



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, March 26, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-24:027](#) MAPC Minutes - March 12th, 2024

Attachments: [3.12.24 MAPC Minutes](#)

4. Miscellaneous Items

5. Preliminary Subdivisions

[PP-24-06](#) Preliminary Subdivision: Farmer Hills

Alec Farmer is seeking preliminary subdivision approval for 3 lots on 8.9 acres. This property is zoned C-3, general commercial and located west of 3501 Southwest Drive.

Attachments: [21104-SDP-R3](#)
[Application](#)
[21104 - Farmer - Drainage Report](#)
[21104 - SWPPP - Signed](#)
[Staff Report](#)

6. Final Subdivisions

7. Conditional Use

8. Rezoning

RZ-24-04

Rezoning: 607 Airport Road

MC Paperchase, LLC is seeking a rezone from R-1, single family medium density to RM-16, residential multifamily. This request is for 3.28 acres located at 607 Airport Road.

Attachments: [Application](#)
[Plat](#)
[Deed](#)
[Cert. Receipts](#)
[Sign Photo](#)
[Staff Summary](#)

9. Staff Comments

COM-24:011

Other Communication: Downtown Jonesboro Development Code (DJDC) Update

An update to the minimum building frontage requirement for general frontage lots in the Commercial Mixed Use District.

Attachments: [Exhibit A](#)
[Ordinance](#)

Legislative History

3/12/24	Metropolitan Area Planning Commission	Tabled
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10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

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MAPC Minutes - March 12th, 2024



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Minutes Metropolitan Area Planning Commission

Tuesday, March 12, 2024

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

Present 8 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Stephanie Nelson; Jeff Steiling; Jim Little and Dennis Zolper

Absent 1 - Paul Ford

3. Approval of minutes

[MIN-24:022](#)

Minutes: February 27, 2024 MAPC Minutes

Attachments: [2.27.24 MAPC Minutes](#)

A motion was made by Jimmy Cooper, seconded by Monroe Pointer, 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

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

[CU-24-03](#)

Conditional Use: 2210 Brazos Street

Harri Ramasubramaniam is seeking conditional use approval for a convenience store located at 2210 Brazos Street. This request is for 0.45 acres and located within the R-3, multi-family high density district.

Attachments: [Application](#)
 [Sign Posted](#)
 [Plat](#)
 [Deed](#)
 [Mail Receipt](#)
 [Staff Summary](#)

Harri Ramasubramaniam (Proponent): So what brought me to Jonesboro was a job from a multi-national company, called Cegenta, I was there for about 10 years and about 6 years ago, I started my own business and it was a convenience store, and this opportunity came by and I thought that maybe it is was a good idea, so that's where I am right now. Y'all can call me Harri for short.

Lonnie Roberts (Chair): Thank you, yes sir, I'll open up to the city planner do you have anything on this one?

Derrel Smith (City Planner): Yes sir, we reviewed it and if you do decide to approve this we would require these stipulations:

1. That upon issuance of conditional use approval all other required local and statewide permits and inspections, must be applied for and obtained.
2. The site shall comply to all requirements of the city engineer, all requirements for the current storm water drainage design manual and floodplain regulations regarding any new construction.
3. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved, by the planning department prior to development of the property
4. This site will not be allowed to have gas pumps.

Lonnie Roberts: Okay and of course with the conditional use, commissioners remember we can put additional stipulations on it, so. That being said this is a conditional use so I will open up, is there anyone here to give public comments regarding the conditional use request at 2210 Brazos Street? If you can please state your name for the record.

(Unable to transcribe)

Patti Lak (Opposed): Patti Lak 4108 Forest Hill Road, so I brought this up last night to put on my Facebook page and I thought where is this? I don't even know where this is. So, I went to day to find out where this location is, I did not see a conditional use sign, I know that it shows a picture on Legistar but I did not see a sign, I saw either a for sale sign, or something laying on the floor on that. I had to tell you that I looked at that application, the only thing on the application says, is that there is not another convenience store within two miles radius of this location, well, I have to tell you, I went two miles all the way around here, I don't know what convenience store is, but there is dollar stores, there's Family Dollar, Dollar General, there's Target, the Walmart on Highland, is less than two miles within this location here, the rest of the area around there is houses, besides the fire station right there. There is if you go down the street, there is a business in a house, but it is closer to Red Wolf Blvd. so what reason do we have to have a small convenience store in this location? Because, if it's just for the convenience of having one in this location, there's plenty around that area, so I hope that you guys will not approve this, thank you.

Lonnie Roberts: Thanks for your comments, yes sir, please state your name for the record.

Dan Pasmore (Opposed): Dan Pasmore, like Patti said, I went through there and used my map thing, there is 10 within 1.2 miles, I printed some out for you

guys, cause there's about 5 within half a mile, of convenience stores either with gas or without. You got a Dollar General about a mile and a tenth past. I got 22 houses with renters, I'm a landlord, I don't want it in the neighborhood, there's some other landlords here tonight and they don't want it in the neighborhood, we have a Race Street Market which is within half a mile, 2 minute car drive, the next one is a 3 minute car drive, all these stores on all these maps, are very close to this area, and not in the middle of the neighborhood, this is not out on Highland, this is in the neighborhood. Those tend to be hangouts when you have them in there like that, Race Street Market, there's a lot of business they serve that area well, but it's a hangout, we don't need a hangout in the neighborhood. There's plenty of places to stop, if y'all wanna look at them, I'll pass them out.

Lonnie Roberts: Yes, we'll go ahead and distribute those, where were you located again?

Dan Pasmore: I live out on 351 but I have properties in that neighborhood that I own, and I'm represented in that area and these others we got about 45 between us and none of us are for this, and there would have been more but we didn't get the word out quick enough, to get more people to come out and talk against this, it's just not something we want in the neighborhood. There's plenty of places to shop.

Monroe Pointer (Commission): Can I ask him a question as well?

Dan Pasmore: Yes sir

Monroe Pointer: So, I heard that you didn't live here but also you say you have property all around it?

Dan Pasmore: 22 tenants in that neighborhood.

Monroe Pointer: So, you have 22 tenants in that neighborhood?

Dan Pasmore: Yes sir.

Monroe Pointer: By chance, did you ask any of your tenants?

Dan Pasmore: I talked to 2 of them, but that's all that I got ahold of. I wasn't aware of this meeting until a couple hours ago.

Monroe Pointer: Okay, so 2 percent?

Dan Pasmore: They're not interested in having it in the neighborhood either. They don't shop at the ones right near them, they go a little further out.

Monroe Pointer: Okay, and the only reason I'm asking that question, is because you said that everybody that could drive 2-3 minutes, I was just thinking about, the ones who have to walk, and can't drive to one of those locations.

Dan Pasmore: Well, on that list where it got the mileage on it also has the walking and they're like 5 minutes, 7 minutes they're not far to walk. It's just not something we want in the neighborhood.

Monroe Pointer: Okay, gotcha thank you.

Lonnie Roberts: Thank you sir, anyone else have any comments they would like to make? If you would come up to the microphone and state your name and address for the record.

Wade Gay (Proponent 2): I'm Wade Gay and I live at 4408 Trailwater Drive, I am a real estate agent. When we sought this property we went by the guidelines, we sent letters to every house, within more than 200 feet, I think the regulation was within 200 feet, we sent letters to all the houses in the area, which are tenants, and I don't know if we received any letters back, with any complaints, what so ever, on that property and yes this property is not gonna have gas pumps, we hadn't intended to have gas pumps, to start with. It's just gonna be a neighborhood market that would be convenient for people to drive or walk or whatever to, but anyway, that's all I had to say, because we did send all the letters out and I don't know if we received any letters back with

any complaints.

