{24.11}	×""	XINI	×111.32	×14151	XININ	XXIII
	×12.24	×19211	/	×14 ⁹⁸	-242	×1010	×141,19	×1010	× ^{thTL}	×121139	×1413	×141.15	×14H2BHJJ
×222	×142.38	×EEE	(× ^{20,65}	× 241/18	×241th	× 2 ^{21,094}	×, _{trige}	× ^{24,52}	× ^{14,®}	× 2 ^{4,15}	× ^{24,62}	×141.74	×W
×1923	×ullis	×12.9) × 241.99	× ^{Jug}	×24171	×	× 24.64	× ²⁴⁵⁴	×741 ⁵⁹	X Jahr	×241.99	×24133	×241.21 ×24 ×241.21 ×24
	×242,33	X X X X X X X X X X X X X X X X X X X	× 24.00 × 24.00 × 74.01	× ^{24,170} × ^{24,171}	×141.99 ×141.10	×141.91 ×141.65	× ^{141,59} ×141,59	× 241.55 242.31	×24134 24. ×2413	×241.57 141.4"	× 241.42 241.	×24,25,241,12 ×24,25,241,12	×2424
	N. S.	×10.15 ×10.15 ×10.16 ×10.16 ×10.16 ×10.16		- x ^{22⁵} x ^{32¹⁰}	× 	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~							< 24.1 × 24.1
		Xuesa Xuesa	×191.29 ×192.2	X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.50 X100.5 X100.50 X100.50 X100.50	$\times 10^{10}$ $\times 10$	$x_{\mu\nu}^{\mu\nu}$	x^{1003}						

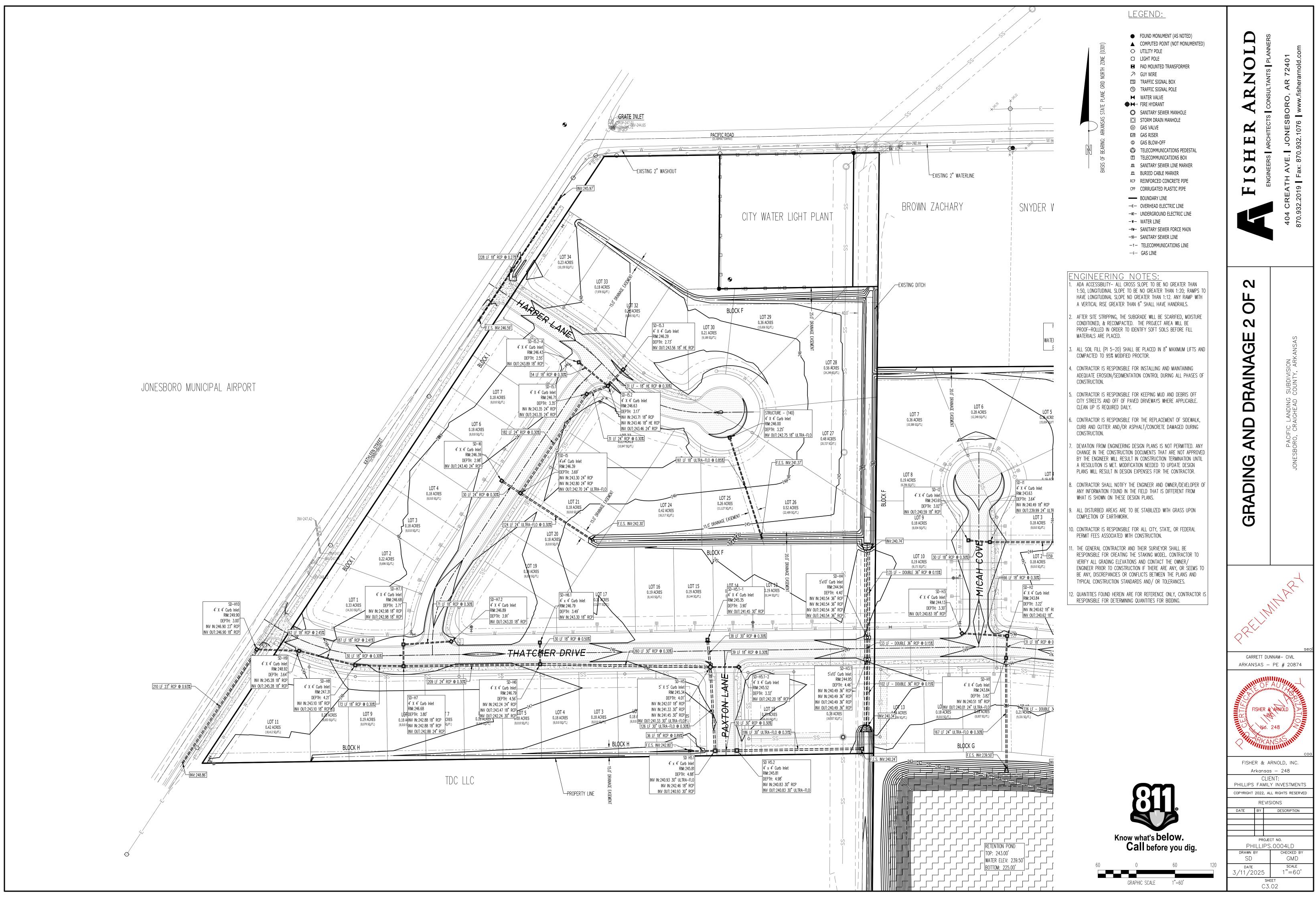


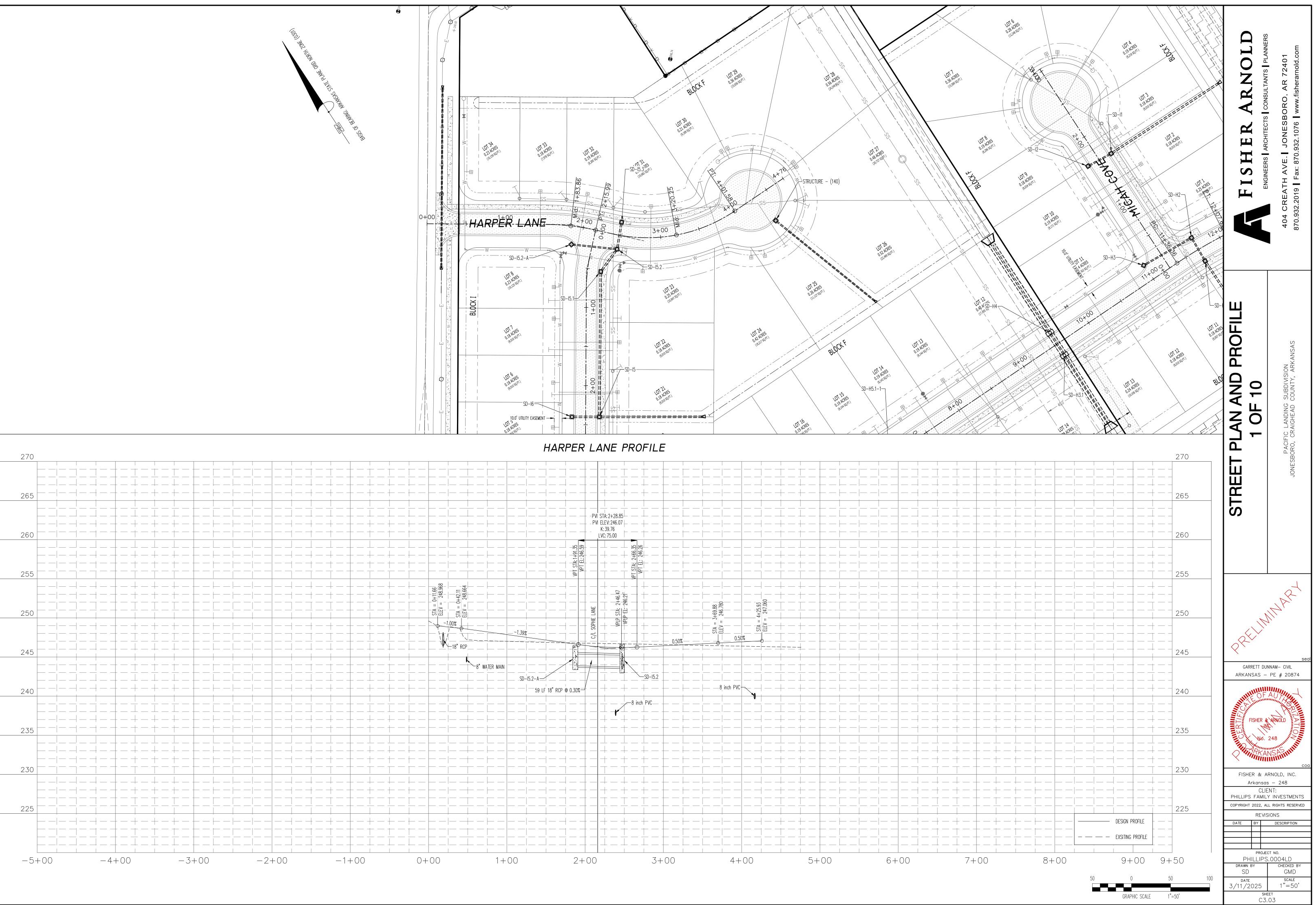


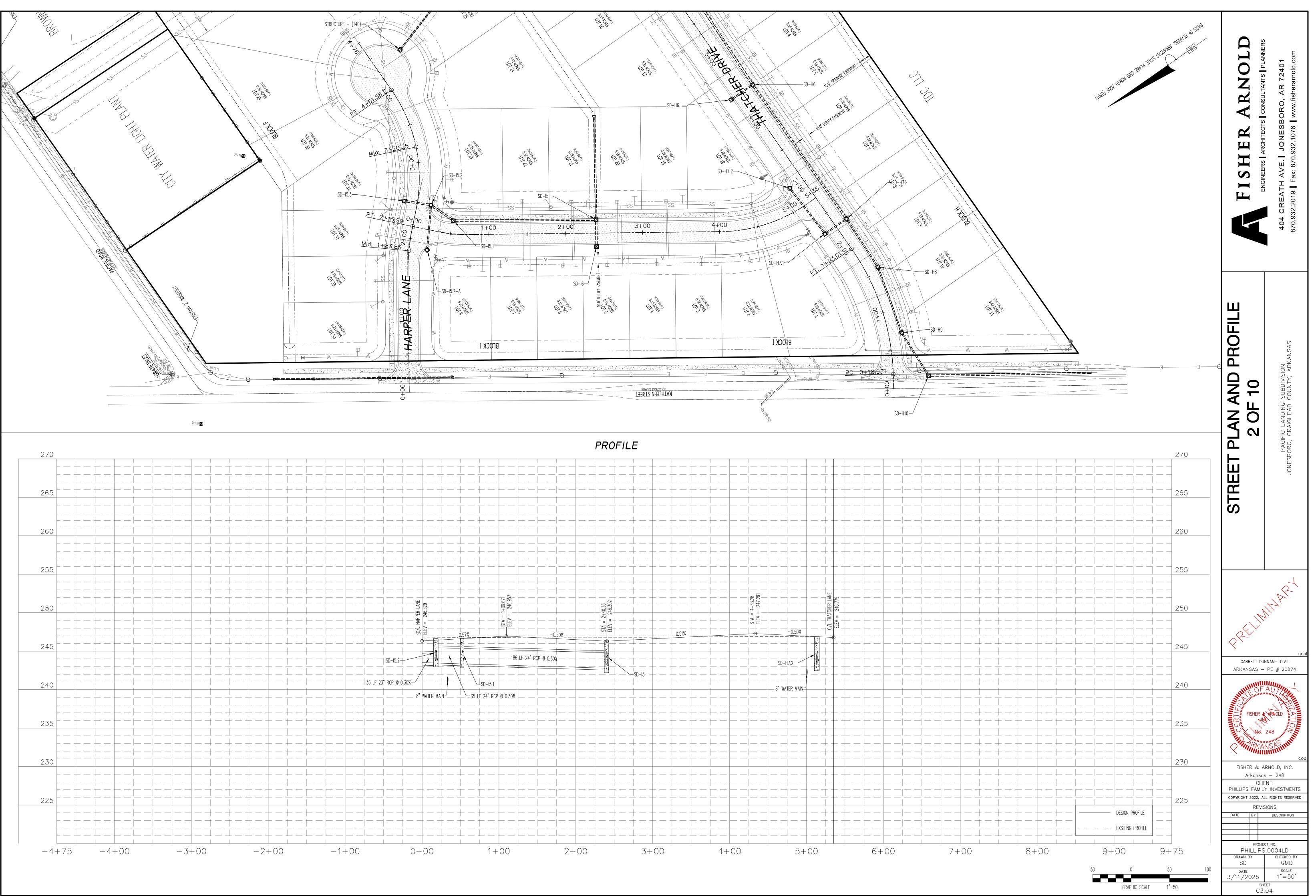


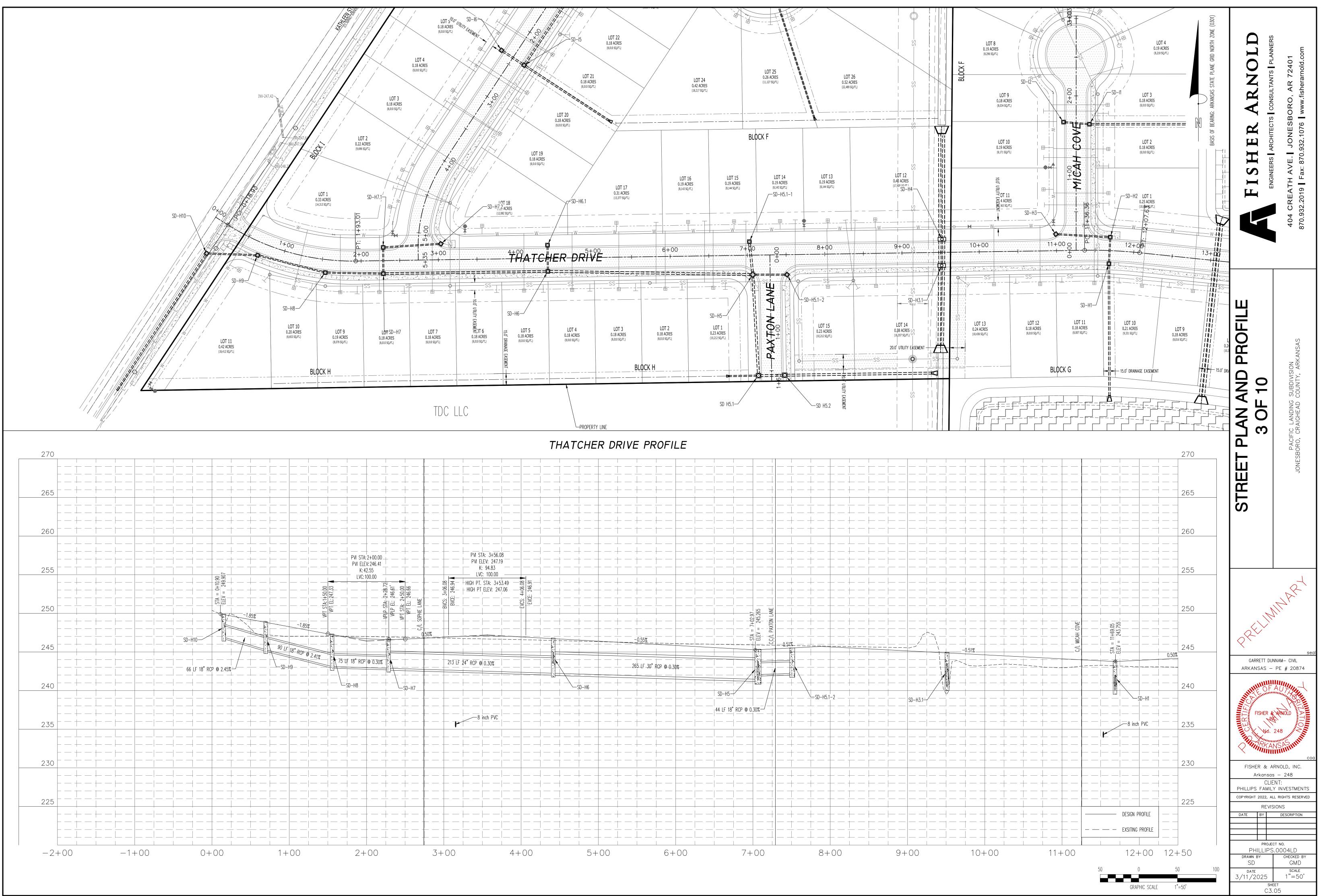


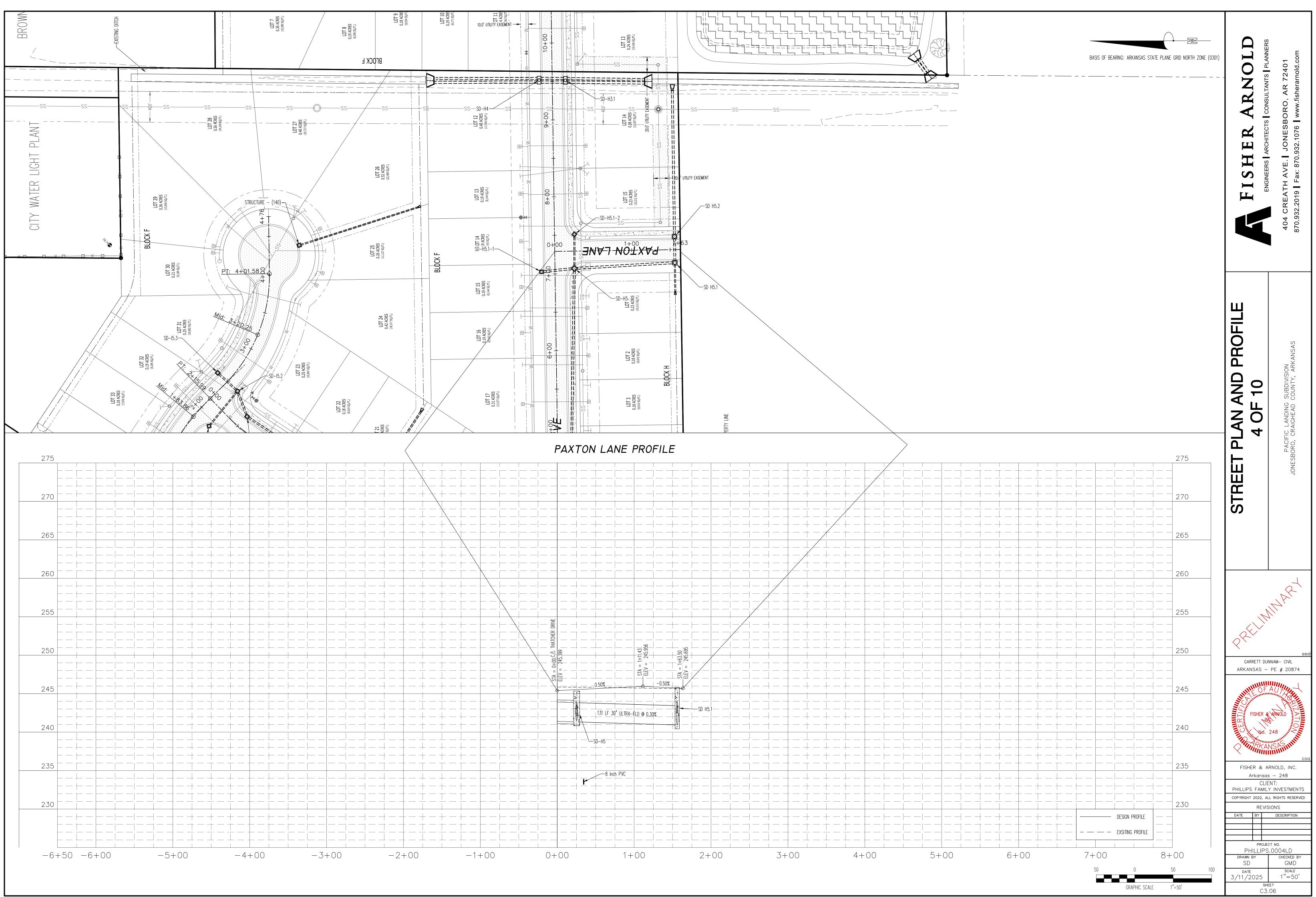




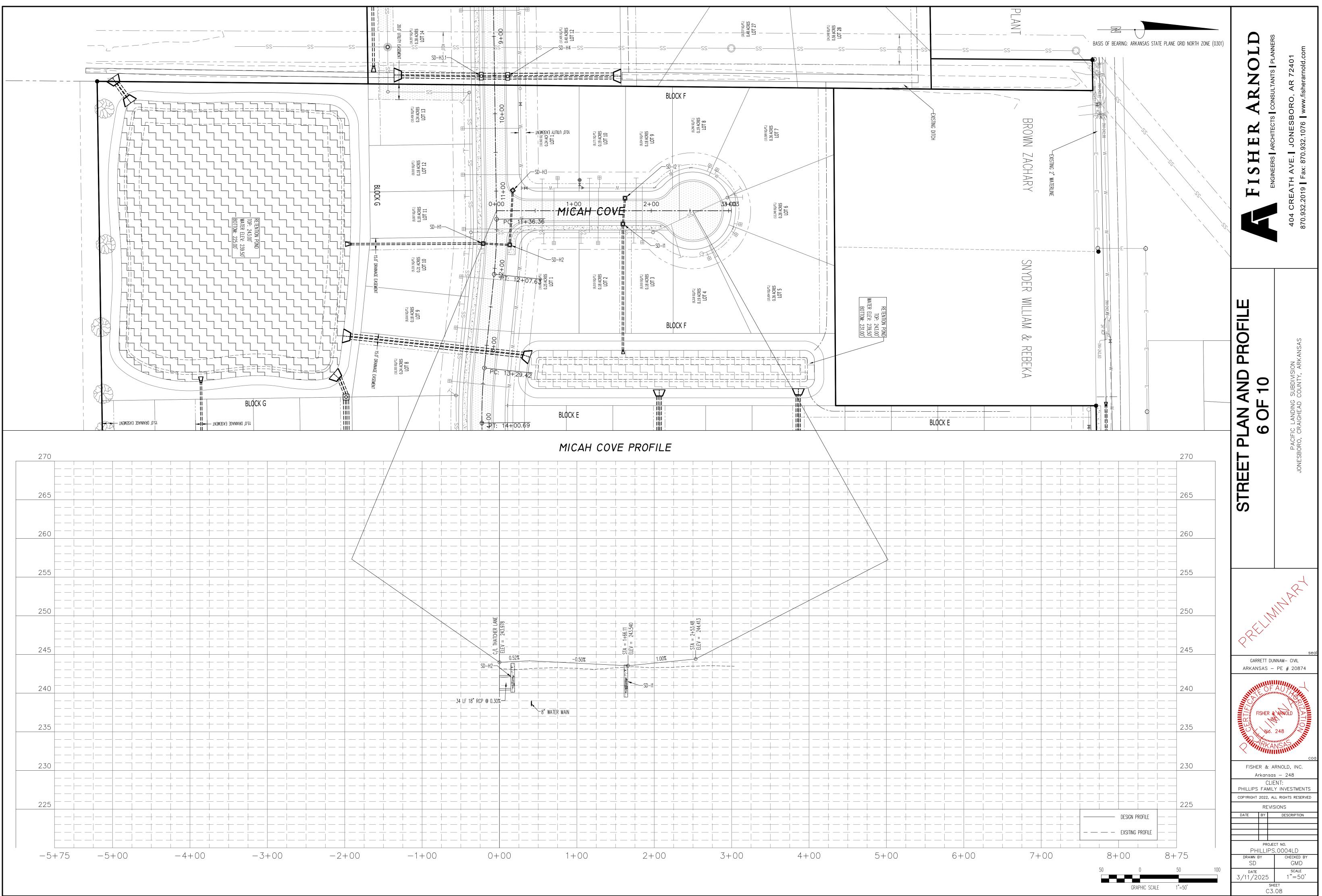


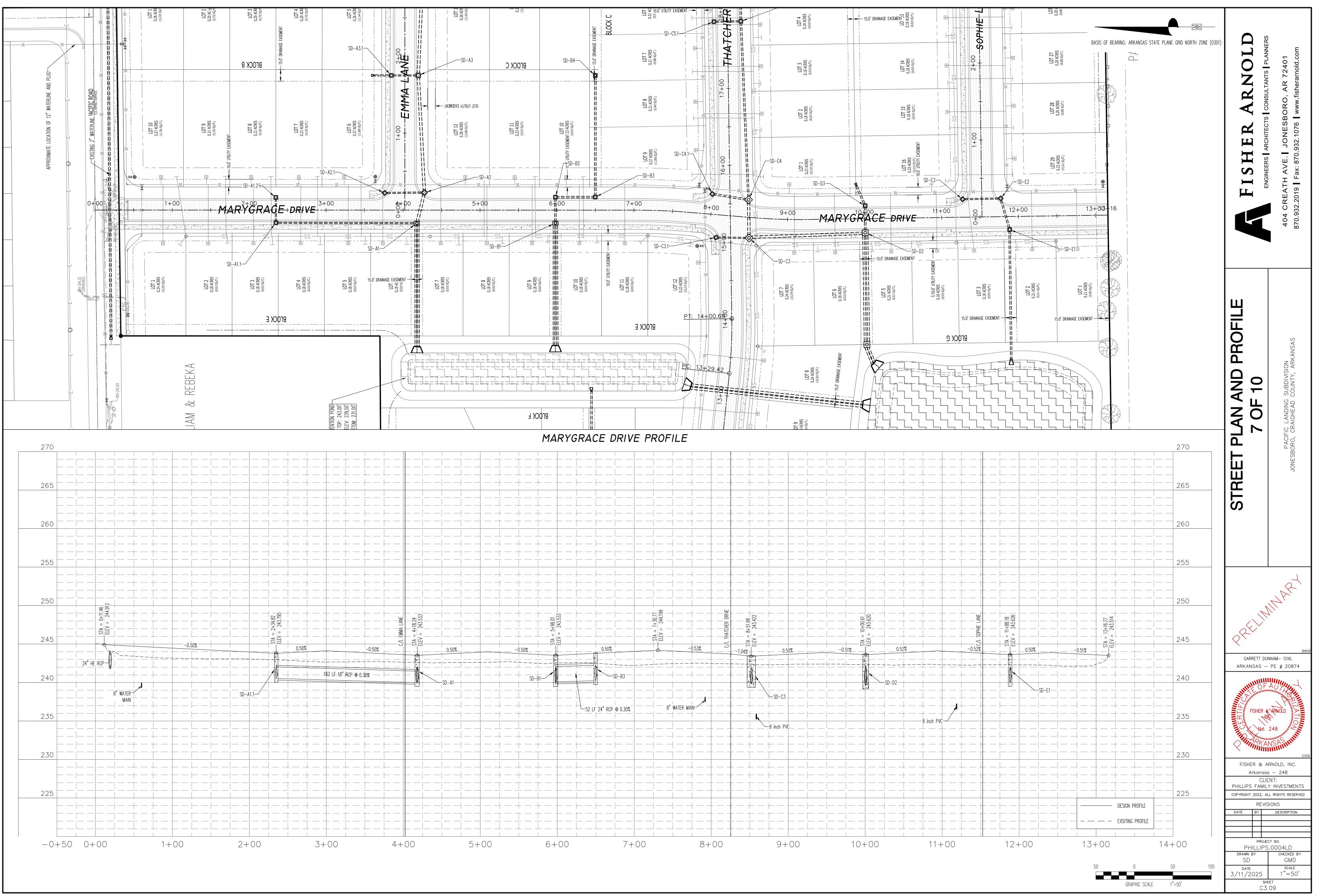


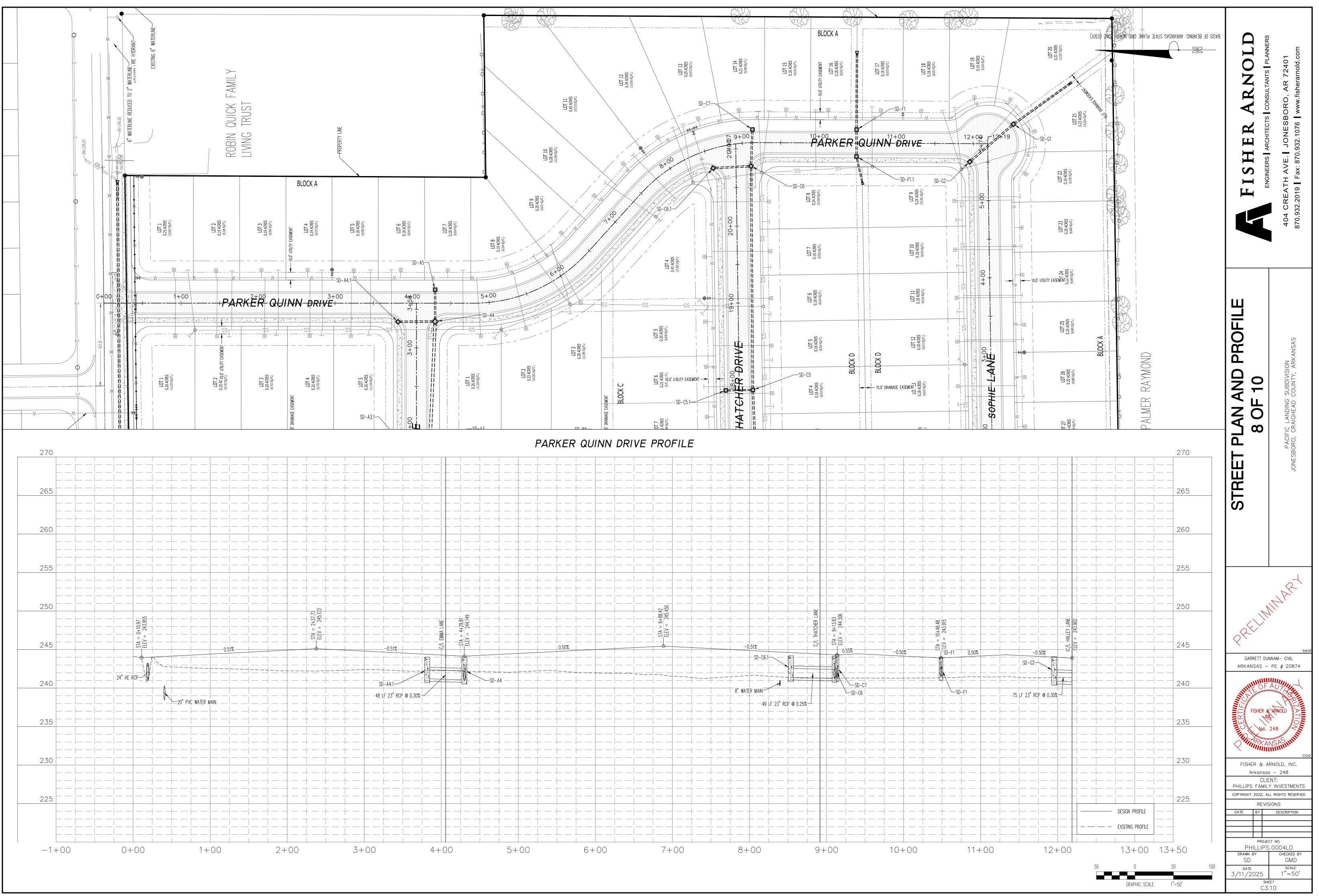


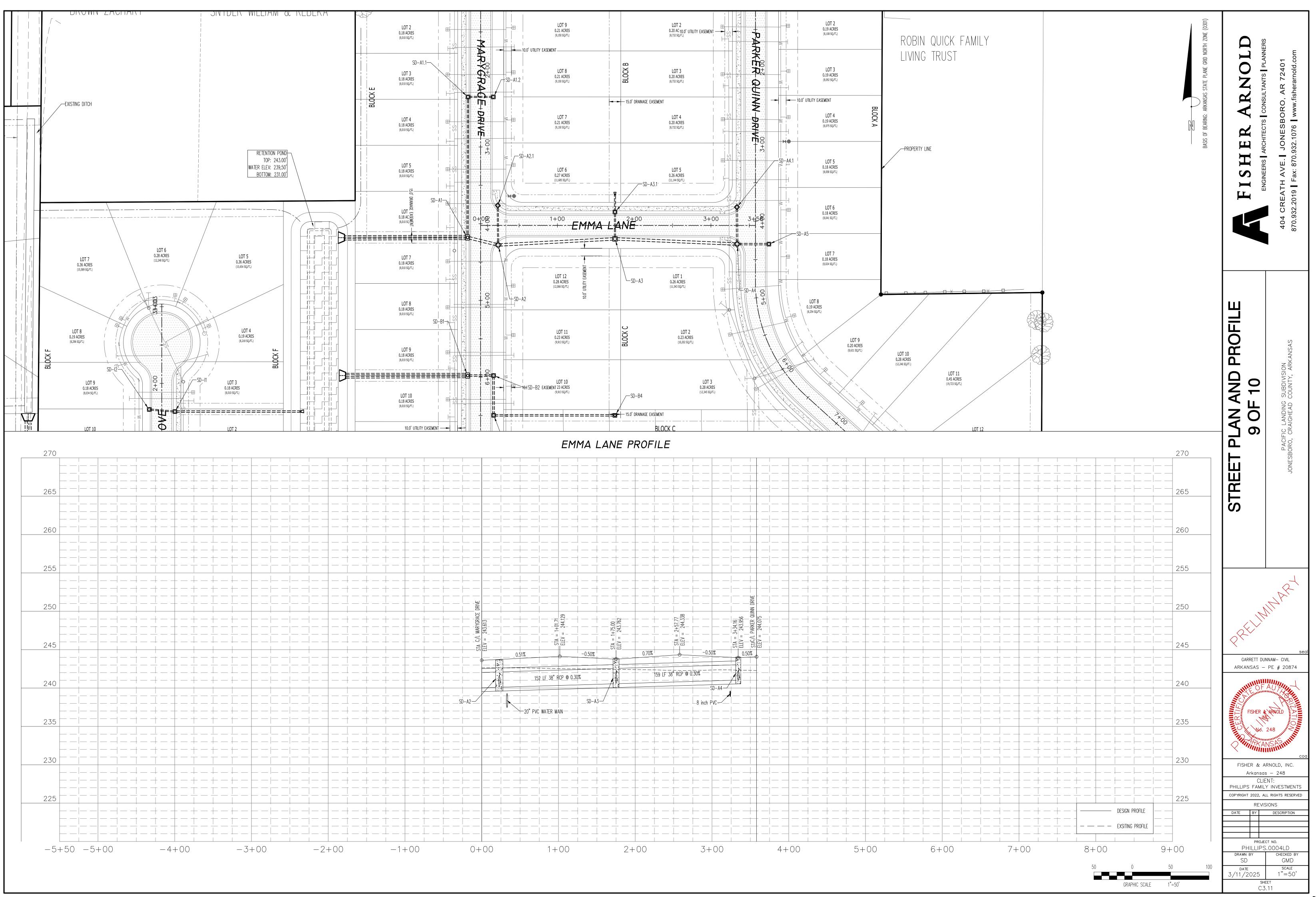


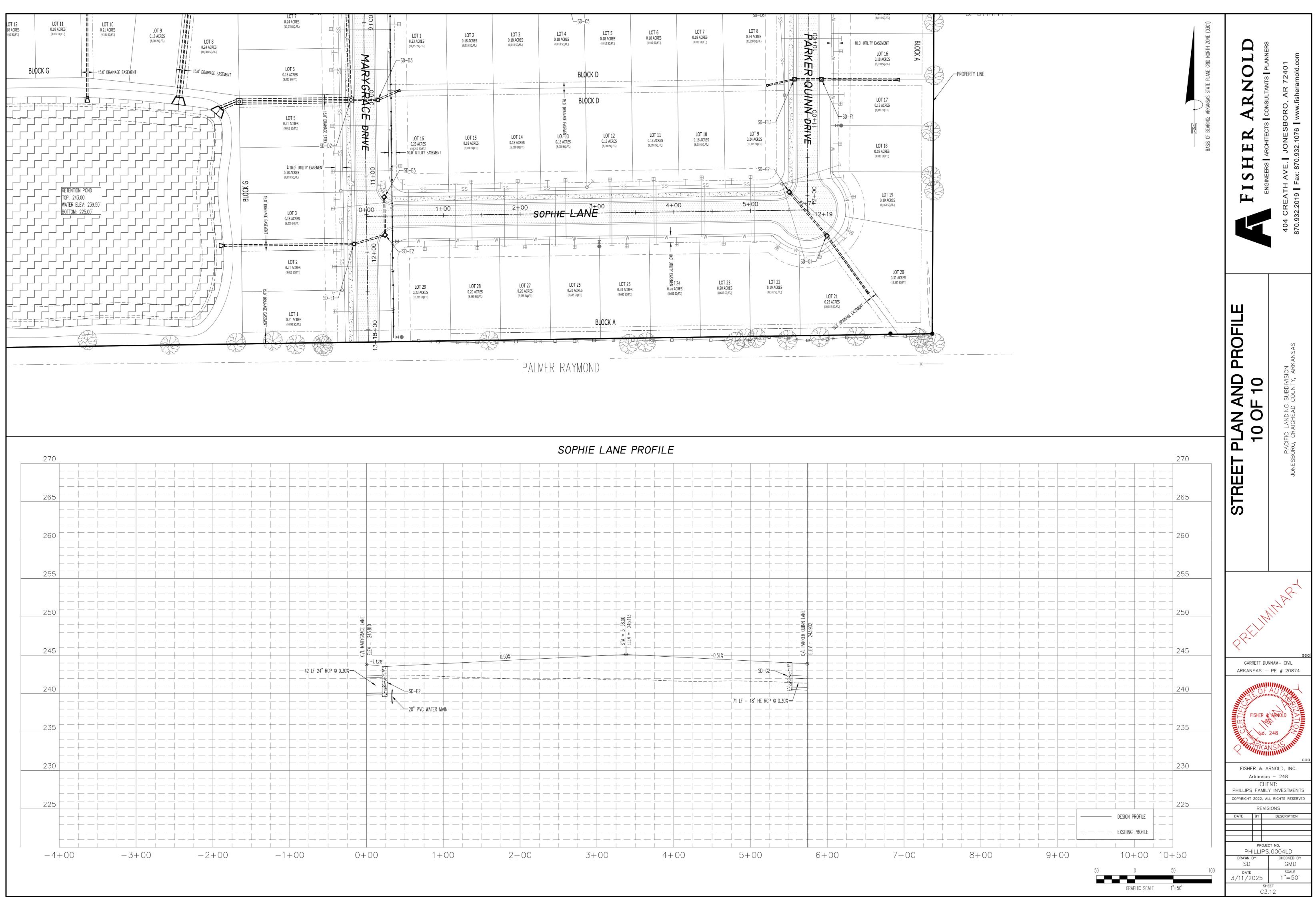


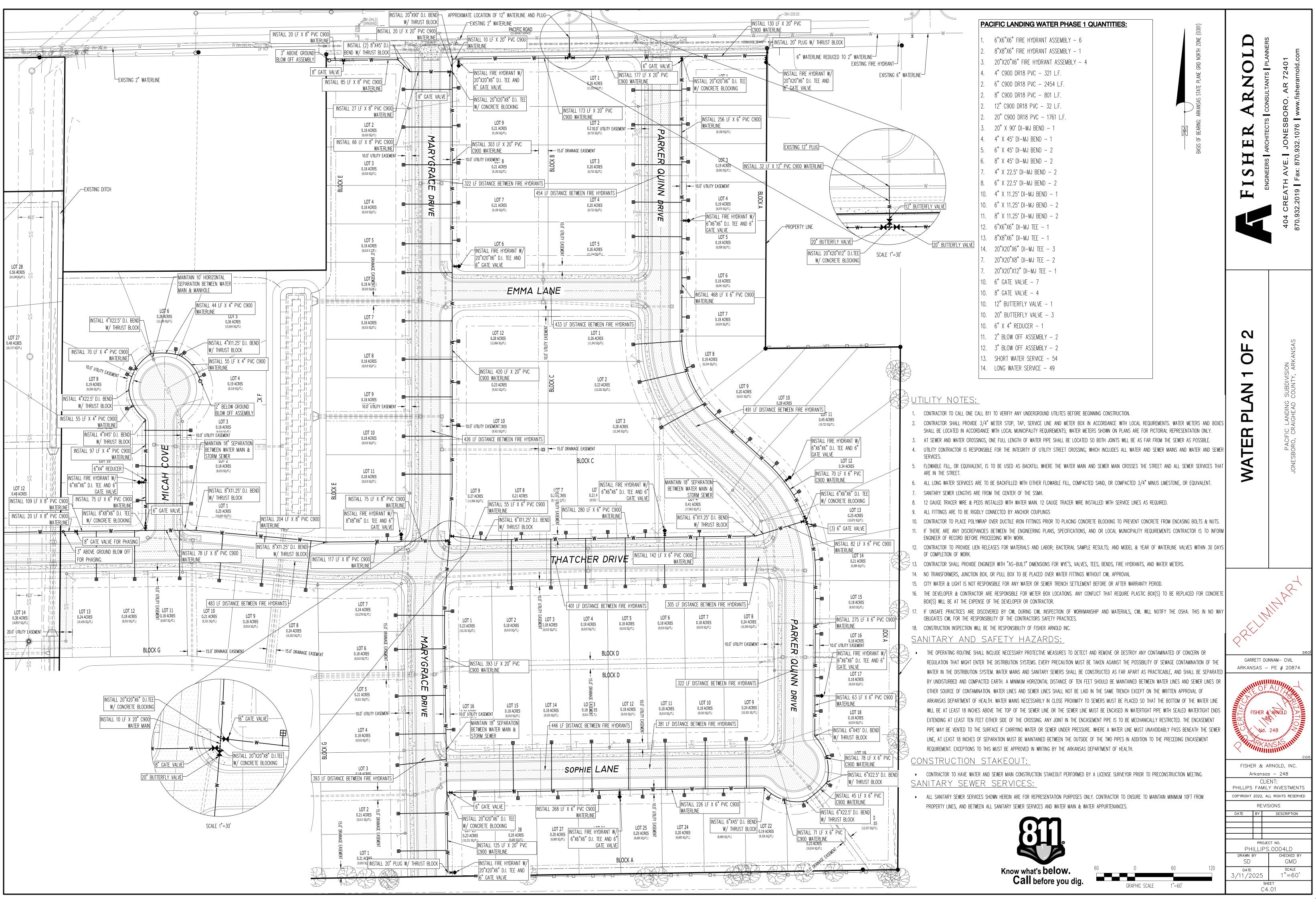


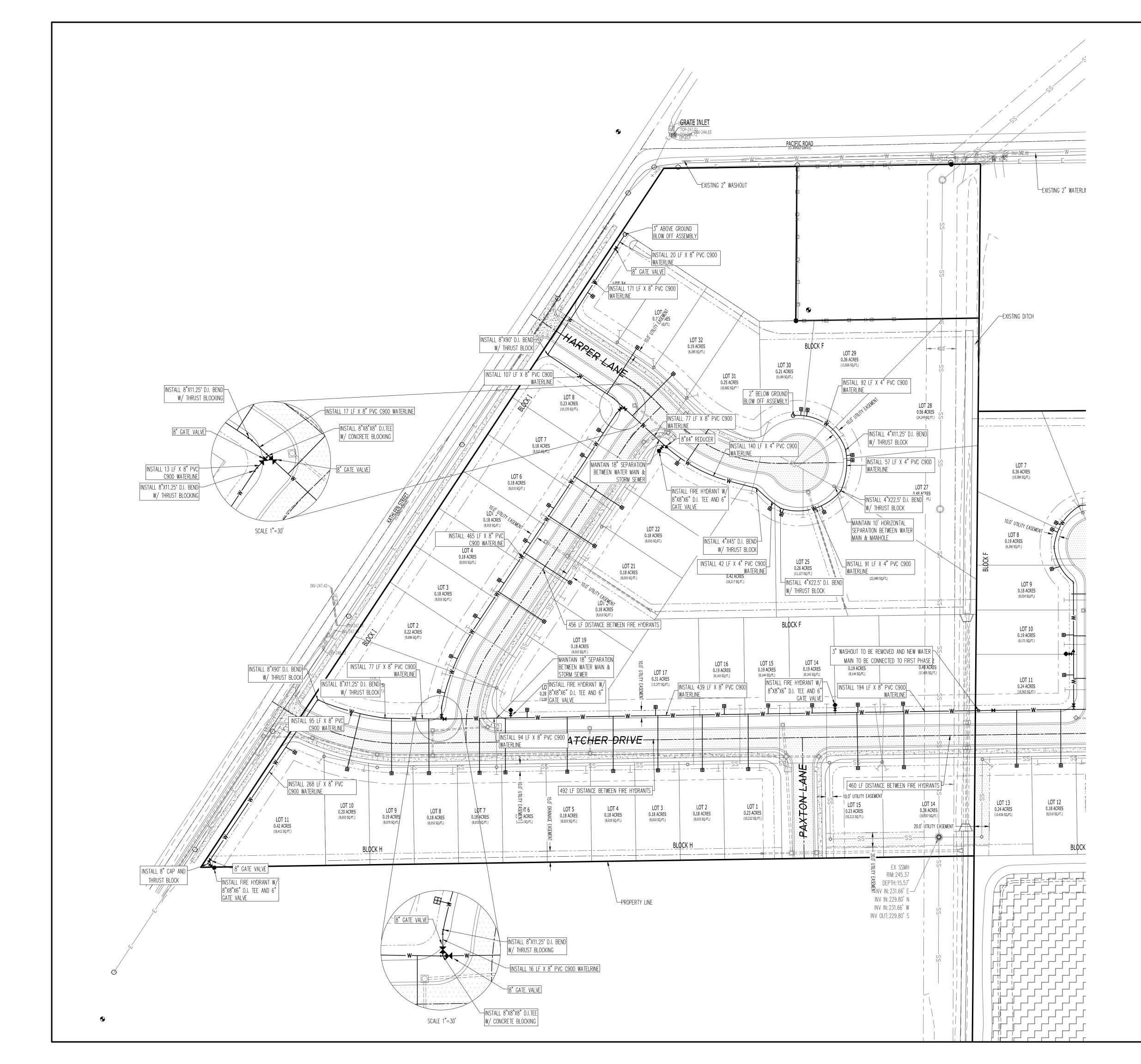


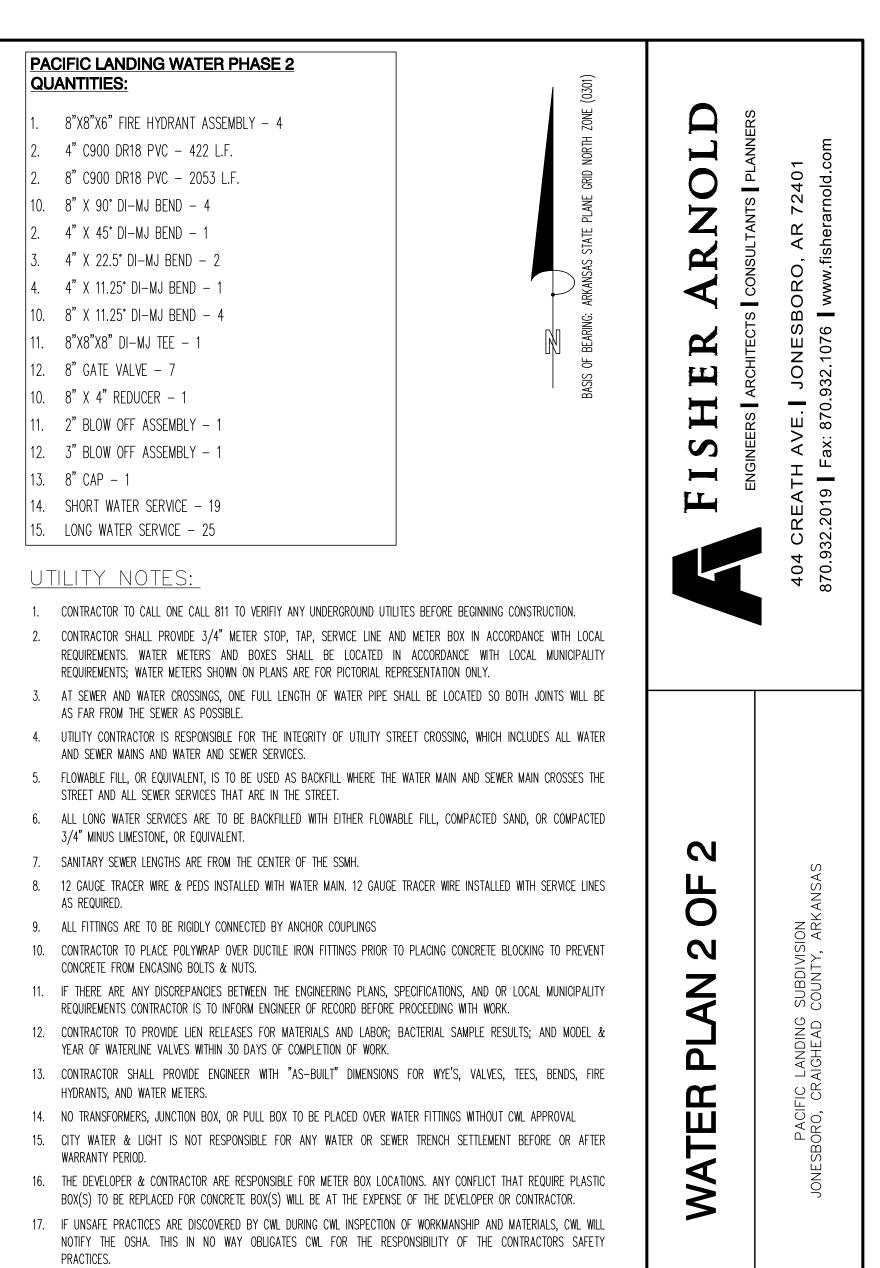












18. CONSTRUCTION INSPECTION WILL BE THE RESPONSIBILITY OF FISHER ARNOLD INC.

SANITARY AND SAFETY HAZARDS:

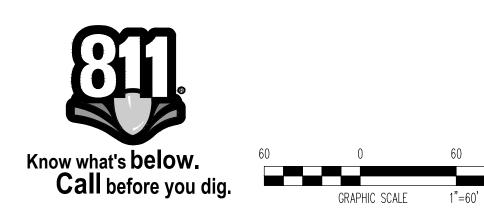
• THE OPERATING ROUTINE SHALL INCLUDE NECESSARY PROTECTIVE MEASURES TO DETECT AND REMOVE OR DESTROY ANY CONTAMINATED OF CONCERN OR REGULATION THAT MIGHT ENTER THE DISTRIBUTION SYSTEMS. EVERY PRECAUTION MUST BE TAKEN AGAINST THE POSSIBILITY OF SEWAGE CONTAMINATION OF THE WATER IN THE DISTRIBUTION SYSTEM. WATER MAINS AND SANITARY SEWERS SHALL BE CONSTRUCTED AS FAR APART AS PRACTICABLE, AND SHALL BE SEPARATED BY UNDISTURBED AND COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHOULD BE MAINTAINED BETWEEN WATER LINES AND SEWER LINES OR OTHER SOURCE OF CONTAMINATION. WATER LINES AND SEWER LINES SHALL