Lonnie Roberts: Alright, thanks for your comments. Yes sir.

Larry King (Opposed): My name is Larry King, used to be a police officer here in Jonesboro, I'm employed somewhere else at the time, I can tell you about the Race Street Market, which like Mr. Pasmore said is half a mile away, every day I arrested at least 1 person from that market for something, drugs, alcohol, DWI, something like that, I have 10 houses in that area, and I spoke to 5 of the 10, and they don't want it there. So, as a police officer in that area Ms. Duncan can attest, I've arrested 35 people a month, and every day I arrested someone from that market, because it was my area. So, I don't want another hang out around my properties.

Lonnie Roberts: Thanks, for your comments, yes sir. Anyone else? Alright I'm going to open up for commissioner comments and city staff.

(Unable to transcribe)

Lonnie Roberts: Oh yes sir, if you would please come up and state your name and address for the record please.

Alexander Cornado (Opposed): Alexander Cornado, 3302 Sun Circle, we're directly behind the property.

Lonnie Roberts: Yes sir

Alexander Corando: I agree with this gentleman that it creates a lot of crime, in that area, and also I feel like since it is so short a walk, people may try jumping over our fence and across the other fences and going through our property instead of walk around, they may just come through there, that's what we feel like is going to happen to our property, and I think that's it.

Lonnie Roberts: Alright, thank you sir. Yes sir.

Dan Pasmore: I am also head of the Fairview Neighborhood Association we got about 30 homeowners in that association, they're not for this, I've talked to 3 of them, most of them are 80 to 90 year old people and they're not interested in it either, I forgot to mention that, we work hard to clean that neighborhood up and keep it quiet as we can, and that's another reason why we're against it. We work hard every day to keep it under control over there.

Lonnie Roberts: Thank you, alright commissioners you have any questions for the city staff or the applicant?

Commission: Derrel did you reach out to the chief for statistics?

Unable to transcribe

Monroe Pointer: I actually stopped by the fire station myself and talked to the chief there, and he said he didn't have anything against it, long as they don't use his parking lot. So, I don't think he's hat against it.

Lonnie Roberts: Any further comments? Anybody with a motion then?

Monroe Pointer: So, we talked about this a little bit yesterday and we kind of talked amongst ourselves, if there was another stipulation to be added on there, could that be, I think one of the members had mentioned something about the time, that it would be open. Would you guys be able to give a schedule of when you'd be open?

Harry R. (Proponent): The current store of which I own, is shut down by 10:30 but if the neighbors think we should, we could shut it down a little early, a little bit sooner, maybe shut it down by 10 o' clock or so. We are flexible on the time at this point, but I was intending it to be open till 10:30 like the one in which I own currently, and it is also in a residential neighborhood, but if there are objections that it is too late, we could shut it down a little sooner.

Jim Little (Commission): Could I ask you question? Which one do you own currently?

Harry R.: I own the one that is across from the kindergarten center on Nettleton

Avenue.

Commission: On the corner of Flint and Nettleton.

Harri R.: Anymore?

Lonnie Roberts: Anyone have any other questions for Mr. Harri? That's it for now, thank you sir.

Harri R: Thank you

Lonnie Roberts: Anyone want to add further stipulations before we make a motion?

Monroe Pointer: If I was gonna, do a vote I would probably add a stipulation for probably 9:30.

Dennis Zolper (Commission): Monroe what time for them to open?

Monroe Pointer: Probably 8, what time do you open your other one?

(Unable to transcribe)

Harri R.: So, what I was trying to say was, see most of your business your receive is around 3 installments in a day, one starts around 6:30-7 and goes to 8:30-9, then you slow down till around 11:30 and you pick up around 11:30 to 1:30-2, and then late in the evening, otherwise it's sleepy, so I would still prefer to open around 6, but I can shut it down by 9:30, and that should be okay, I would think.

(Unable to Transcribe)

Lonnie Roberts: Yes sir? Go ahead and state your name again so we know whose talking.

Larry King (Opposed): Larry King, also no one has mentioned there's a park right there at that location behind the fire station and a lot of people go to that park with small children, and I worked from 6 o'clock to 2 o'clock arresting those folks, so, whether he opens up at 6 or 9 or whatever time, from 6-2 I'm on patrol and I'm arresting folks, at Race Street and let's not forget about the park, where the small children, that the city spent a lot of money on this park, for these children to go to, and now we'd have convenience store there with all these people hanging out, and crossing fences. I've seen plenty of people jumping the fences behind there and going to the park and then jumping another fence to get into a house somewhere. So that's what we don't want there. Thank you.

Lonnie Roberts: Alright thank you sir. Mr. Zolper if you would like to proceed with your motion. Yes sir, please come up to the mic and state your name for the record again.

Unable to transcribe

Wade Gay (Proponent 2): Talking about having a hang out and stuff like that there, If we got cameras and things like that are installed, around the parking lot and stuff like that, would that not alleviate some of that problem?

Lonnie Roberts: I don't think that could be said with any degree of certainty.

Wade Gay: No, I'm sure it's not, but I don't know if what they're saying is within the degree of certainty either.

Lonnie Roberts: Sure, thank you for your comments. Mr. Zolper would you like to proceed with your motion please? Oh I'm sorry, one more.

Patti Lak (Opposed): So, I know that the gentleman said that the store is at Flint and Nettleton, there is also other businesses at Flint and Nettleton, there's one on the corner and there's one beside that too, so there's other businesses. This is just right there, so it's not like there's other places around and traffic this is just gonna be a single area. Especially with the park right there, I think we just have to look at, how do we want this area to grow on that, would it be nice to have the easy just go to the store to pick up a candy bar? Yes. But if the reason for this is that there's not a convenience store within a two mile radius, that's

not true. There is. People can get there.

Lonnie Roberts: Okay, thank you, Mr. Zolper.

Jimmy Cooper (Commission): Wait a minute, Flint and Nettleton there's a school, that convenience store, a bus service for children, and an apartment. So it's not a big business. Area but I don't want to go one way or another, but I'm just saying that is not a commercial corner.

Dennis Zolper: For the purpose of bringing it to a vote, I move that we approve the request for the conditional use subject to the restrictions including Monroe at your restriction from 7 to 9:30. That's my motion.

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

Aye: 1 - Monroe Pointer

Nay: 6 - Jimmy Cooper;Kevin Bailey;Stephanie Nelson;Jeff Steiling;Jim Little and Dennis Zolper

Absent: 1 - Paul Ford

8. Rezoning

[RZ-24-03](#)

Rezoning: 1323 Strawfloor Drive

Horizon Land Surveying, LLC, on behalf of Tiller Land Development, LLC, is seeking a rezone from R-1,single family medium density to C-3 LUO, general commercial with a limited use overlay. This request is for 2.43 acres located at 1323 Strawfloor Drive.

Attachments: [Signed Rezoning Application](#)
[H22-173 Phipps-Strawfloor-Rezoning Plat](#)
[COJ Rezoning - Adjoining Property Owner Notification](#)
[Certified Mail Receipt](#)
[Zoning Signs](#)
[Staff Summary](#)

Michael Bogs (Proponent): Michael Bogs with Tranlan Engineering, and Horizon Land Surveying here representing the developer for this, looking to rezone this property to C-3 LUO, and entertain any questions you may have.

Lonnie Roberts (Chair): City planner do you have any comments for this request?