NOT BE LAID IN THE SAME TRENCH EXCEPT ON THE WRITTEN APPROVAL OF ARKANSAS DEPARTMENT OF HEALTH. WATER MAINS NECESSARILY IN CLOSE PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE BOTTOM OF THE WATER LINE WILL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE OR THE SEWER LINE MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING. ANY JOINT IN THE ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRICTED. THE ENCASEMENT PIPE MAY BE VENTED TO THE SURFACE IF CARRYING WATER OR SEWER UNDER PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES OF SEPARATION MUST BE MAINTAINED BETWEEN THE OUTSIDE OF THE TWO PIPES IN ADDITION TO THE PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS TO THIS MUST BE APPROVED IN WRITING BY THE ARKANSAS DEPARTMENT OF HEALTH.

CONSTRUCTION STAKEOUT:

• CONTRACTOR TO HAVE WATER AND SEWER MAIN CONSTRUCTION STAKEOUT PERFORMED BY A LICENSE SURVEYOR PRIOR TO PRECONSTRUCTION MEETING.

SANITARY SEWER SERVICES:

ALL SANITARY SEWER SERVICES SHOWN HEREIN ARE FOR REPRESENTATION PURPOSES ONLY.
 CONTRACTOR TO ENSURE TO MAINTAIN MINIMUM 10FT FROM PROPERTY LINES, AND BETWEEN ALL
 SANITARY SEWER SERVICES AND WATER MAIN & WATER APPURTENANCES.





30

CHECKED B

GMD

SCALE

1"=60'

MINAR

GARRETT DUNNAM- CIVIL

ARKANSAS - PE # 20874

FISHER & ARNOLD

FISHER & ARNOLD, INC.

CLIENT:

PHILLIPS FAMILY INVESTMENTS

COPYRIGHT 2022, ALL RIGHTS RESERVED

DATE BY DESCRIPTION

PROJECT NO. PHILLIPS.0004LD

C4.02

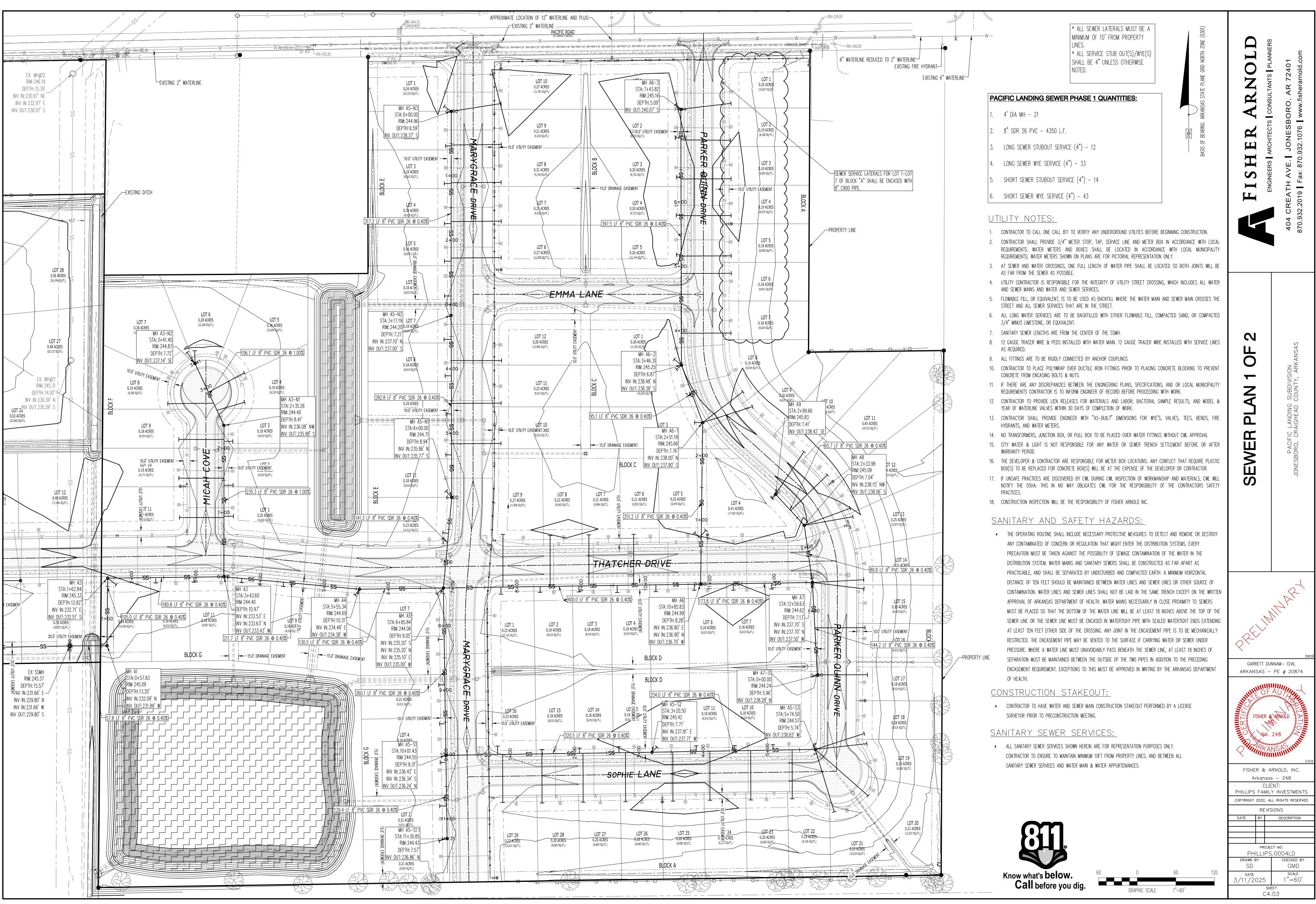
DRAWN BY

SD

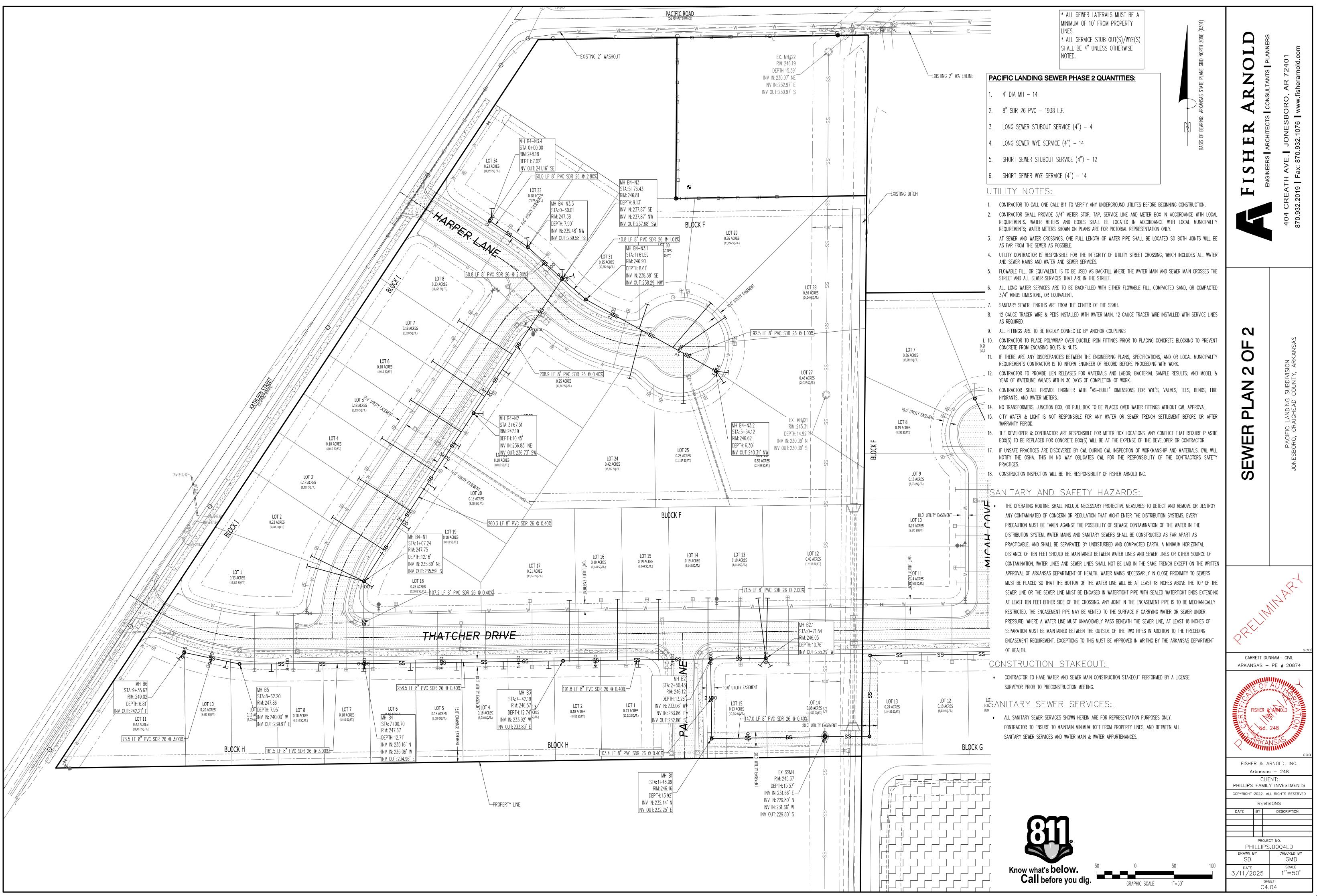
DATE

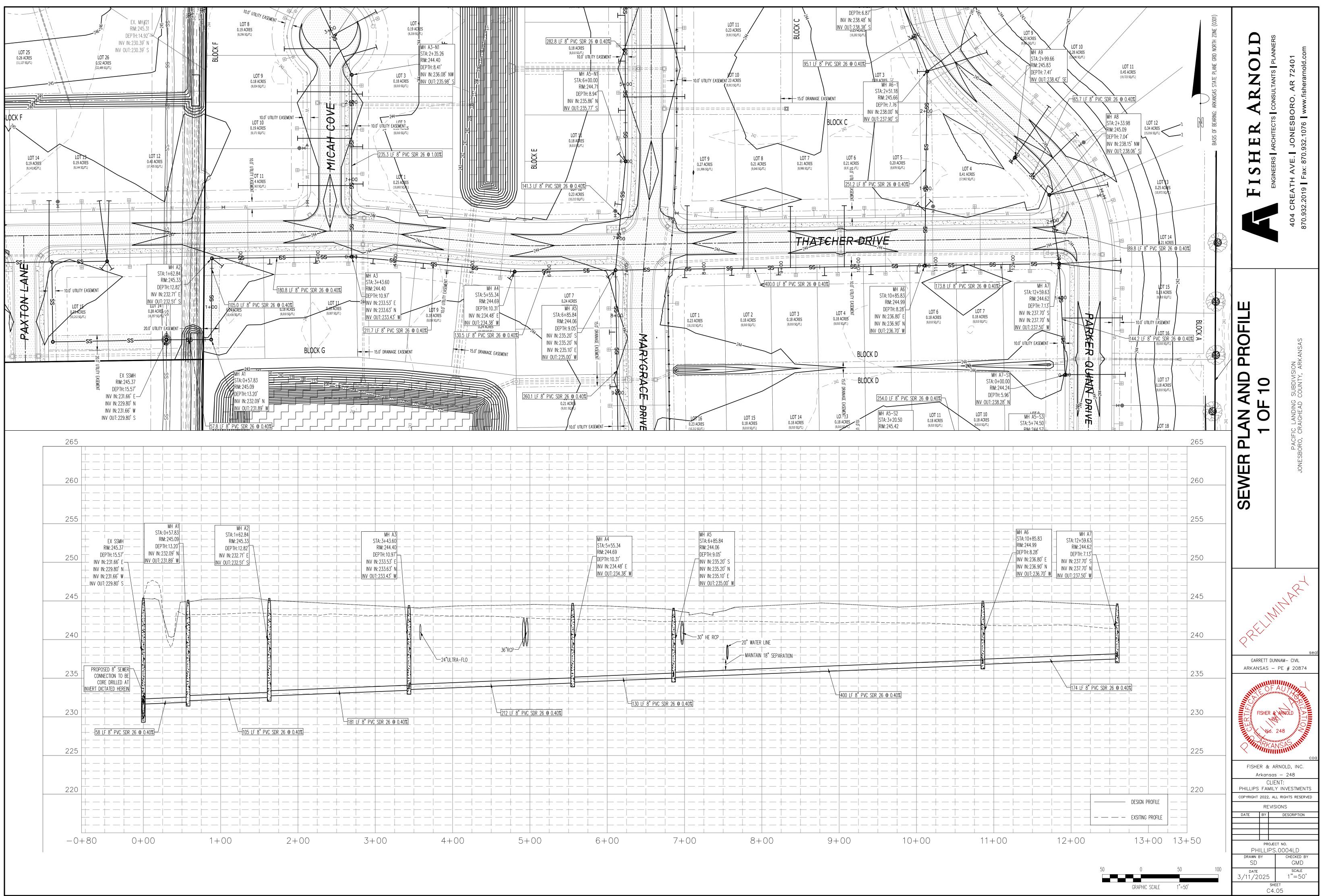
3/11/2025

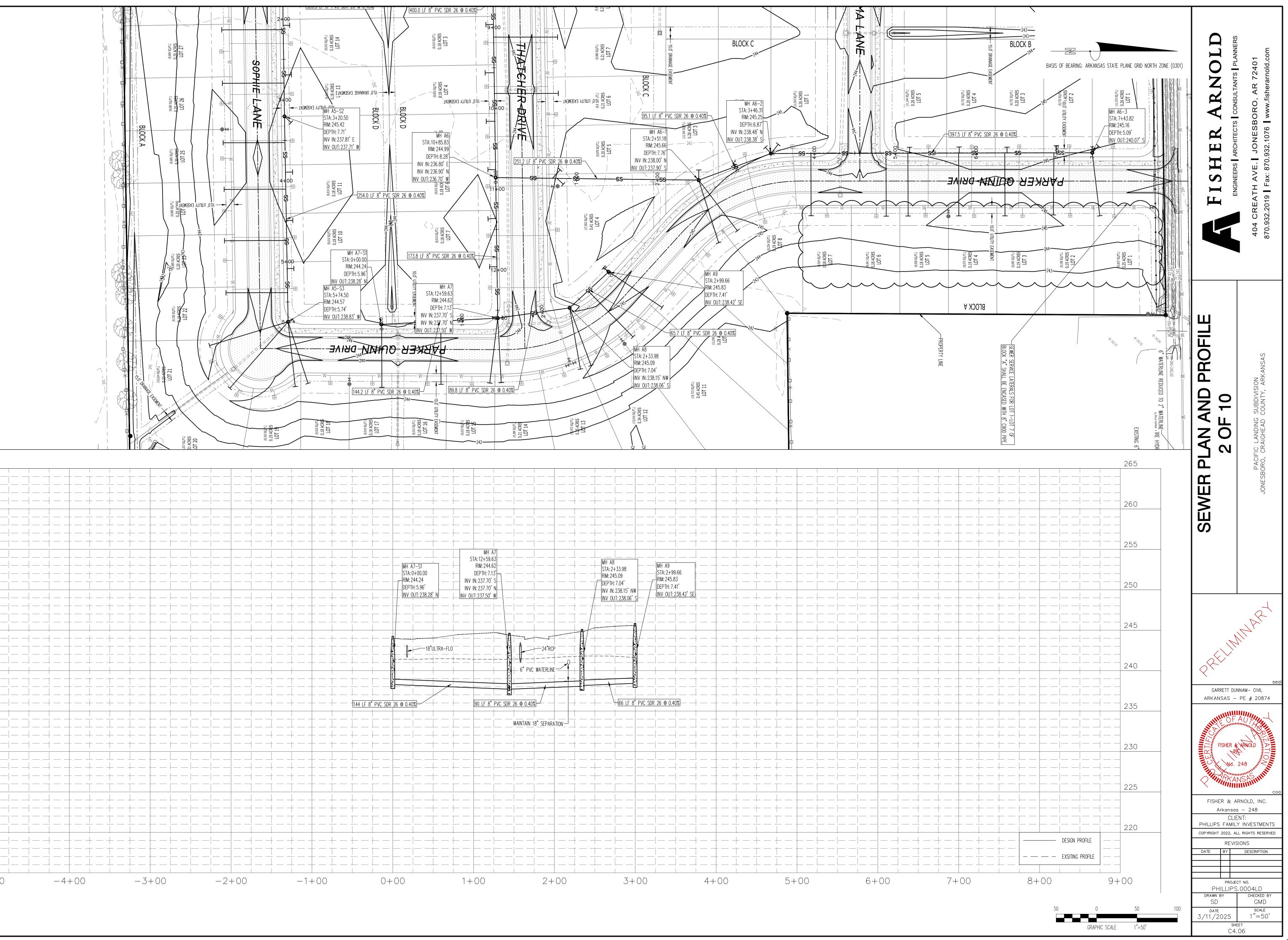
Arkansas — 248

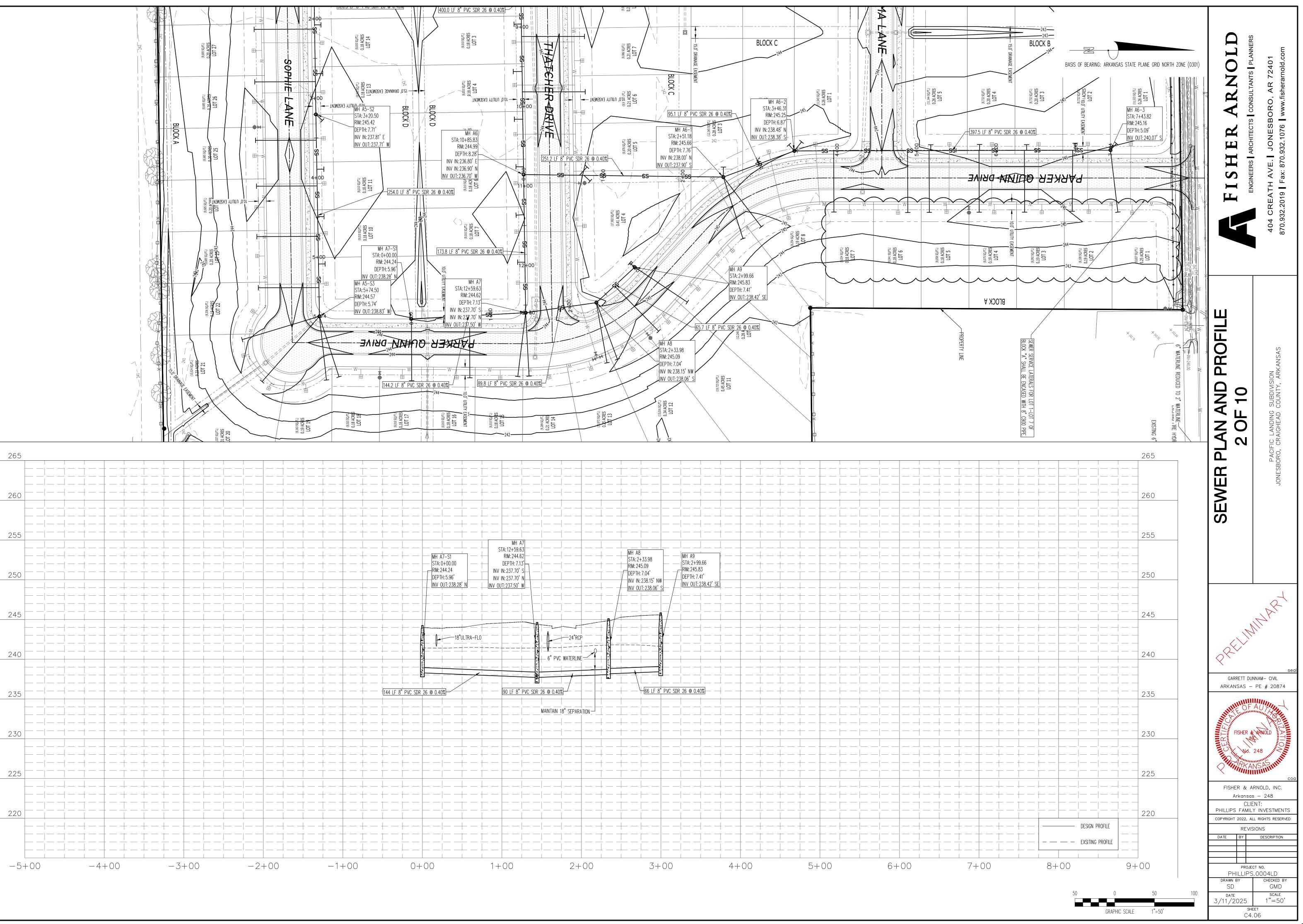