Derrel Smith (City Planner): Yes sir, we reviewed and it meets the requirements for rezoning, so we would recommend approval with the following conditions:

1. The site shall satisfy all requirements of the city engineer, all requirements for the current storm water drainage design manual and floodplain 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 development of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all overlay district standards.
5. The following uses shall be excluded:

- car wash
- cemetery
- communications tower
- convenience store
- adult entertainment
- homeless shelter
- hotel or motel
- medical marijuana dispensary
- pawn shop
- fast food restaurant
- service station
- general vehicle repair

Lonnie Roberts: With this rezoning request is there anyone here to give public comments, about the request? If not, I'll open up to commissioners, questions or comments for the applicant or the staff?

Dennis Zolper (Commission): Dennis Zolper, make a motion to approve the rezoning, with all stipulations.

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

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

Absent: 1 - Paul Ford

9. Staff Comments

COM-24:011 Other Communication: Downtown Jonesboro Development Code (DJDC) Update

An update to the minimum building frontage requirement for general frontage lots.

Attachments: Exhibit A
Ordinance

Lonnie Roberts (Chair): The next item we have on the agenda this is another communication regarding downtown Jonesboro development code and I will turn this over to our city planner, Derrel Smith.

Derrel Smith (City Planner): We have noticed, it's come to our attention that there is topographical error in our code. In the commercial mixed use it shows under general frontage a 60 percent requirement for general frontage. In the other 4 codes, industrial arts, neighborhood transition and core commercial it's only 30 percent and it should be 30 percent under commercial mixed use also. We would not have noticed this if a building on Gee Street, did not come up and we noticed it during that time. But this isn't just about a building on Gee Street, this is all the general frontage streets in the commercial mixed use. We do not require 60 percent coverage in any other zone, except this. It was a typo it was never meant to be 60 and we would like for you to think about forwarding this to city council with taking it to 30 percent, and I'm not asking for this for tonight. I'm just bringing it to your attention and let you look at it, because I know it's a big code. But if you look at the code and you look at all the different zoning districts in it, you'll notice that every one of the general frontage street requirements is 30 percent except for commercial mixed use.

So, this isn't just gonna effect Gee Street it's gonna effect Washington, Johnson, it's gonna effect any general frontage street in this area, that's the reason we want you to look at it and I'm not gonna ask for a vote tonight but I want you to look at it and we'll come back to you at the next meeting and make that decision on whether or not you want to make that change.

Monroe Pointer (Commission): So, what we're looking at now in this bottom here in section 2, are you saying that is the correct way and how it should be showing, and the whatever else was showing 60?

Derrel Smith: That's right, if you notice on pedestrian friendly and pedestrian priority frontages it can be 60, 70 or even 80 percent, depending on the district and all the districts it shows on a general frontage street is 30 percent. Except for commercial mixed use which I've said was a typo that was missed when we drew up the ordinance and we probably would have never seen it, until something developed and it came to our attention.

Dennis Zolper (Commission): Mr. Chairman, based upon what Derrel has told us and the fact that this in all probability was a typo when the ordinance was originally initiated, I don't see any reason to wait.

Lonnie Roberts: Right, but we have some public comments that need to be heard before we proceed. We've had a request for someone to speak. But at this time do we have any commissioner questions before we have that public speaking?

Jimmy Cooper (Commission): I got one, we designate areas within that that needs to have that

Lonnie Roberts: You saying are there specific areas or are you saying that can we designate?

Derrel Smith: So, in the commercial mixed use showing areas that would have a 60 percent frontage? It would require changing the code but we can-

Jimmy Cooper: I'm not sure that Gee Street doesn't need it.

Derrel Smith: Well, a general frontage street, is a commercial street or collector street. So it's for cars, pedestrian priority and pedestrian friendly are for pedestrians and so that's where we bring everything closer to the street and have larger frontage. But with the speeds on our collector streets, it doesn't necessary blend with pedestrians walking all the time. Yes we'll have pedestrian facilities, we'll have sidewalks, but when you got cars going by 40-45 miles an hour that doesn't blend to have lots of people walking up and down the streets. We're looking at not just Gee Street this is also Johnson Avenue, this is everything along the south side of Johnson.

Jimmy Cooper: If I have a business, and I wanna do something out in front of it, 30 feet?

Derrel Smith: This is for the frontage of the building, is what this is, this isn't a setback. This is the width of the building, so if your lot is 100 feet your building right now would need to be 60 feet across that lot, instead of 30 feet across that lot.

Jim Little (Commission): And correct me if I'm wrong Derrel but if you wanna have a wide building on one of these you can this is just a minimum requirement?

Jimmy Cooper: Okay, alright I read it in my mind wrong, I'm sorry.

Lonnie Roberts: Anyone else have a question at this time before I open up for public comments? Okay, then I'll up for public comments. Is there anyone who would like to speak on this matter? Please state your name and address for the record.

Patti Lak (Public): Patti Lak, 4801 Forest Hill Road, so I guess what Derrel is saying this, Because this is why I came tonight to find out really what this was

all about. So I guess with you all what I have to ask and I hope you, take the time and do not vote on this tonight, because I think this is gonna take more than just a vote tonight, to make sure you guys are gonna get right, because you guys are the ones that really, kind of develop this whole city and the way it looks. My question to you Derrel is that, so it was a typo, was it a typo that was a good mistake? Or was it a bad mistake? You know, which way does it go on that part? So which way is it better? To keep it the way that it was a mistake or change it, you know to make our city look better and all the buildings look better and then I guess the other point of it is that, there's the two buildings that I know of that have been in pretty heated discussion, what happens to those buildings, right there? So just because you guys change to the code to what it was supposed to be these buildings are already built. So do you make the developer and the builder and all that to change it or do you just say, hey you know what, we change the code now so it's okay, you can leave it the way that it is. I'm just thinking for you guys that these are the questions that you really have to ask yourselves and I agree with you Derrel. I hope that you don't vote on this tonight because what you vote, then it will go to the city council, and I think I would just look at overall was it a typo because it was good, or bad, and are these the right changes that we need to make. Thank you.

Lonnie Roberts: Thanks for your comments. Anyone else have comments at this time? Yes sir?

Jeb Spencer (Public): Hello, I'm Jeff Spencer, I live at 701 Floyd, and I appreciate the opportunity to comment on this. I think that you should not move quickly there are ramifications to these changes, that really haven't been understood, it could be a typo, but I would point out that this is a 75 page overlay code, and this is not something that anybody in Jonesboro wrote. It was written by professionals. My assumption is that it would have been vetted probably studied carefully, typos should perhaps be fixed by now. Not saying that their not typos, but with 75 pages we have 1 small table on page 24 it has 4 changes in it now. The only one that has been mentioned is the one about the percentage of lot coverage. I've done a little looking I'm gonna do more looking, but I found several overlay codes for mixed used commercial and 60 percent is pretty well the standard. There are reasons that in other areas it may not be that on a general frontage street and it's complicated and that's why it just needs to be looked at and there are other ramifications that haven't been mentioned but I can assure you that if it goes up to council without more thought, it's not gonna be as pretty and simple as it might sound. It's gonna effect a lot of people and that's all I have to say. I would look at it and I'm gonna look more into it and I would welcome the opportunity to speak to any of you guys individually and bounce some thoughts around on it. Thank you.

Lonnie Roberts: Thanks for your comments.

Jeff Steiling (Commission): Could I ask you a question before you sit down? You mentioned that there had been other corrections made, can you point to those?

Jeb Spencer: On this table that we're looking at there are other changes, you see all those zeroes? They used to be tens, on the copy that I have.

Jeff Steiling: On the top portion of that table.

Jeb Spencer: The middle column on the minimum setbacks, those were 10 in my version of the code that I have on my computer at home. I could be wrong about that, but there are changes to what the original said.