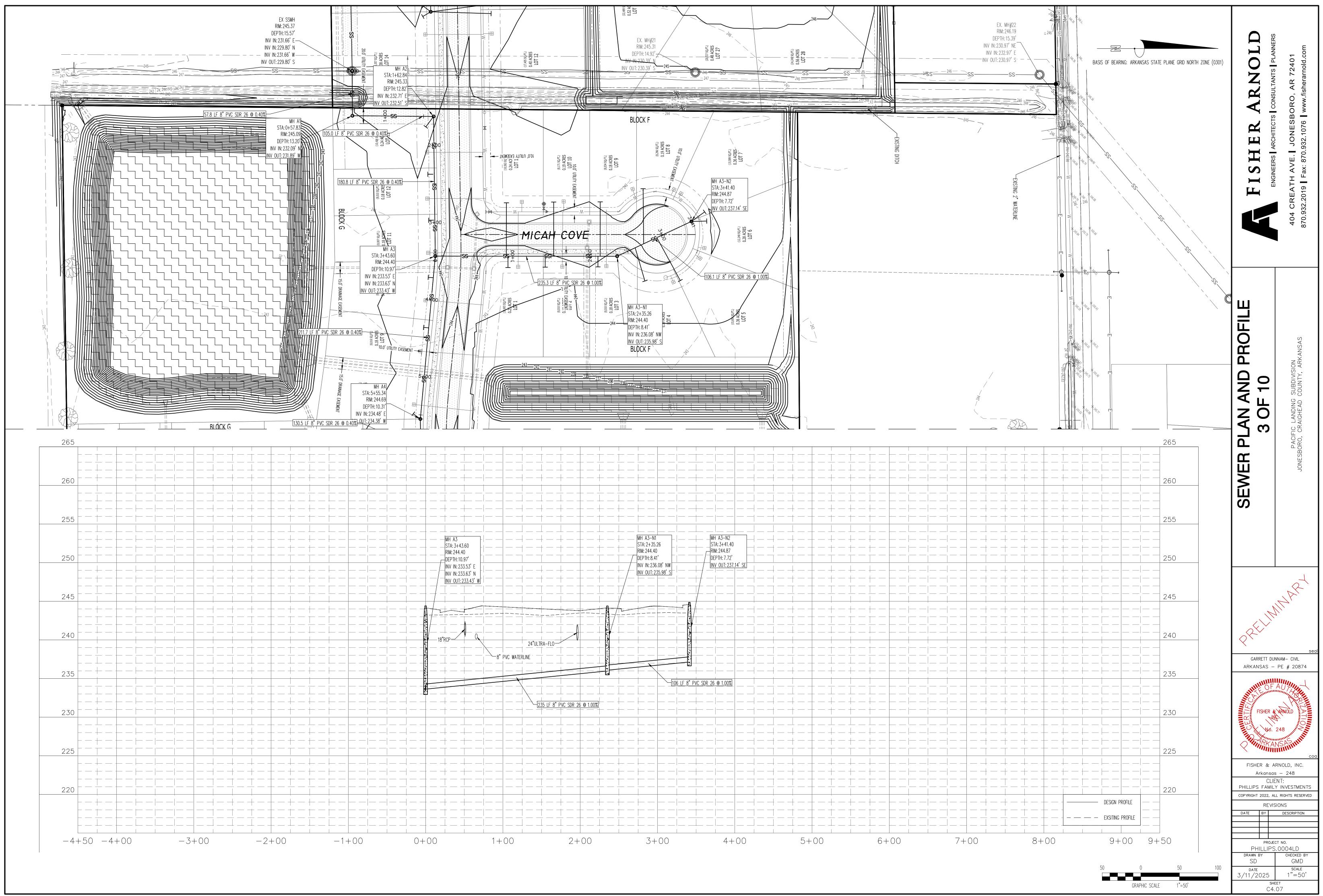
1

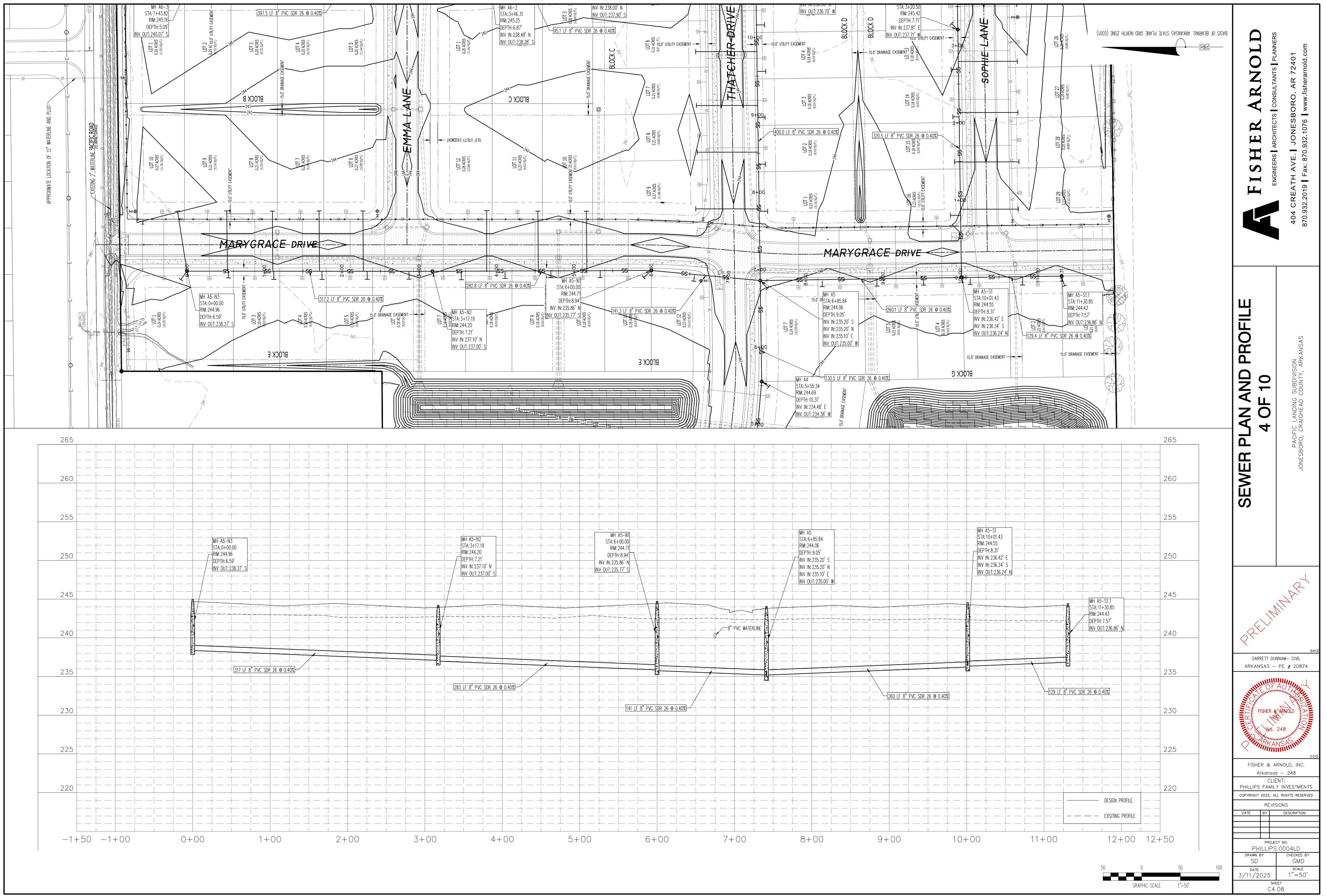


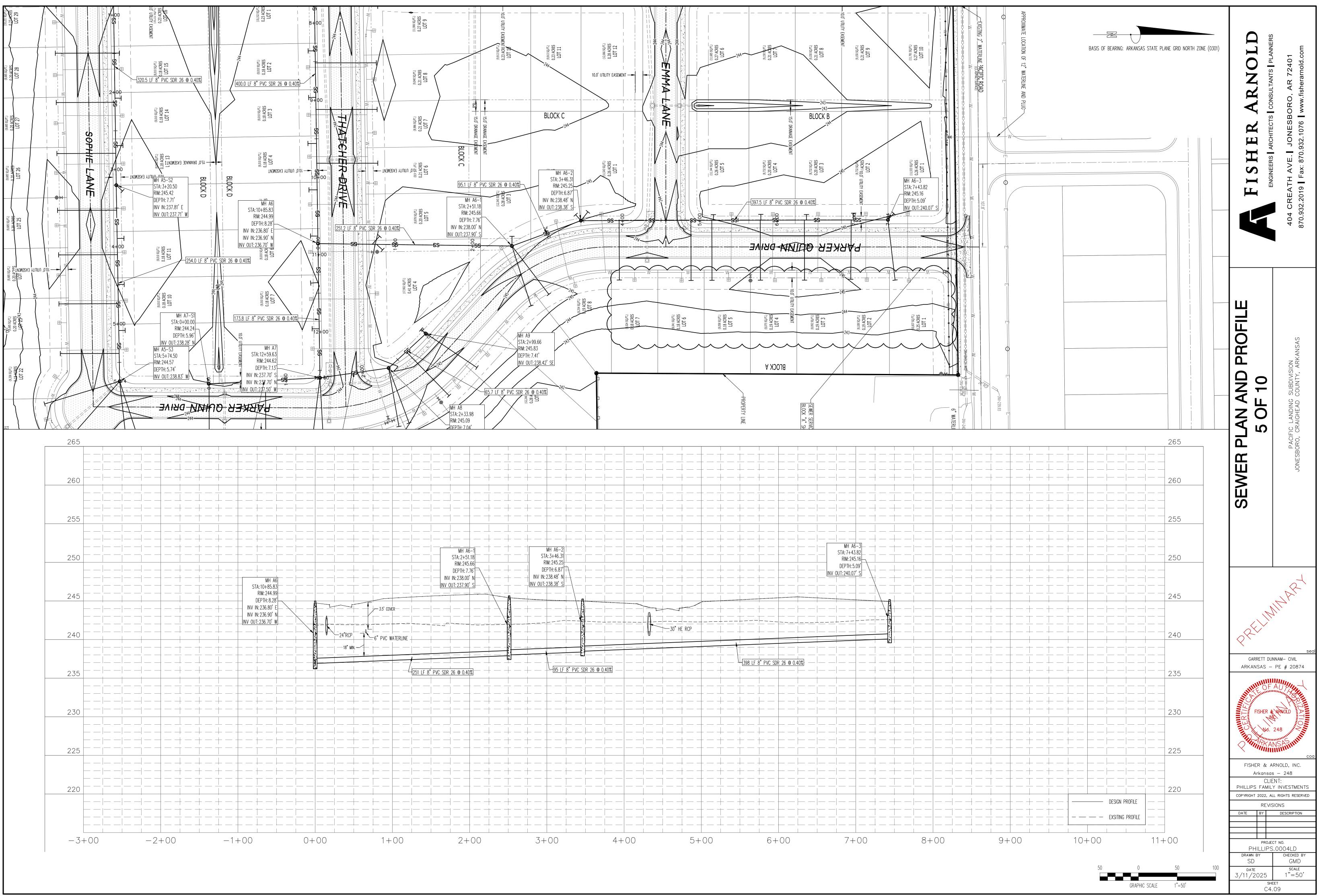


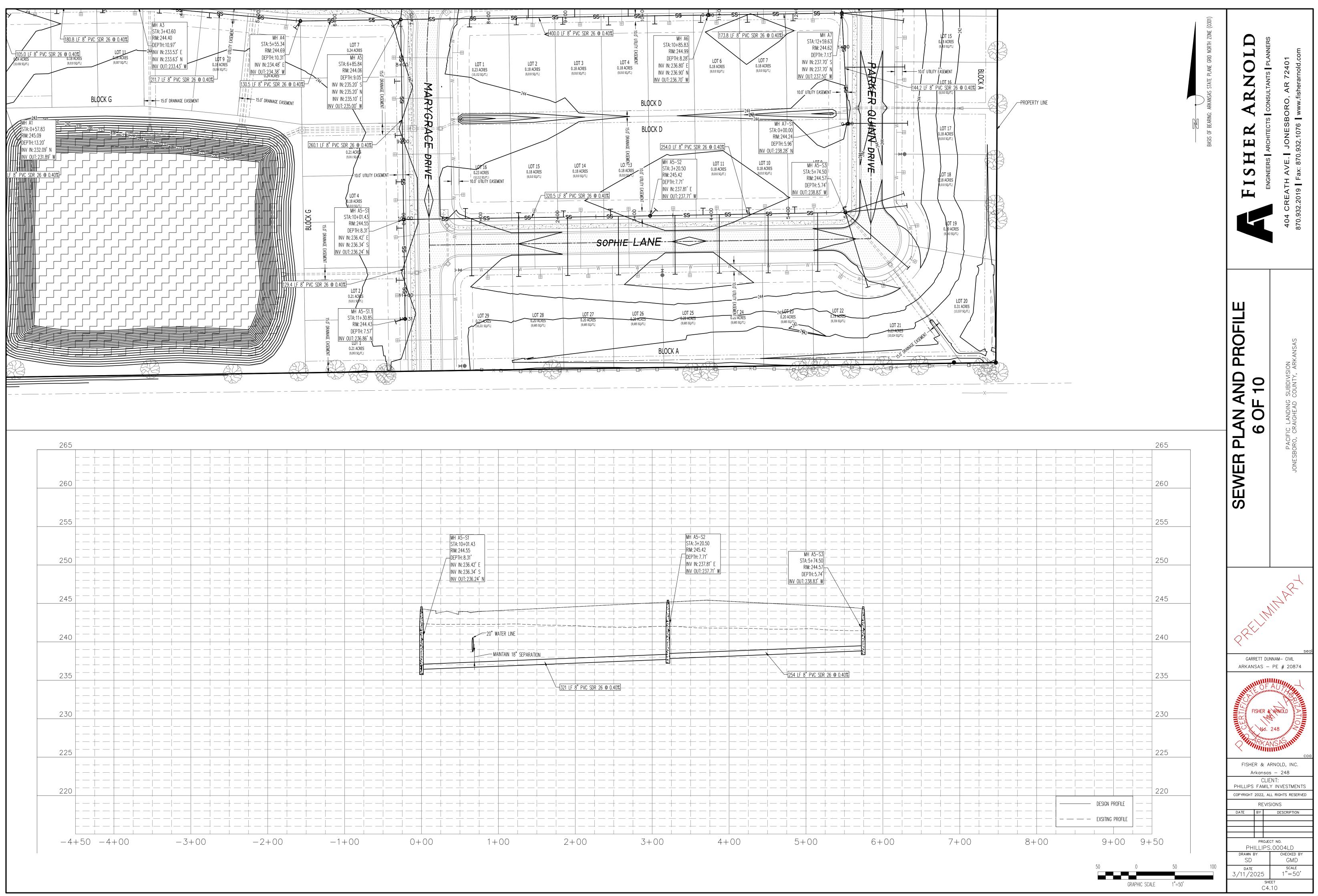


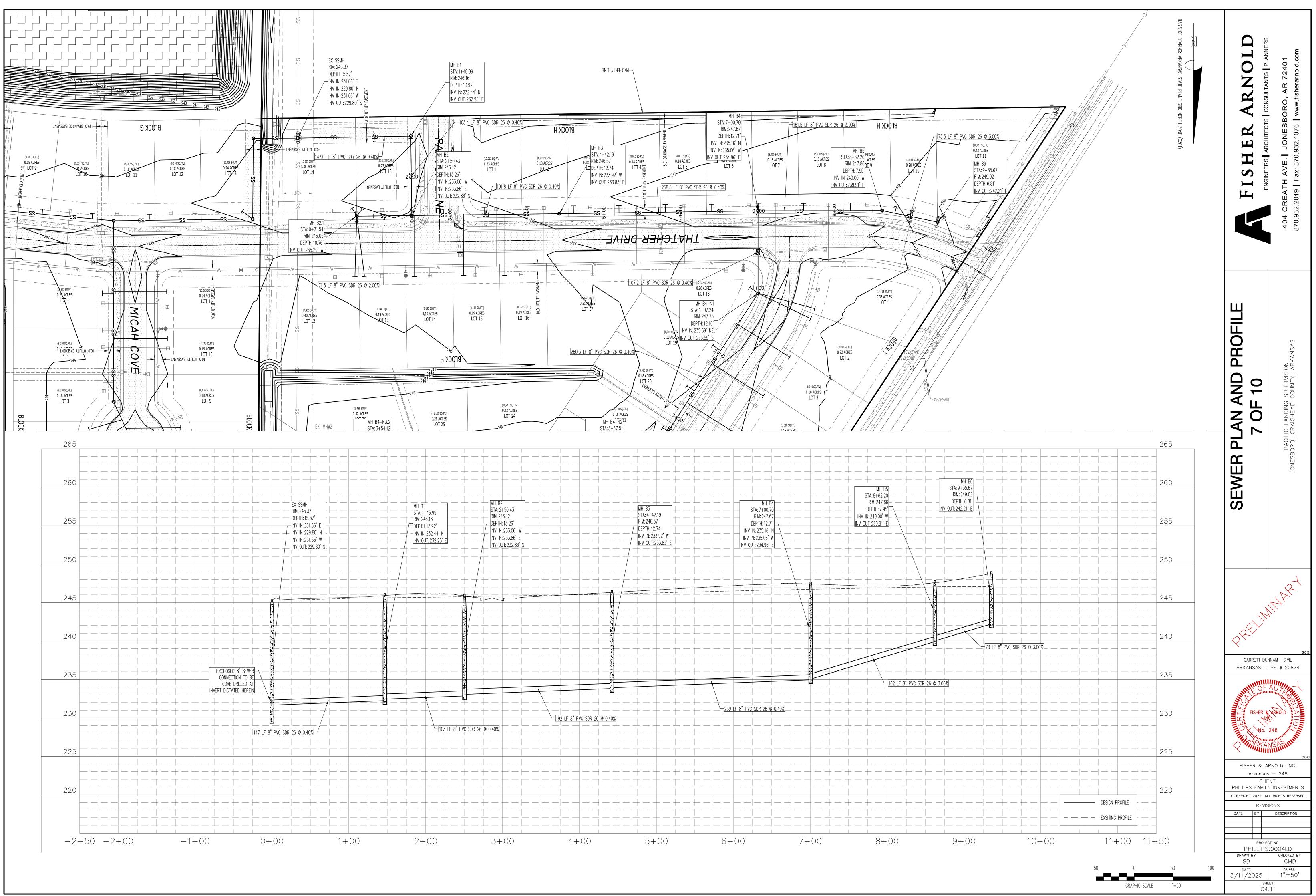


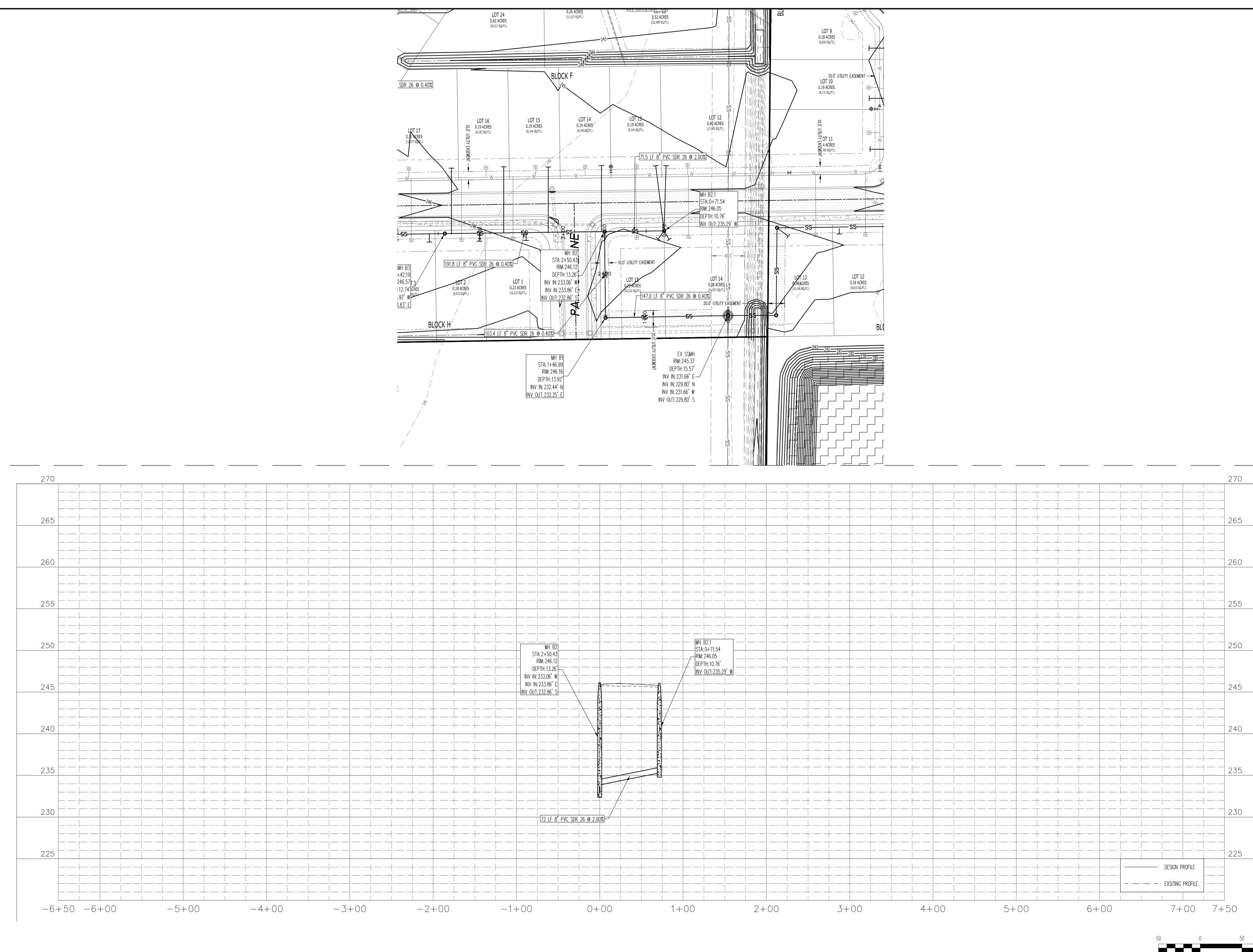


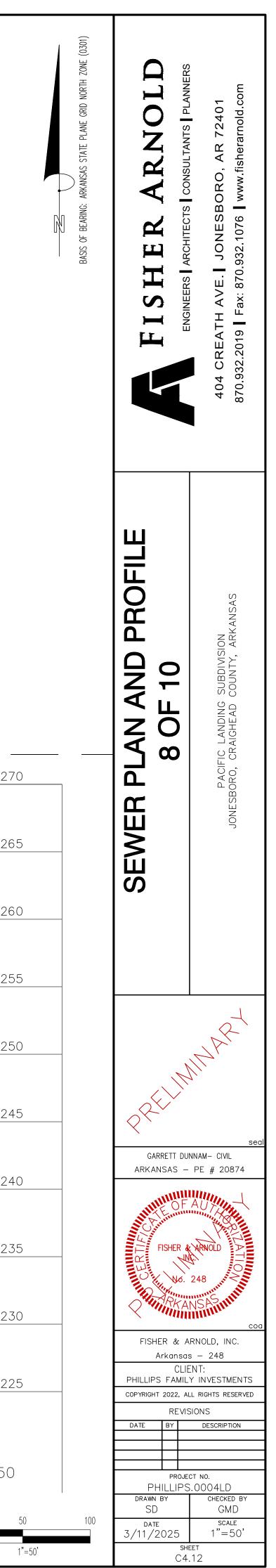




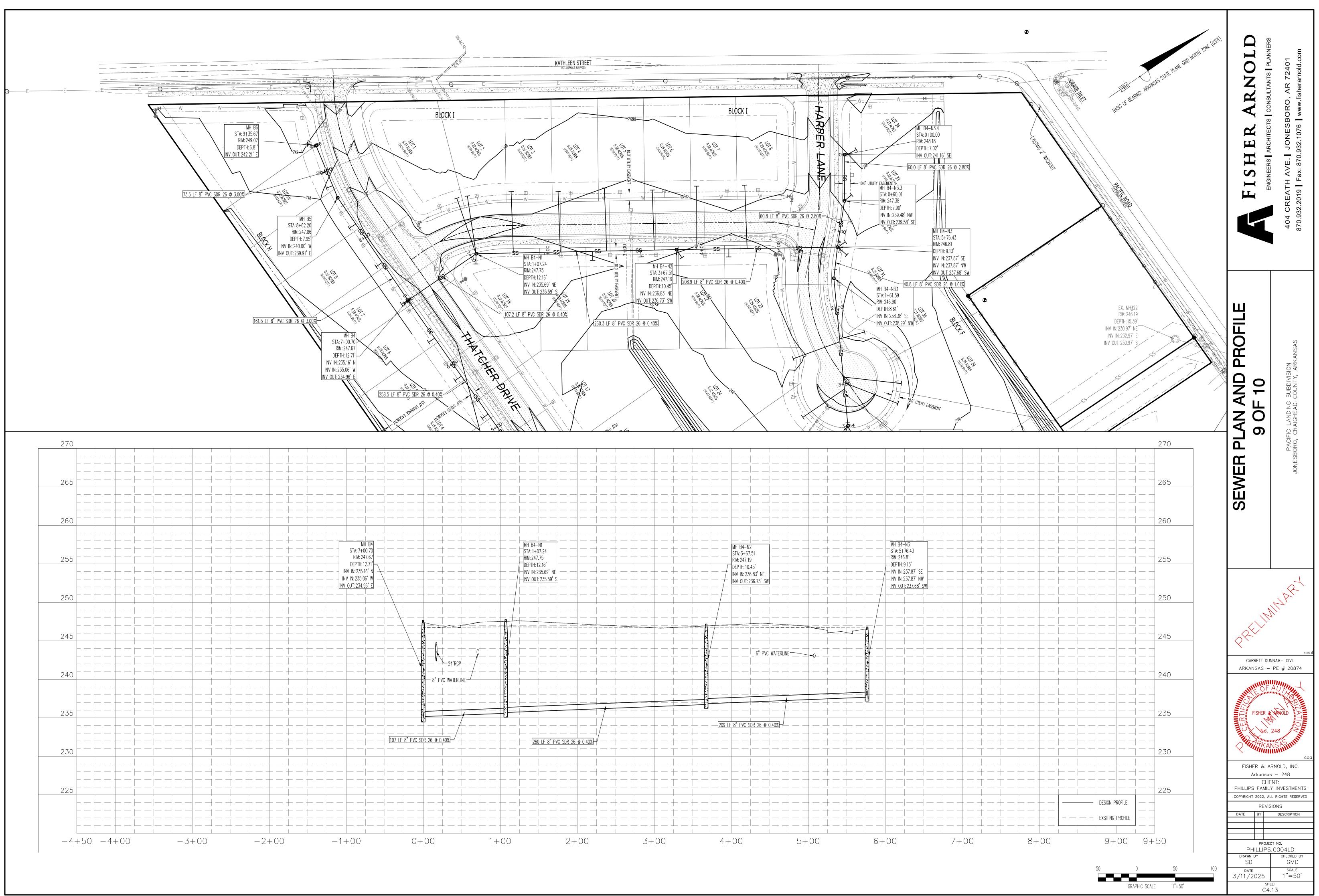


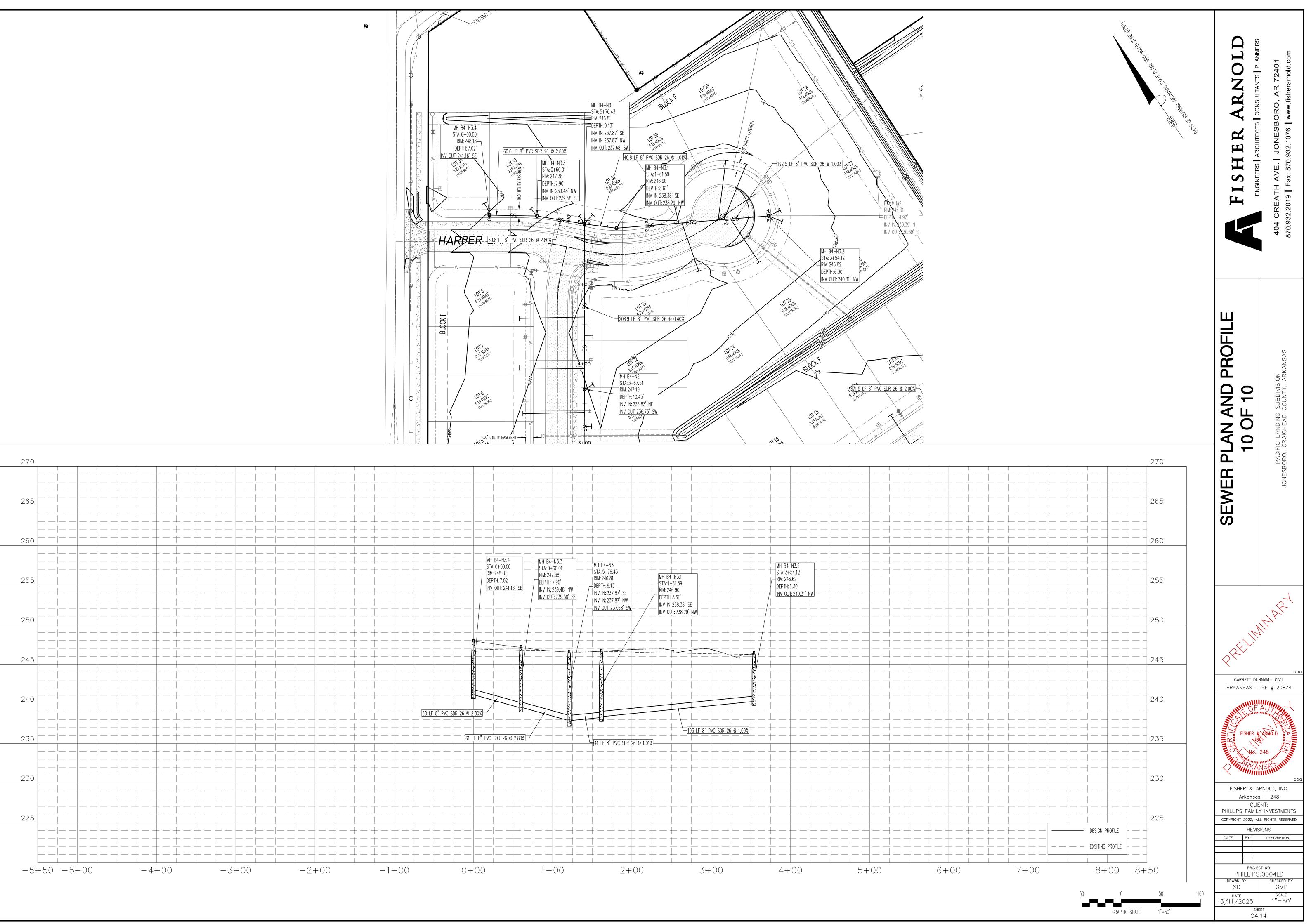


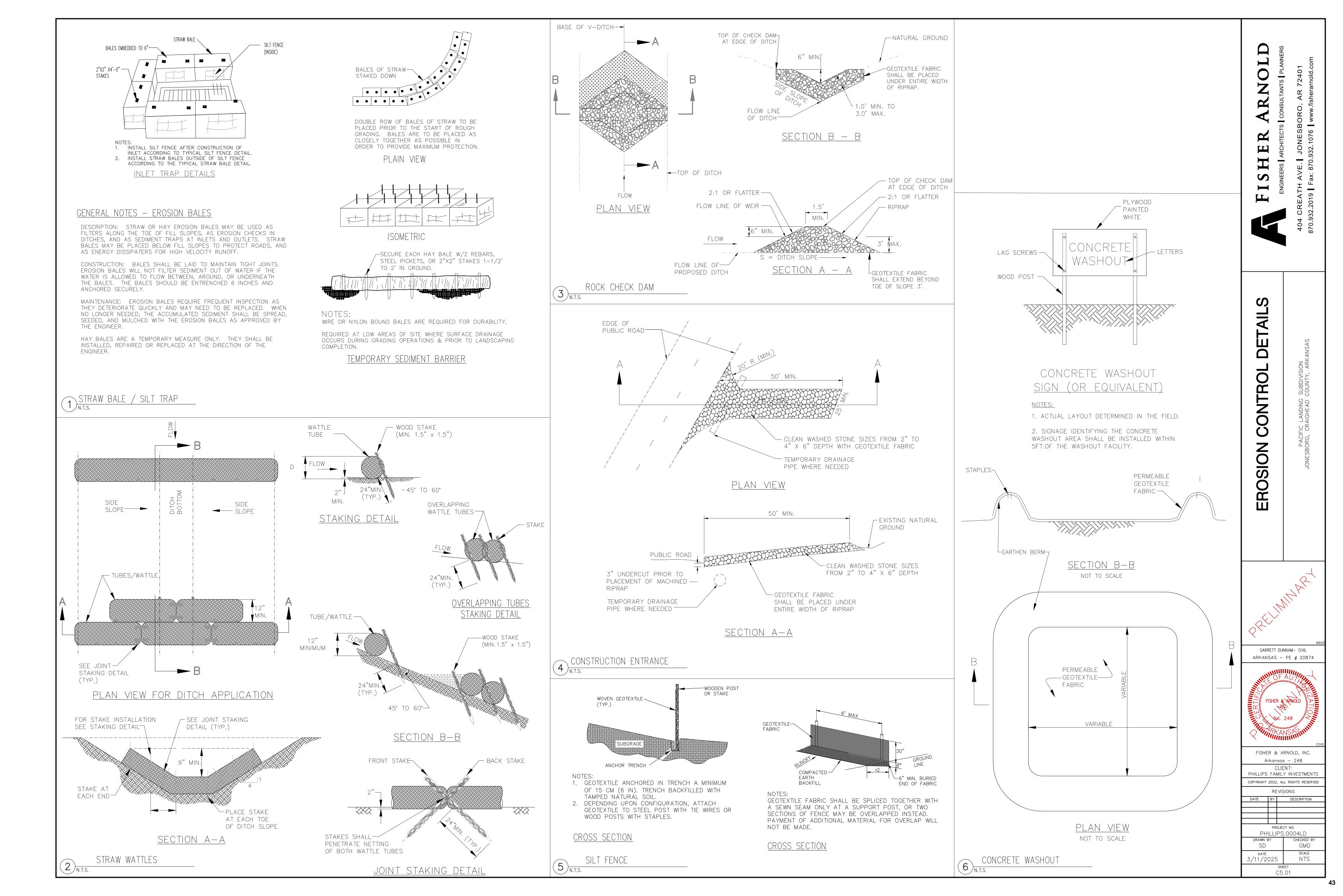


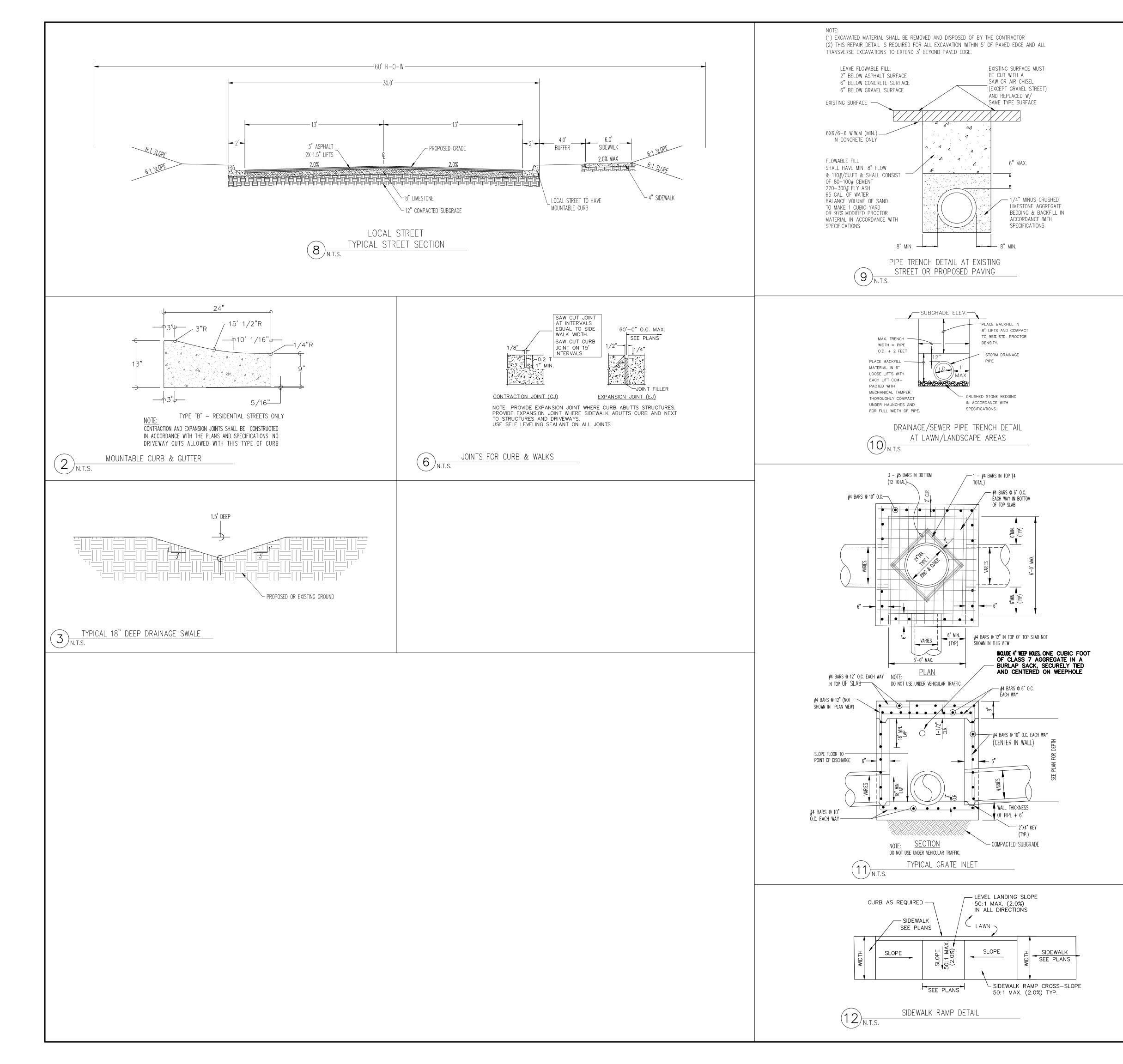


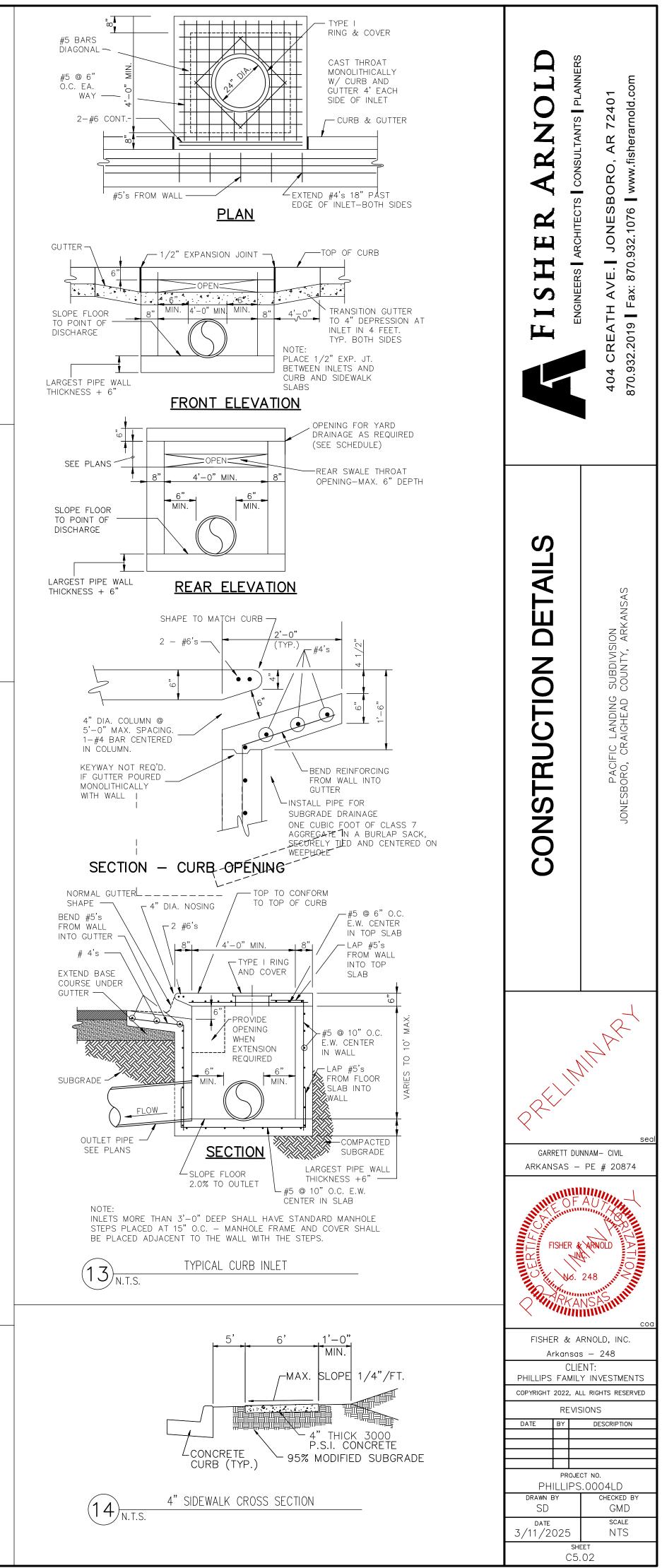
GRAPHIC SCALE

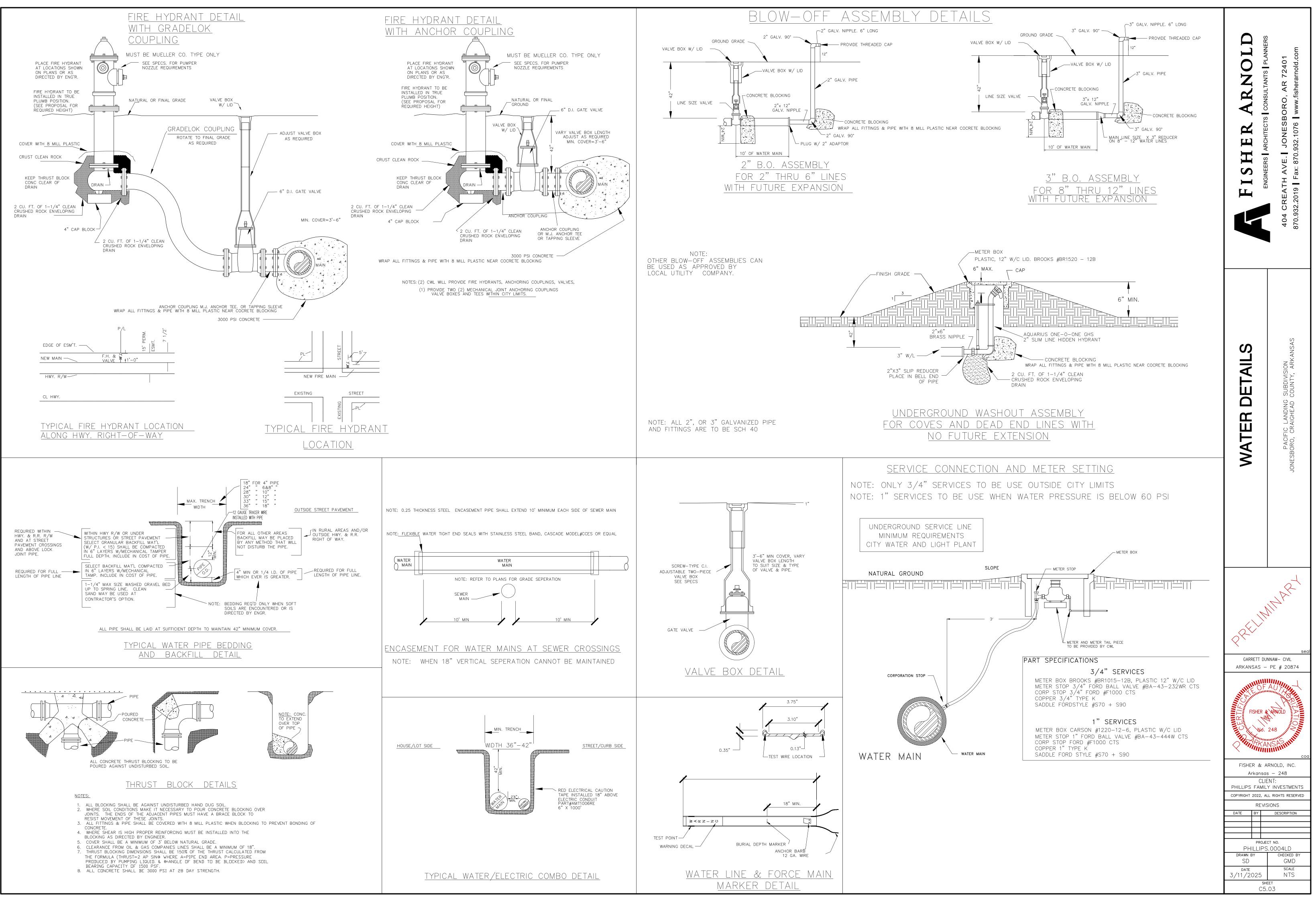


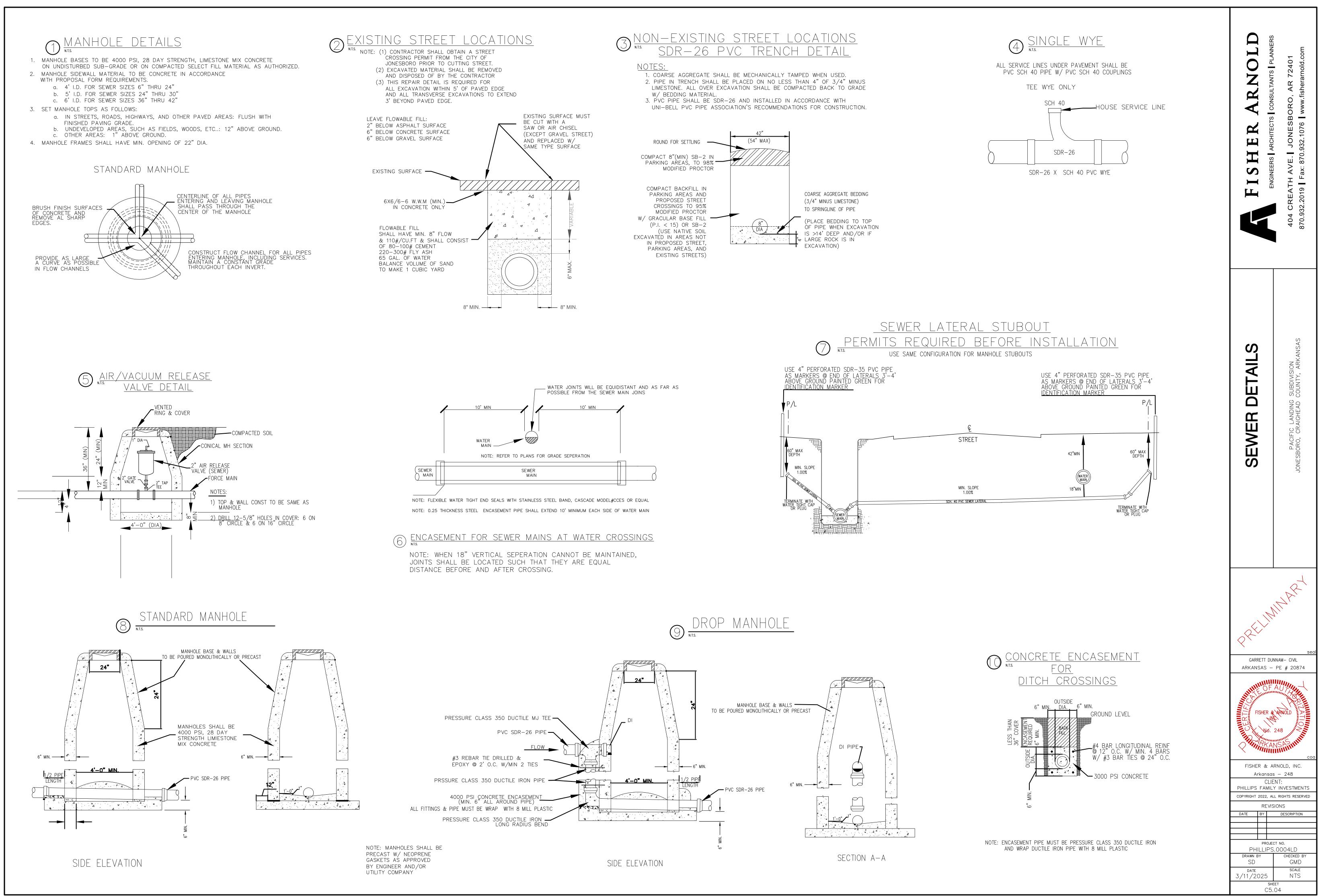














Preliminary Subdivision: Pacific Landing Phase 1

For consideration by Metropolitan Planning Commission on June 10, 2025.