Jeff Steiling: Then my second question for you is that you mentioned codes I'm assuming from other places, can you reference where you found those that they were 60 to 70 percent and were they for the general frontage the high

traffic area?

Jeb Spencer: They were for mixed commercial districts, of course the idea is to make sure that downtown Jonesboro does not become the suburbs. The downtown is unique for reasons and most of the downtowns around the United States are the only unique places left. You can fall asleep in Jonesboro and wake up in Searcy and you might not be sure that you left Jonesboro. And we know that, it's all across the nation. What we have downtown we're not building anymore and it's becoming very valuable, in some cities it's becoming the most valuable real estate that there is, and we heard presentations here a couple months ago about the revenue per acre you can get out of downtowns when they're properly cared for. But people need a place that they can feel good in. And we're not building that anymore we need to and I think we will eventually as the value of it is realized but until we build it, if we don't protect it then we're just gonna be another city. And it's difficult enough that we're doing it out there and it's almost a runaway freight train but when the train comes into town, those of us that live in it are going to do what we can to save it. But it's just as important to the rest of the city. People will generally not travel to cities and rush out to the suburbs to look around. They may sleep in the hotels in the suburbs but they wanna see what's happening downtown because there are people on the street and because the buildings are closer to the street and because there are no big gaps, people do not feel comfortable with big gaps. Now you can think about Main Street and imagine that every building on Main only covered 30 percent of that lot, lots of places for people to be attacked from you might say. In my opinion the idea behind these codes when you have a strip like Gee Street, and there's not a bunch of other types of streets there, you don't have a Main Street bumping into Gee Street, down on Main you need 90 percent coverage according to this code. A general frontage street coming into Main, yeah that says 30 but that's because behind Main, is another important street with a building on it and the sides on those buildings are taking up the general frontage streets. I'm pretty sure there is a reason that 60 percent is the number. I'm not saying that I'm 100 percent right. It just needs to be looked into. I wish we could look at the introduction to this code it's not very long. But pedestrian priority and walkable, and pedestrian again at least 3 times, cars are not discriminated against, but the emphasis on pedestrian priority and making spaces where cars are absolutely accommodated, but they don't dominate. In my opinion, what commercial mixed use wants, is to create that street scape, shelter the street, move the buildings closer, leave large enough gaps, so the vehicles can get in and park behind. Or at least to the side but never forward of the business. Then people will park, the street is a lot more attractive, and they don't mind walking and may visit several places. But you can't do that with big gaps and with continual interruptions. Conflict points between pedestrians and vehicles. I'm no city planner, it's a very complex, this code is 75 pages you say that up there and its mind numbing and there's one of these for each code that we have. And then these streets. 3 types of streets that run over all the districts. Something that may be okay in this district, may not be okay on that type of street in that district. But pedestrian priority, pedestrian preferred, and then general frontage and all three consider the pedestrian. It's just that the general frontage realizes as Derrel pointed out you're gonna have a lot more vehicles and that they need to be accommodated. I don't have much more to say other than I think you should take a look at it. Cause the mixed commercial district is huge, as was pointed earlier. And you're going from Main all the way to ASU, you're going from Matthews to the other side of Johnson. And I can't imagine

filling that up with 30 percent lot businesses but that's what appears to be allowed under these changes. Thank you.

Lonnie Roberts: Alright, thanks for your comments. I did also have a phone call today with someone who was asked we would also refrain from voting tonight.

Derrel Smith: I'm not asking for a vote tonight, but I do wanna put out this is a typo. There wasn't a grand conspiracy to make 60 percent frontage among commercial mixed use, it was a typo. If it was gonna be 60 percent it would have been along all of them not just one so, other than that, y'all look at it, review it, and we'll take a recommendation on the next meeting. Alright.

Dennis Zolper: I don't think we have to have a motion, for that.

Lonnie Roberts: No, we just don't take action tonight. Alright commissioners any more questions or comments? Derrel, you have anything?

Stephanie Nelson (Commission): I appreciate his statement, his research. I love information and thank you.

Lonnie Roberts: Alright, anyone else? We are adjourned.

Tabled

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-24-06

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Preliminary Subdivision: Farmer Hills

Alec Farmer is seeking preliminary subdivision approval for 3 lots on 8.9 acres. This property is zoned C-3, general commercial and located west of 3501 Southwest Drive.

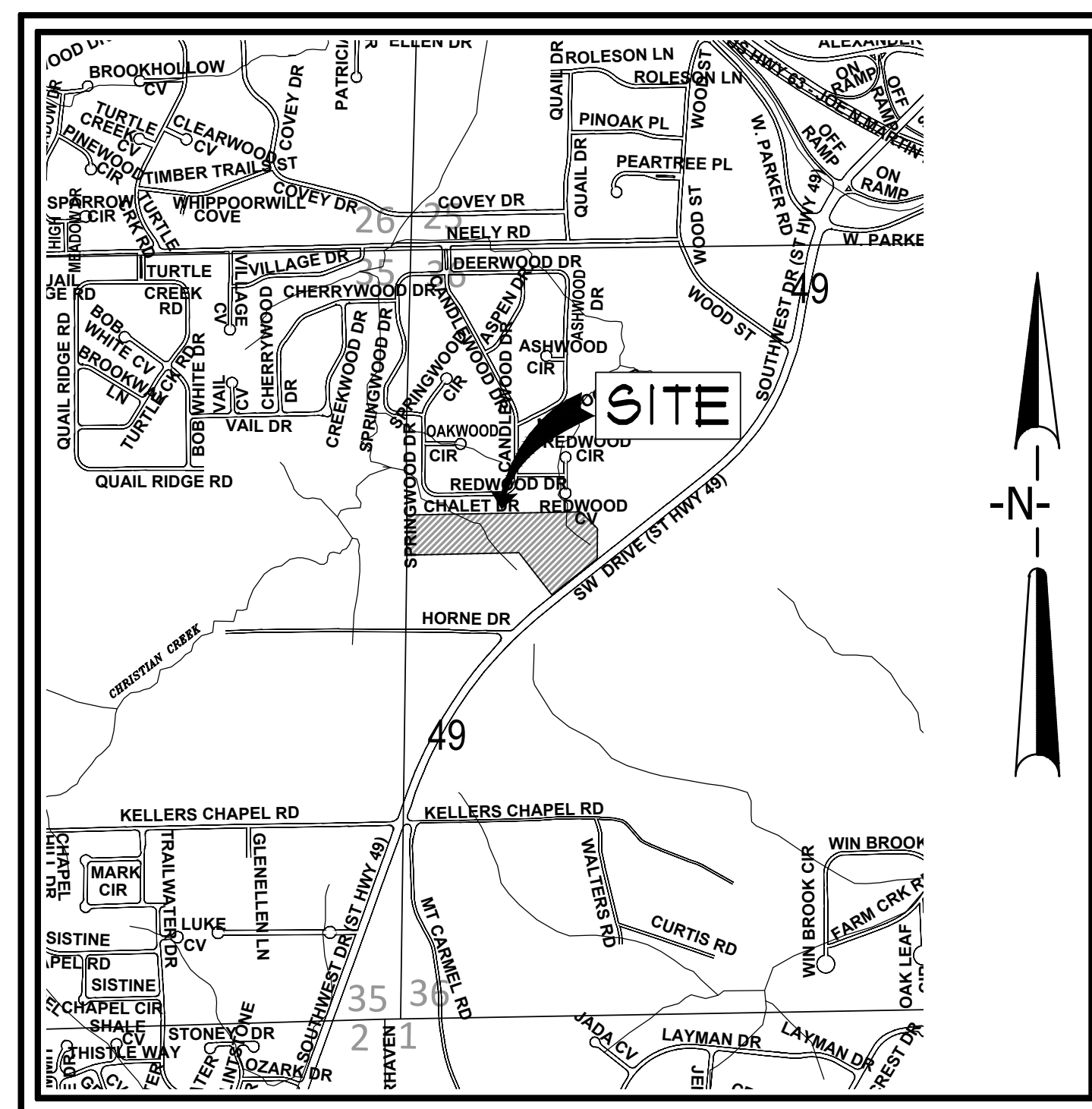
SITE DEVELOPMENT PLANS

FARMER HILLS

A COMMERCIAL DEVELOPMENT

PREPARED FOR
FARMER ENTERPRISES, INC.