Applicant: Fisher Arnold

Engineer: Fisher Arnold *Surveyor*: Ridge Surveying & Consulting PLLC

Property Location: Pacific Road and Kathleen Street

Proposed Lots: 105

Zoning:

District: R-1, single family medium density
Required Min. R-1 - Lot Size: 8,000 sq. ft., Min. Lot Width: 60 ft.
Proposed Min. Lot Size: 0.18 acres
Proposed Max. Lot Size: 3.22 acres (detention pond)
Special Conditions: N/A
Water/Sanitary Sewerage: Public
Sidewalks: Required
Public Streets: Michah Cove, Emma Lane, Thatcher Drive, Mary Grace Drive, Parker Quinn
Drive & Sophie Lane
Compliance with Address Policy: In progress

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Preliminary Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

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

Planning & Zoning • Municipal Center

City of Jonesboro



300 S. Church Street Jonesboro, AR 72401

Text File File Number: PP-25-03

Agenda Date:

Version: 1

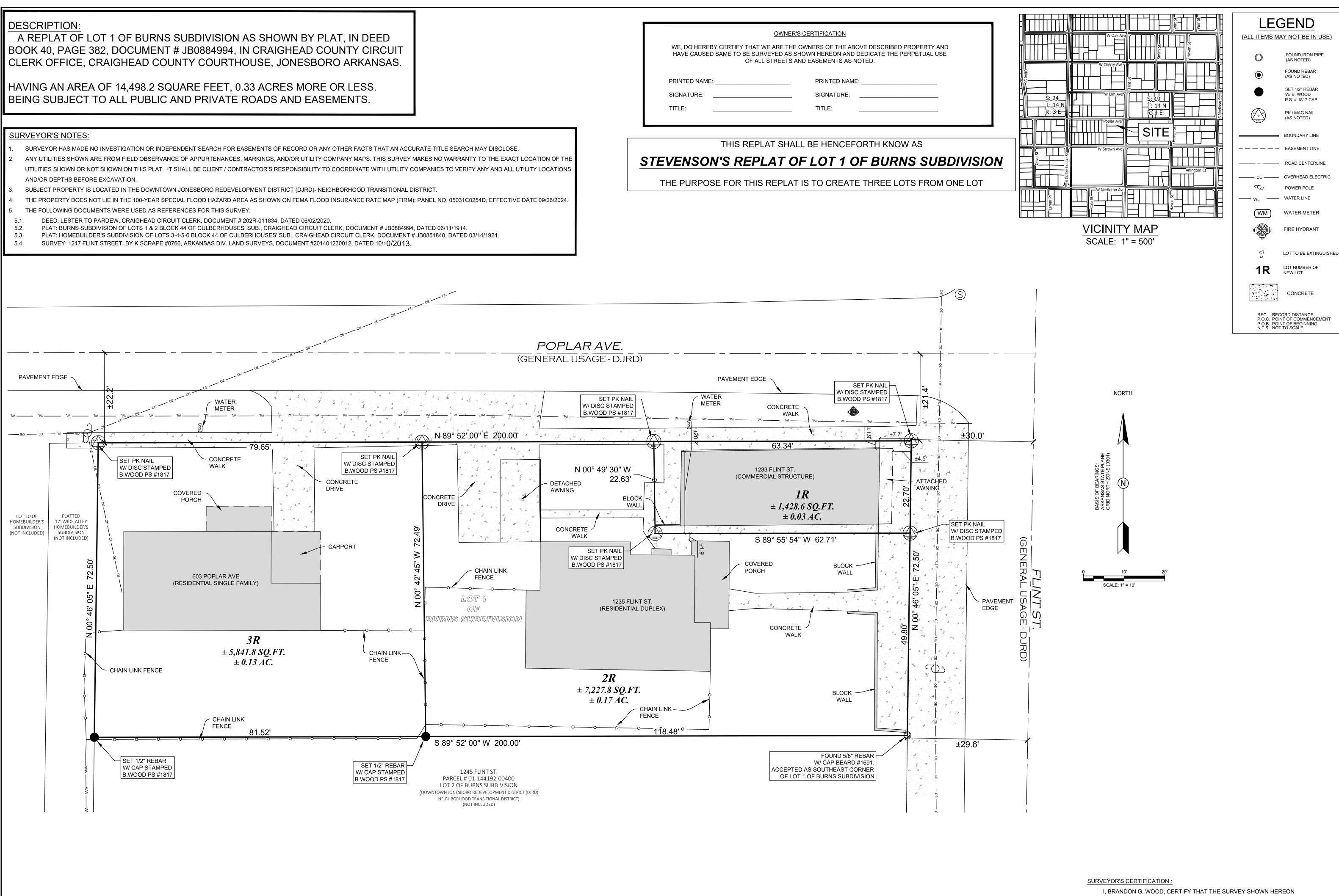
Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Final Subdivision: Stevenson's Replat

Brandon Wood Engineering & Surveying is requesting final subdivision approval for Stevenson's Replat; 3 lots on 0.33 acres. This site is located at 1233 Flint Street in the, NBT, neighborhood transitional district.



WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS". BRANDON G. WOOD, P.S. # 1817



BRANDON G. WOOD

ARKANSAS SURVEYOR







Final Subdivision: Stevenson's Replat

For consideration by Metropolitan Planning Commission on June 10, 2024.

Applicant: Brandon Wood Engineering & Surveying *Engineer*: Brandon Wood Engineering & Surveying *Surveyor*: Brandon Wood Engineering & Surveying

Property Location: 1233 Flint Street

Total Acres: 0.33 Proposed Lots: 3

Zoning:

District: Neighborhood Transitional District Required Min Lot Size: N/A, Min. Lot Width: N/A Proposed Min. Lot Size: 0.03 acres Proposed Max. Lot Size: 0.17 acres Special Conditions: N/A Water/Sanitary Sewerage: Public Sidewalks: Existing Public Streets: Poplar Drive and Flint Street Compliance with Address Policy: Yes

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Final Subdivision Plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The final 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 neighborhood transitional district.

Planning & Zoning • Municipal Center

City of Jonesboro



300 S. Church Street Jonesboro, AR 72401

Text File File Number: RZ-25-09

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezonings

Rezoning: 4700 Industrial Drive

McAlister Engineering is seeking a rezoning on behalf of Dale Koehn for 4.9 acres located at 4700 Industrial Drive. The current zoning is R-1, single family medium density district and the requested zoning is I-2, general industrial district.

STEE	PRIDE	An O COLORED
	X	50 S
ALCO DO	RO·AR	KANS

Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA PLANNING COMMISSION Jonesboro, Arkansas	Meeting Date: $\frac{6/10/25}{Date Received}$: $\frac{5/15/25}{R2-25-09}$ Meeting Deadline: $\frac{5/19/25}{Case Number}$: $R2-25-09$
LOCATION: Site Address:	4700 Industrial Dr. Jonesboro, AR 72404
Side of Street: E	between 4614 Industrial Dr. and 4800 Industrial Dr.
Quarter: <u>NW 1/4</u>	Section: 2 Township: $13N$ Range: $04E$
Attach a survey plat and legal	l description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.
SITE INFORMATION: Existing Zoning:	R - Proposed Zoning: -2.
Size of site (square feet and	d acres): <u>216, 884 sf 4.97ac</u> Street frontage (feet): <u>323.38'</u>
Existing Use of the Site:	Vacant House and Shop
Character and adequacy of	adjoining streets: Minor Acterial and County Road
Does public water serve th	e site?
If not, how would water se	rvice be provided?
Does public sanitary sewer	• serve the site?
If not, how would sewer se	ervice be provided? Sewer extension connecting at Ingos Rd.
Use of adjoining properties	<u> </u>
	South Waste water Treatment Facility
	East Waste water Treatment Facility
	West Waste Water Treatement Facility
Physical characteristics of the	site: 4.97 acre lot with vacant house and shop
Characteristics of the neighbo	
	and Industrial

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. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Applicant:

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

knowledge.	- 1) 1		
Name:	Dole Koehn	Name:	N
Address:	1533 CR604	Address:	2
City, State:	Jonesboro AR ZIP72404	City, State:	5
Telephone:	870 - 919 - 3077	Telephone:	
Facsimile:		Facsimile:	
Signature:	Dah Koch	Signature:	_

MEAlister Engi	neering
450 8 Stadium B	Slvd. Ste. D
Jonesboro AR	ZIP 72404
870-931-1420	
	Alasta variante da la constante
Magn MSClo	
	870-931-1420



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

MCALISTER ENGINEERING, PLLC CIVIL ENGINEERING AND LAND SURVEYING

May 14th, 2025

Owner: Mr. Dale Koehn

Contact Information: via email <koehncontracting@gmail.com> via phone <+1 (870) 919-3077>

RE: Rezoning Property R-1 to I-2 4700 Industrial Drive Jonesboro, AR 72404 5.00 acres +/-

To the Metropolitan Area Planning Commission:

In accordance with your request, I am pleased to provide you with the following information for the referenced project.

Rezoning Information:

- 1. The property was zoned R-1 (Single Family Residential) when it was purchased by the current Owner.
- 2. The purpose of rezoning the property to I-2 (Heavy Industrial) is to accommodate a shop to park heavy equipment in (dump truck, fork lift, skid steer, etc.) with an attached office. This change in land use will necessitate rezoning the property.
- 3. If rezoned, the property would be developed into a shop to house an estimated 3-5 construction vehicles with an attached office.
- 4. The density/intensity of the development would be an approximately 3,000 square foot shop with an attached office for a Construction Business.
- 5. The proposed rezoning is consistent with the Jonesboro Comprehensive Pan and the Future Land Use Plan in that the property is located off of a minor arterial drive and a rural intensity sector.
- Public interest and community benefits from the proposed rezoning will be continued growth, not only to the area, but also to local businesses.
- 7. Currently the surrounding areas consist of: One residential property and a Welding and Automotive business across the street while the remaining surrounding area is the City Water and Light Eastside Wastewater Treatment Facility. The addition of a Heavy Industrial Construction Shop and Office would be compatible with the surrounding areas.
- 8. Substantial reasons why the property cannot be used in accordance with existing zoning would be the use of the property being dedicated to an industrial business, not single-family residential purposes.

Jonesboro, AR 72404

Fax 870-931-1422

- 9. There would be no significant impact on property value, traffic, drainage, visual appearance, odor, noise, light vibration, hours of use or operation or any restriction to the normal and customary use of the affected property.
- 10. The property has remained vacant for approximately one year.
- 11. The proposed rezoning and resulting development would have no significant impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.
- 12. If the rezoning is approved, development would begin in 4 months to a year's time.
- 13. A neighborhood meeting for the proposed rezoning has been deemed unnecessary due to no major developmental changes happening after this rezoning and the benefits the business would bring to the surrounding areas and local business community.
- 14. This application is not for a Limited Use Overlay (LUO).

Sincerely,

Applicant:

Megan McAlister

McAlister Engineering PLLC.

4508 Stadium Blvd. Suite D Jonesboro, AR 72404

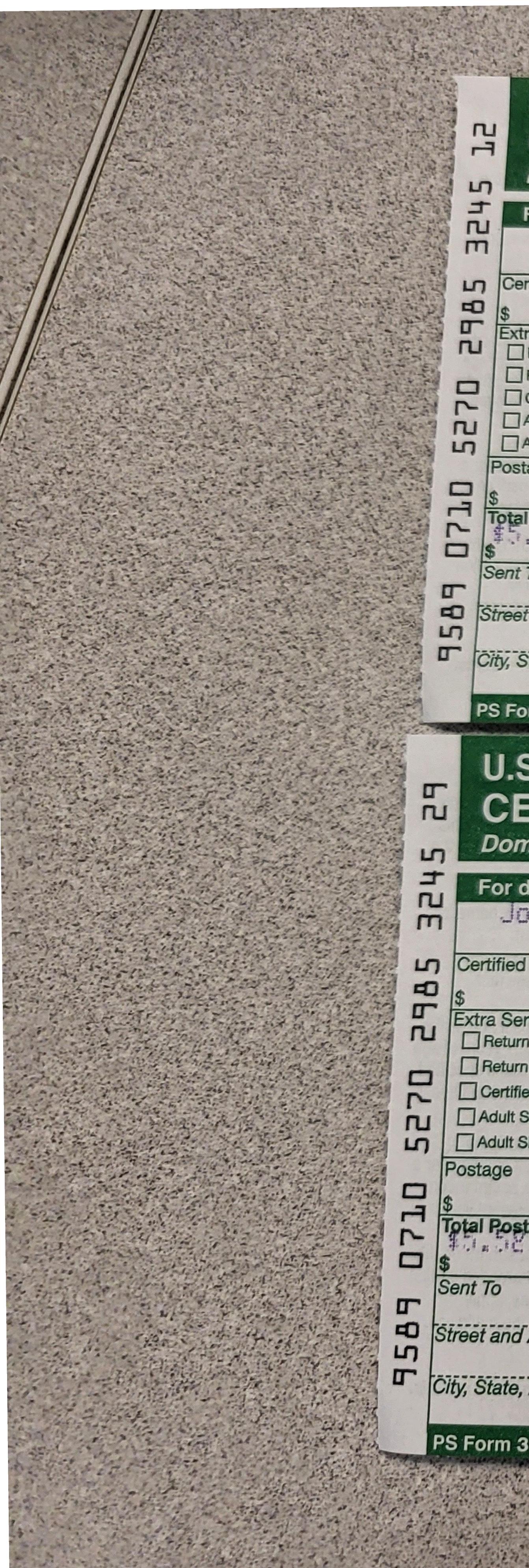
Phone: 870-931-1420 Fax: 870-931-1422 EMAIL: Megan.mcengr@gmail.com



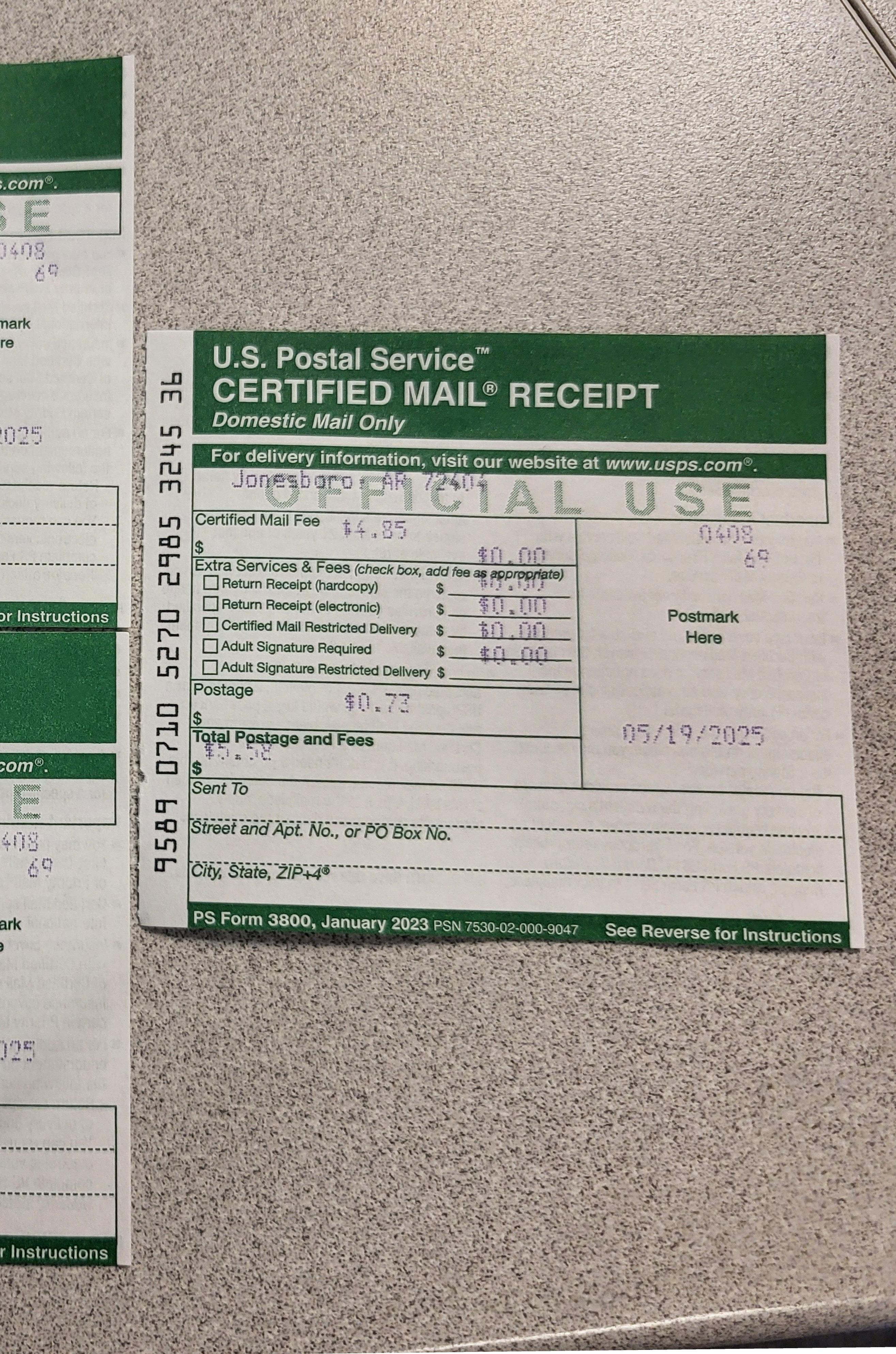
Certified Mailing Addresses for Rezoning 4700 Industrial Drive

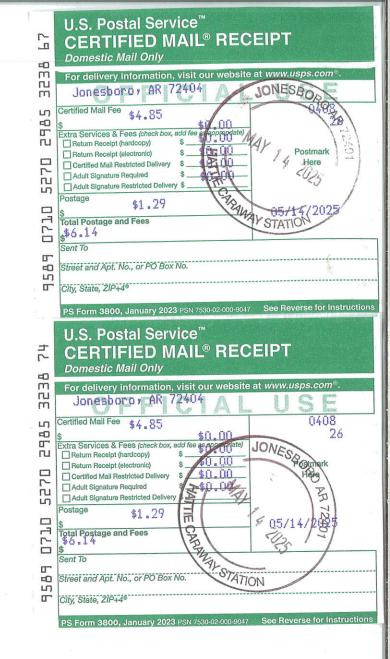
- 4713 Industrial Drive, Jonesboro, AR 72404
- 4719 Industrial Drive, Jonesboro, AR 72404
- 4707 Industrial Drive, Jonesboro, AR 72404
- 4800 Industrial Drive, Jonesboro, AR 72404
- 4614 Industrial Drive, Jonesboro, AR 72404





U.S. Postal Service [™] CERTIFIED MAIL [®] RE(Domestic Mail Only	CEIPT
For delivery information, visit our websit	e at www.usps
Jonesborn, AR 72401	
tified Mail Fee #4.85	in the second se
ាល់ ដែល ដែល	
ra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) \$	
Return Receipt (electronic) \$	Postn
Certified Mail Restricted Delivery \$ 1 Adult Signature Required \$ 4	Her
Adult Signature Restricted Delivery \$	
age \$1.73	
Postage and Fees	05/19/2
To	A CONTRACT OF THE REAL OF
and Apt. No., or PO Box No.	
tate, ZIP+4®	
rm 3800, January 2023 PSN 7530-02-000-9047	See Reverse fo
S. Postal Service [™]	
S. Postal Service [™] RTIFIED MAIL® REC <i>hestic Mail Only</i> lelivery information, visit our website a DEDOTO FAR 72401	EIPT
5. Postal Service [™] ERTIFIED MAIL [®] REC Destic Mail Only	EIPT
S. Postal Service [™] RTIFIED MAIL® REC <i>hestic Mail Only</i> lelivery information, visit our website a Mail Fee 14.85 \$0.00	EIPT at www.usps.c
S. Postal Service [™] RTIFIED MAIL® REC <i>hestic Mail Only</i> Lelivery information, visit our website Mail Fee #4.85 Mail Fee #4.85 Vices & Fees (check box, add fee as appropriate) Nices & Fees (check box, add fee as appropriate) Nices & Fees (check box, add fee as appropriate) Security (hardcopy)	EIPT at www.usps.c
S. Postal Service [™] RTIFIED MAIL® REC <i>bestic Mail Only</i> lelivery information, visit our website and the formation of the set of the set of the formation of the set of the se	EIPT at www.usps.c
S. Postal Service [™] RTIFIED MAIL® REC <i>estic Mail Only</i> lelivery information, visit our website Mail Fee ±4.35 find Nices & Fees (check box, add fee as appropriate) Receipt (hardcopy) \$ Receipt (electronic) \$ Mail Restricted Delivery \$	EIPT at www.usps.c
S. Postal Service [™] RTIFIED MAIL® REC <i>estic Mail Only</i> elivery information, visit our website Mail Fee #4.35 Vices & Fees (check box, add fee as appropriate) Receipt (hardcopy) \$ Receipt (electronic) \$ Receipt (electronic) \$ Mail Restricted Delivery \$ Junction (Check box)	EIPT at www.usps.c
S. Postal Service [™] RTIFIED MAIL® REC <i>estic Mail Only</i> elivery information, visit our website Mail Fee #4.35 Vices & Fees (check box, add fee as appropriate) Receipt (hardcopy) \$ Receipt (electronic) \$ Receipt (electronic) \$ Mail Restricted Delivery \$ Junction (Check box)	EIPT at www.usps.c
S. Postal Service [™] Extinction Service[™] Receipt Information, visit our website Mail Fee #4.85 ¹ ¹ ¹ ¹ ¹ ¹ ¹ ¹	EIPT at www.usps.c
S. Postal Service [™] RTIFIED MAIL® REC <i>bestic Mail Only</i> lelivery information, visit our website and the formation of the set of the set of the formation of the set of the se	EIPT at www.usps.c
S. Postal Service [™] Extinction Service[™] Receipt Information, visit our website Mail Fee #4.85 ¹ ¹ ¹ ¹ ¹ ¹ ¹ ¹	EIPT at www.usps.c
S. Postal Service RTIFIED MAIL® REC astic Mail Only devery information, visit our website Mail Fe	EIPT at www.usps.c
S. Postal Service RTIFIED MAIL® REC astic Mail Only devery information, visit our website Mail Fe	EIPT at www.usps.c
S. Postal Service [™] Extinction Service[™] Receipt Information, visit our website Mail Fee #4.85 ¹ ¹ ¹ ¹ ¹ ¹ ¹ ¹	EIPT at www.usps.c
S. Postal Service RTIFIED MAIL® REC Destic Mail Only delivery information, visit our website Mail Fee ±4.95 Nices & Fees (check box, add fee as appropriate) Neceipt (hardcopy) *	EIPT at www.usps.c
S. Postal Service RTIFIED MAIL® REC Destic Mail Only destic Mail Only destic Mail Only destic Mail Only destic Mail Only Mail Fee ±4.35 Nces & Fees (check box, add fee as appropriate) Neceipt (hardcopy) \$ ±1.10 Add Restricted Delivery \$ ±1.10 d Mail Restricted Deliv	EIPT at www.usps.c
S. Postal Service RTIFIED MAIL® REC Destic Mail Only destic Mail Only destic Mail Only destic Mail Only destic Mail Only Mail Fee ±4.35 Nces & Fees (check box, add fee as appropriate) Neceipt (hardcopy) \$ ±1.10 Add Restricted Delivery \$ ±1.10 d Mail Restricted Deliv	EIPT at www.usps.c Postma Here
S. Postal Service RTIFIED MAIL® REC Destic Mail Only destic Mail Only destic Mail Only destic Mail Only destic Mail Only Mail Fee ±4.35 Nces & Fees (check box, add fee as appropriate) Neceipt (hardcopy) \$ ±1.10 Add Restricted Delivery \$ ±1.10 d Mail Restricted Deliv	EIPT at www.usps.c Postma Here





2024R-009308

FILED JONESBORO DISTRICT CRAIGHEAD COUNTY, ARKANSAS DAVID VAUGHN, CLERK & RECORDER 05/23/2024 12:36:47 PM FEE: 25.00 PAGES: 3 JENNIFER MORENO

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

Warranty Deed

NV

(Single Person)

KNOW ALL MEN BY THESE PRESENTS:

That I, Cheryl J. Counce, a single person, widow of C.E. Counce, deceased, Grantor, for and in consideration of the sum of \$150,000.00, and other good and valuable considerations to me in hand paid by the Grantee the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto Koehn Contracting L.L.C., Grantee, and unto its successors and assigns forever, the following described land situated in the County of Craighead, State of Arkansas, to-wit:

The North Half of the South Half of the West Half of the Southwest Quarter of the Northwest Quarter of Section 2, Township 13 North, Range 4 East, containing 5 acres, more or less, subject to Public Road along the West side thereof.

Subject to assessments, building lines, easements, mineral reservations and/or conveyances, restrictions, and any other matters of record or fact.

NOTE: C.E. Counce died December 18, 2023.

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

WITNESS my hand and seal on this day of _____

Course

"OFFICIAL SEAL" MARY G ROSECRANS Notary Public, State of Illinois My Commission Expires 04/28/2027

2024.

Warranty Deed - Single



ACKNOWLEDGMENT

STATE OF	nois
COUNTY OF	grewell

Be it remembered, that on this day came before me the undersigned, a Notary Public duly commissioned qualified and acting, within and for said County and State, in person the within named Cheryl J. Counce, a single person, widow of C.E. Counce, deceased, to me personally well known to be the person whose name is subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In testimony whereof I have hereunto set my hand and official seal this 2024day of ,2024 Notary Public My Commission Expires: "OFFICIAL SEAL" MARY G ROSECRANS Notary Public, State of Illinois My Commission Expires 04/28/2027

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.

Ne

Koehn Contracting L.L.C.

Mailing Address: 1533 CR 604, Jonesbors AR 12404



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: 24-1798

Grantee: Mailing Address: KOEHN KOEH CONTRACTING L.L.C. 1533 COUNTY ROAD 604 JONESBORO AR 724048120

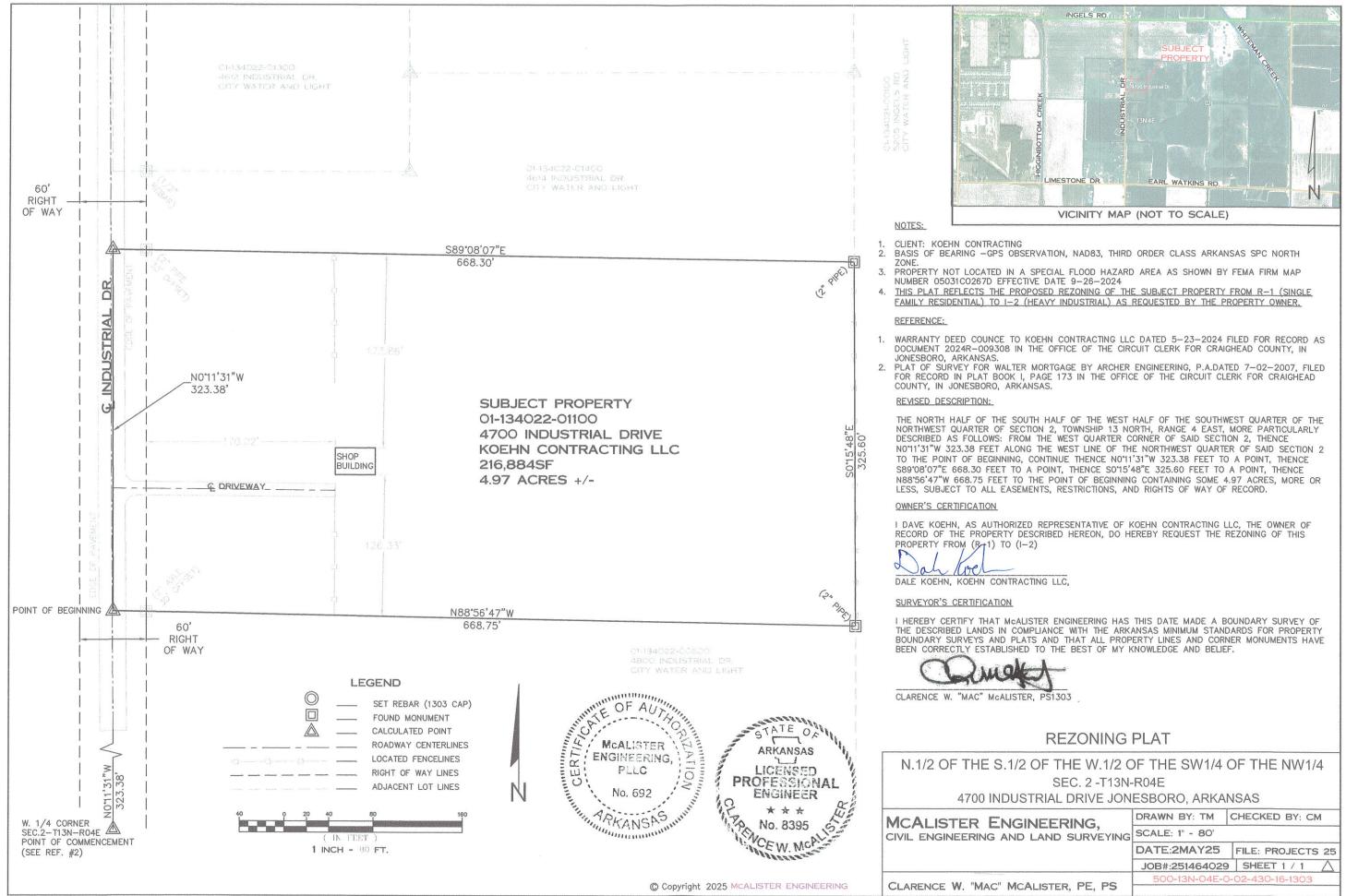
Grantor: Mailing Address: CHERYL J. COUNCE 104 COBBLESTONE LN EAST PEORIA IL 616113401

Property Purchase Price: Tax Amount: \$150,000.00 \$495.00

County: Date Issued: Stamp ID: CRAIGHEAD 05/23/2024 8878080

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 Age	nt Name (printed): KOEHN CONTF	RACTING L.L.C.			
Grantee or Age	nt Name (signature):	s agent	Date:_	5/23/24	
City/State/Zip:	JONESBORO AR 724048120				62
Craighead County, AR	Document # 2024R-009308	Page 3 of 3			02



LAND SURVEYING	SCALE: 1" - 80'		
		FILE: PROJECTS 25	
	JOB#:251464029	SHEET 1 / 1	
	500-13N-04E-0-	02-430-16-1303	
LISTER, PE, PS			







City of Jonesboro Metropolitan Area Planning Commission Staff Report – RZ 25-09, 4700 Industrial Drive 300 S. Church Street/Municipal Center For Consideration by Planning Commission on June 10, 2025		
REQUEST:	To consider a rezoning of one tract of land containing 4.97 +/- acres	
PURPOSE:	A request to consider recommendation to Council for a rezoning from "R-1", single family medium density district, to "I-2", general industrial district.	
APPLICANT: OWNER:	McAlister Engineering, 4508 Stadium Blvd. Ste. D, Jonesboro, AR 72404 Dale Koehn, 1533 CR 604, Jonesboro, AR 72404	
LOCATION:	4700 Industrial Drive	
SITE DESCRIPTION:	Total Size: Approx. 4.97 acres Street Frontage: Approx. 323 feet on Industrial Drive	

Existing Development: Vacant house and shop building.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Vacant Residential
South	R-1 – Vacant Residential
East	R-1 – Vacant Residential
West	R-1 – Residential and Welding Shop

HISTORY: Previously used as residential. The site has been vacant for approximately a year.

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 **Rural Intensity** Growth Sector.

Rural Intensity:

Rural land uses are extremely low intensity uses that happen in areas that have traditionally been devoted to agriculture. These areas typically do not have sewer. In much of the area designated rural, flooding is a distinct possibility. Even though individual properties can be brought into conformation with flood-prevention standards to allow construction, limited development is still advisable.

At some of the rural crossroads, very small-scale businesses such as convenience stores may be allowed to serve the needs of the surrounding residents. Additionally, commercial businesses serving agricultural needs may be allowed at the crossroads. The intent is to prevent highway-oriented strip development even in these rural areas.

Typical Land Uses:

- Large lot single family residential
- Commercial businesses serving agricultural needs
- Small retail to meet needs of local residents
- Convenience store/gas station (at intersections of Collector and above)
- Neighborhood Markets
- Open Space
- Agricultural (Crop/animal)
- Stable or kennel
- Churches
- Institutional (wastewater treatment plants, sludge ponds, water towers, landing strips, cell towers, drainage ways)

Density: Single Family Residential on > 5 acre lots



Fig. 1: Example Rural Development Type-Service Commercial



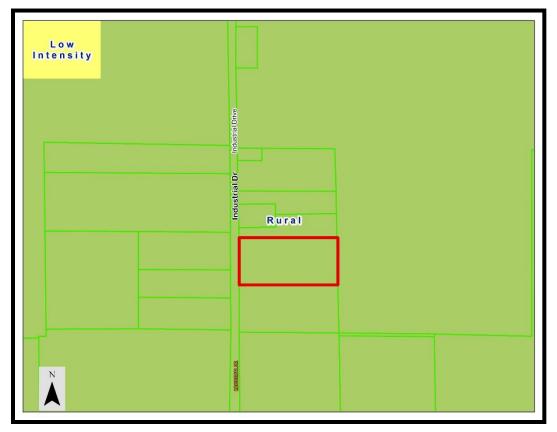
Fig. 2: Example Rural Development Type-Vacant Residential or Agricultural



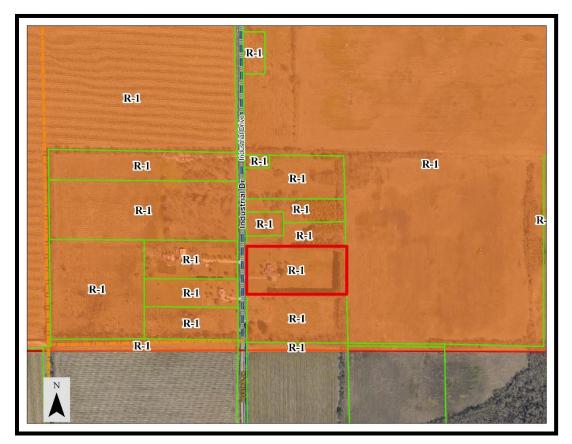
Fig. 3: Example Rural Development Type-Large Lot Residential Tractor Supply



Fig. 5: Example Rural Development Type-Service Commercial-Fueling Station



Land Use Map



Zoning Map

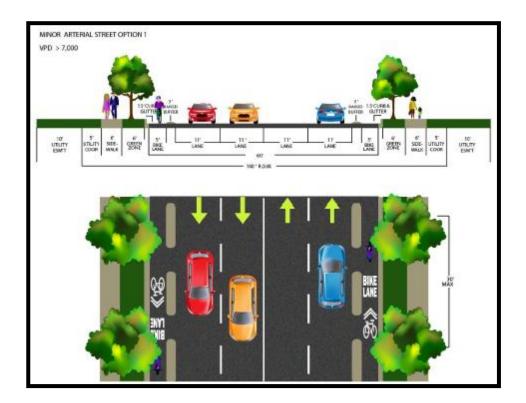
Master Street Plan/Transportation

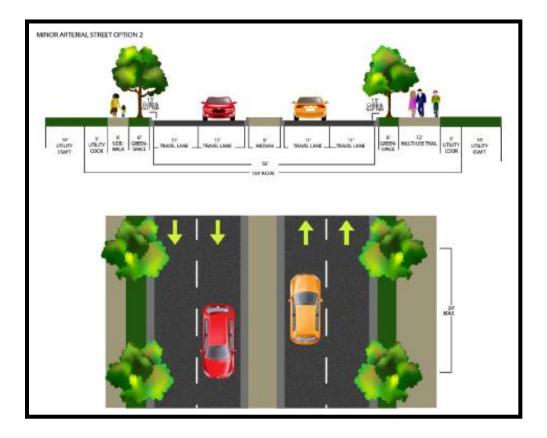
The subject property will be served by Industrial Drive. The Master Street Plan classifies this road as a Minor Arterial.

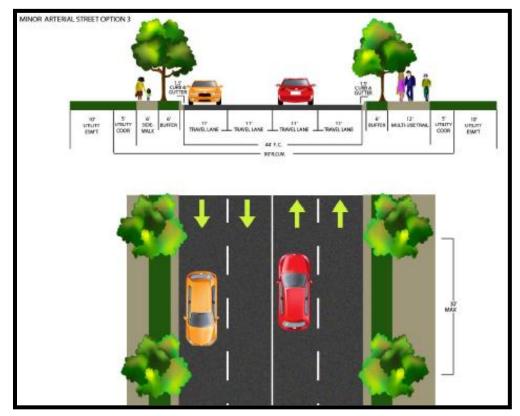
Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

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

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







<u>Approval Criteria- Chapter 117 - Amendments:</u> 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. The current zoning is not consistent with the Land Use plan either. This property is in the rural intensity growth sector.	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 not achieved with this rezoning considering the surrounding area is residential zoning.	X
(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 an industrial use.	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 "R-1", single family medium density district. The applicant is applying for a rezoning to allow industrial use 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 I-2 as follows:

I-2, general industrial district. This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as is adequate highway access.

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	
МРО	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 25-09; a request to rezone property "R-1", single family medium density district, to "I-2" general industrial 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 25-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from "R-1", single family medium density district, to "I-2" general industrial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.