JONESBORO, ARKANSAS
FEBRUARY, 2024



VICINITY MAP

NOT TO SCALE

INDEX TO SHEETS

CO01	COVER SHEET
CO02	GENERAL NOTES
CO03	TOPOGRAPHIC SURVEY
CO04	RECORD PLAT
CO05	UTILITY PLAN
CO06	GRADING/PROFILE PLAN
CO07	EROSION CONTROL PLAN
CO08	STANDARD DETAILS
CO09	EROSION CONTROL DETAILS

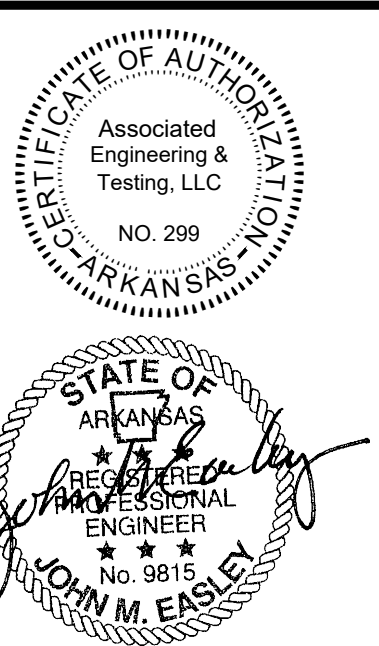
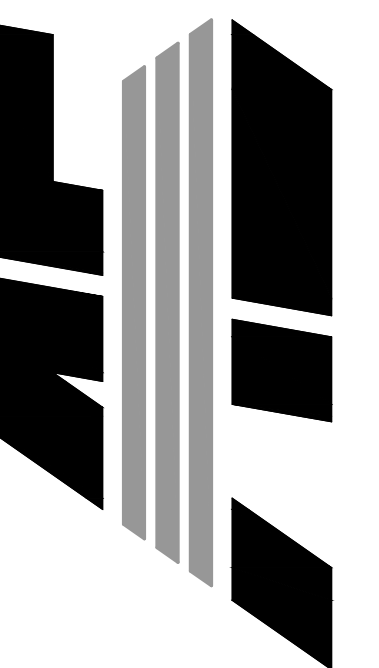


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FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

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CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
3.	COU COMMENTS	03/08/24

COVER
SHEET

DATE: 02/21/2024	DRAWN: COH
CADD FILE: 21104-SDP-R3	CHECKED: JME
DWG#	SHEET
SCALE: AS SHOWN	CO01

RESOURCE LIST

1. CITY OF JONESBORO - PLANNING AND ZONING
DERREL SMITH, CITY PLANNER
300 SOUTH CHURCH STREET
JONESBORO, AR 72401
879-932-0406
2. CITY OF JONESBORO - ENGINEERING
CRAIG LIGHT, P.E.
CITY ENGINEER
307 VINE STREET
JONESBORO, AR 72401
870-932-2438
3. CODES DEPT. FIRE MARSHALL
JASON WILLIS
3215 E. JOHNSON AVE.
JONESBORO, AR 72401
870-932-2428
4. CITY WATER AND LIGHT - ENGINEERING
JAKE RICE, P.E., P.S. - MANAGER
400 EAST MONROE, P.O. BOX 1289
JONESBORO, AR 72403
870-935-5581, FAX: 870-930-3303
SUSAN MIERDIETH - ENGINEERING SERVICES DIRECTOR
870-930-3320
5. CENTERPOINT ENERGY
KEITH CRAIG - SERVICE TECHNICIAN
3013 OLD FEEDHOUSE ROAD
JONESBORO, AR 72404
CELL: 870-897-3750
6. AT&T
723 CHURCH, ROOM B 27
JONESBORO, AR 72403
PHIL FARLEY - AREA MANAGER INSTALLATION & REPAIR
870-972-7827, FAX: 870-972-7610
TOMMY GRAY - AREA MANAGER ENGINEERING DESIGN
870-972-7587, FAX: 870-972-7533
7. SUDDEN LINK - CABLE TV
1520 SOUTH CARAWAY ROAD
JONESBORO, AR 72401
BOB PROCK - CONSTRUCTION MANAGER
870-933-8409 EXT: 212, FAX: 870-972-8141
DEANNA HORNBACK - MANAGER
JIMMY YANCY - FIELD MANAGER
CELL: 870-219-8583

GENERAL NOTES

1. SCREENING AND BUFFERING ARE AS SHOWN.
2. EASEMENTS ARE AS SHOWN.
3. DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. PROPERTY IS CURRENTLY ZONED C-3, GENERAL COMMERCIAL DISTRICT.



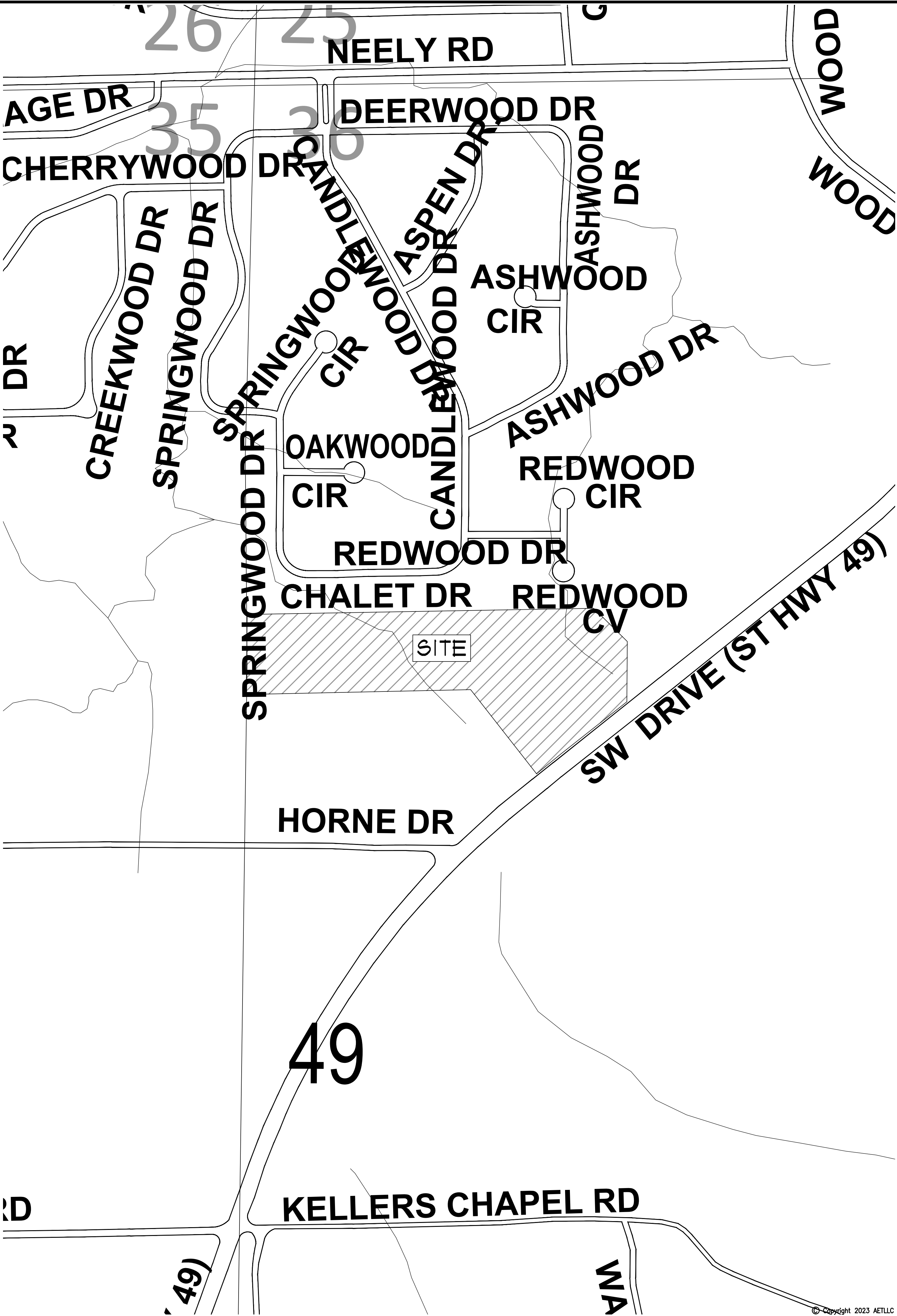
Know what's below.
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BENCHMARK LIST

1. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
2. BENCHMARK #1 (ELEV.=419.62) IS TOP OF SANITARY SEWER MANHOLE LOCATED ON THE NORTH SIDE OF ARKANSAS STATE HWY. 49 (SOUTHWEST DRIVE) APPROXIMATELY 132 FEET NORTH AND 151 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

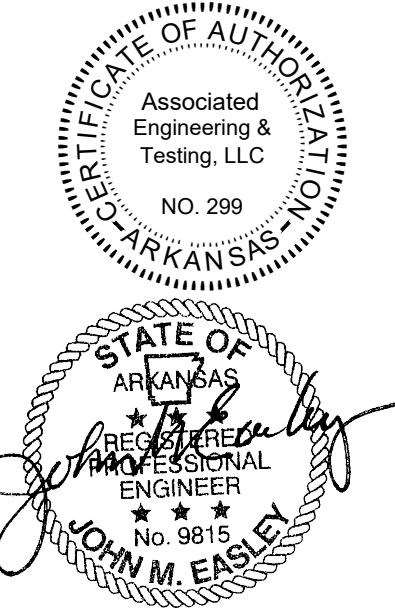
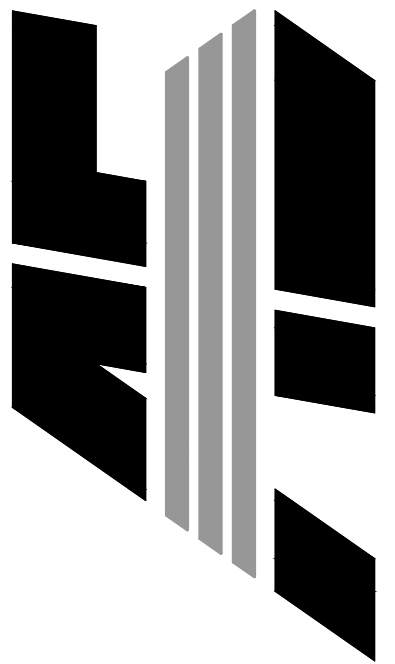
LEGEND

---	BOUNDARY LINE		EXISTING FIRE HYDRANT		PROPOSED FIRE HYDRANT
---	LOT LINES		VALVE BOX		FIRE PROTECTION
	FOUND IRON PIPE		FIRE PROTECTION		EXISTING OVERHEAD ELECTRICAL LINE
	FOUND COTTON-PICKER SPINDLE		EXISTING UNDERGROUND ELECTRICAL LINE		ELECTRIC TRANSFORMER / ELECTRIC METER
	FOUND REBAR		POWER POLE		POWER JUNCTION / COMMUNICATIONS BOX
	CITY OF JONESBORO G.P.S. MONUMENT		SIGN LIGHTS / FLOOD LIGHTS		LIGHT POLE
	BENCH MARK		TRAFFIC SIGN		TRAFFIC SIGNAL
	R/W MONUMENT		TRAFFIC LIGHT CONTROL		TRAFFIC SIGNAL W/ POLE
	SET 1 1/4" IRON PIPE		EXISTING OVERHEAD COMMUNICATION LINE		EXISTING UNDERGROUND COMMUNICATION LINE
---SS---	EXISTING SANITARY SEWER LINE		TELEPHONE PEDESTAL		EXISTING GAS LINE
---SS---	PROPOSED SANITARY SEWER LINE		GAS METER		EXISTING STORM WATER MANHOLE
	EXISTING SANITARY SEWER MANHOLE		GRADED INLET		
	PROPOSED SANITARY SEWER MANHOLE				
	EXISTING SANITARY SEWER CLEANOUT				
	PROPOSED SANITARY SEWER CLEANOUT				
---	PROPOSED SANITARY SEWER SERVICE LINE				
---W---	EXISTING WATER LINE				
---W---	PROPOSED WATER LINE				
	EXISTING WATER METER				
	PROPOSED WATER METER				
	EXISTING WATER VALVE				
	PROPOSED WATER VALVE				



FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

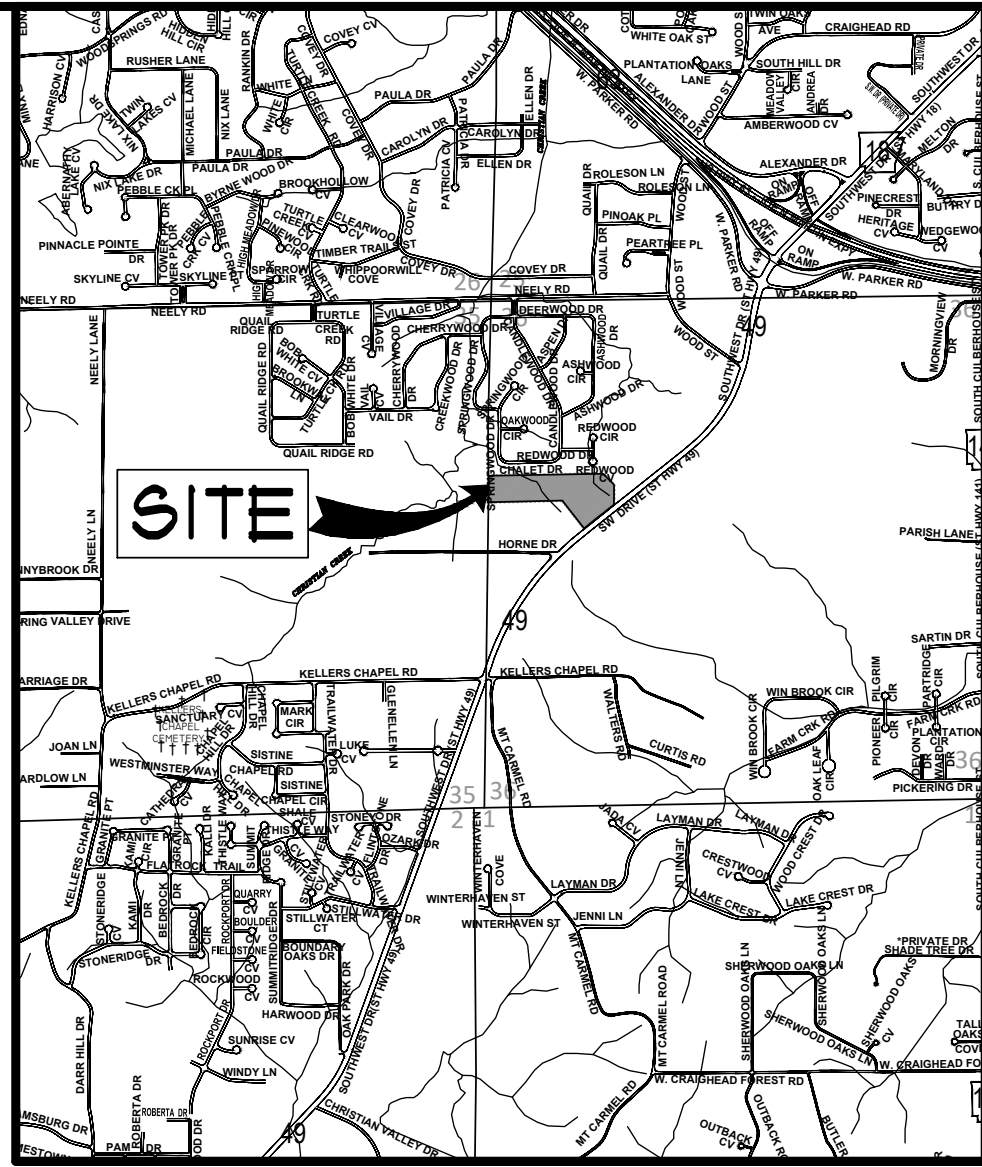
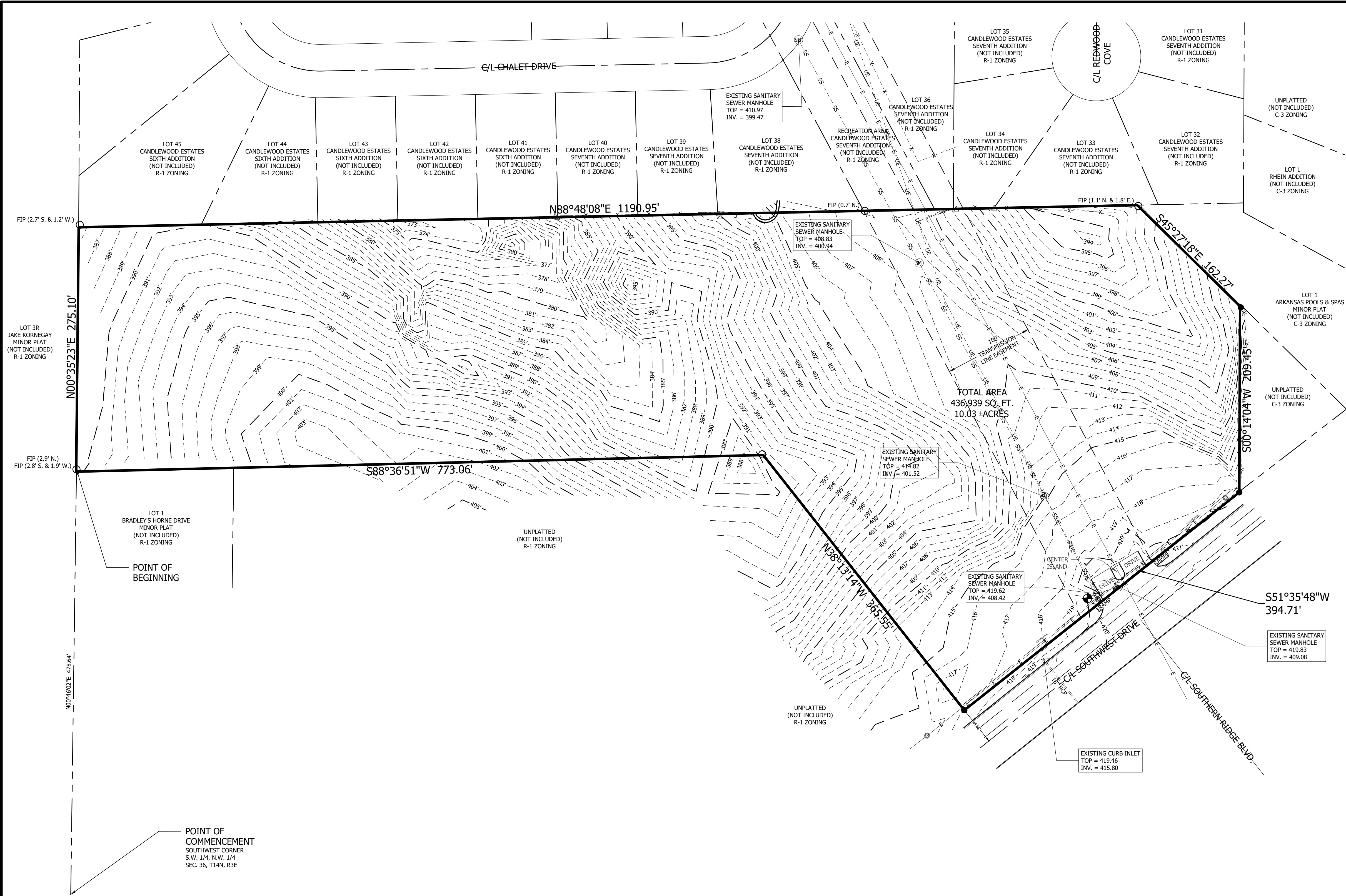
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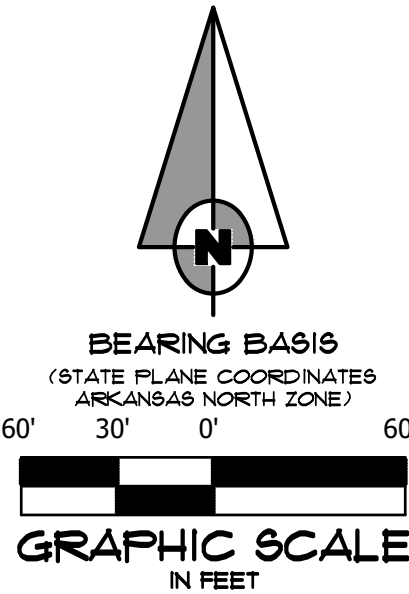
NO.	DESCRIPTION	DATE
3.	COJ COMMENTS	03/08/24

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CADD FILE:	21104-SDP-R3	CHECKED:	JME
DWG#		SHEET	
SCALE:	AS SHOWN		C002



VICINITY SKETCH
NOT TO SCALE



LEGEND	
—	= BOUNDARY LINE
- - -	= ADJACENT LOT LINE
- - -	= EASEMENT LINE
○	= FOUND IRON PIPE
△	= FOUND REBAR
●	= SET 1-1/4" IRON PIPE W/ PS #1314 CAP
— SS — SS — SS —	= EXISTING SANITARY SEWER LINE
— W — W — W —	= SANITARY SEWER MANHOLE
— E — E — E —	= EXISTING SANITARY SEWER LINE
— X — X — X —	= WATER VALVE
— 7'0" —	= FIRE HYDRANT
—	= EXISTING OVERHEAD ELECTRICAL LINE
—	= POWER POLE
—	= GUY WIRE
—	= ELECTRIC PULL BOX
—	= TELEPHONE PEDESTAL
—	= STORM GRATED INLET
—	= EXISTING FENCE LINE
—	= EXISTING GROUND CONTOUR
—	= BENCHMARK

SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR FARMER ENTERPRISES, INC. AND IS NOT ASSIGNABLE.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY. ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
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 - RECORD PLAT OF CANDLEWOOD ESTATES SEVENTH ADDITION, RECORDED IN PLAT CABINET "A", PAGE 60 AT JONESBORO, ARKANSAS.
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CONTAINING IN ALL 436,939 SQ. FT. OR 10.03 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING AND TESTING, LLC HAS THIS DATE MADE A BOUNDARY AND TOPOGRAPHIC SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO APPARENT ABOVE GROUND ENCROACHMENTS OTHER THAN AS SHOWN OR STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "ARKANSAS MINIMUM STANDARDS FOR PROPERTY SURVEYS AND PLATS" IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 10/11/2023

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

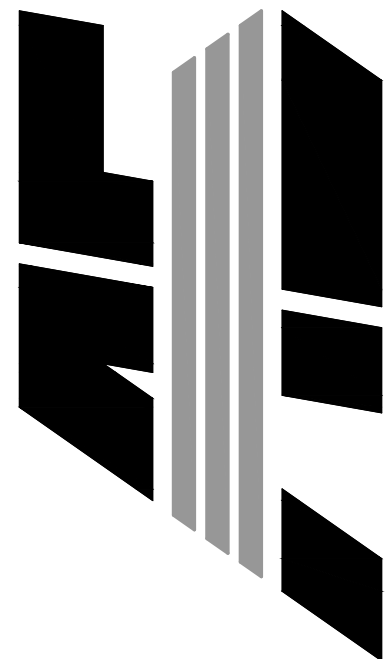
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FARMER ENTERPRISES, INC.

SOUTHWEST DRIVE
SECTION 36, T14N, R3E
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

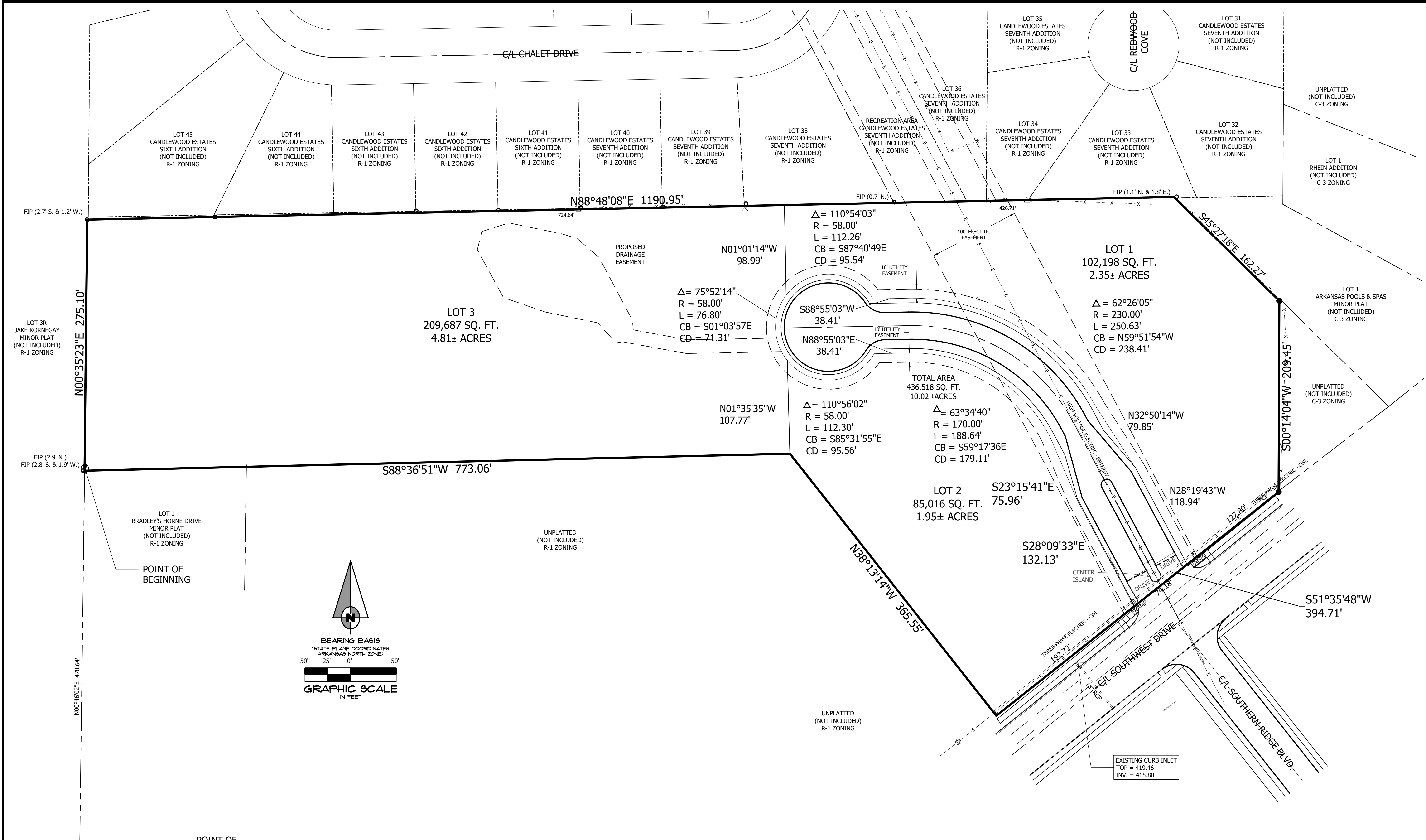
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

TOPOGRAPHIC SURVEY

DATE: 10/23/2023	DRAWN: CCH
CADD FILE: 21104-001	CHECKED: JME
DWG#: 0314364.XXXX	SHEET
SCALE: 1" = 60'	1 OF 1



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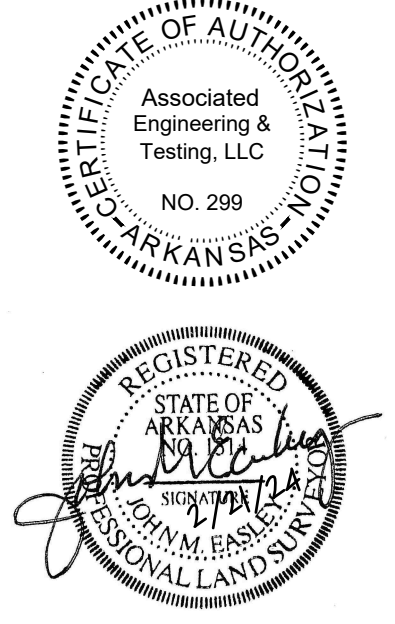
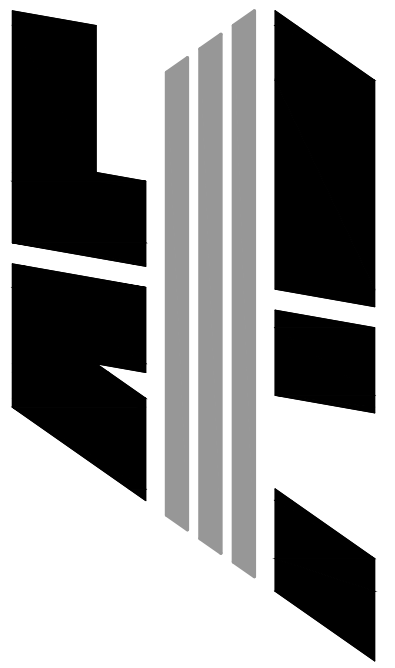
OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON, THAT WE REQUEST THIS RECORD PLAT AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON.

FARMER ENTERPRISES, INC.
ALEC FARMER, OWNER

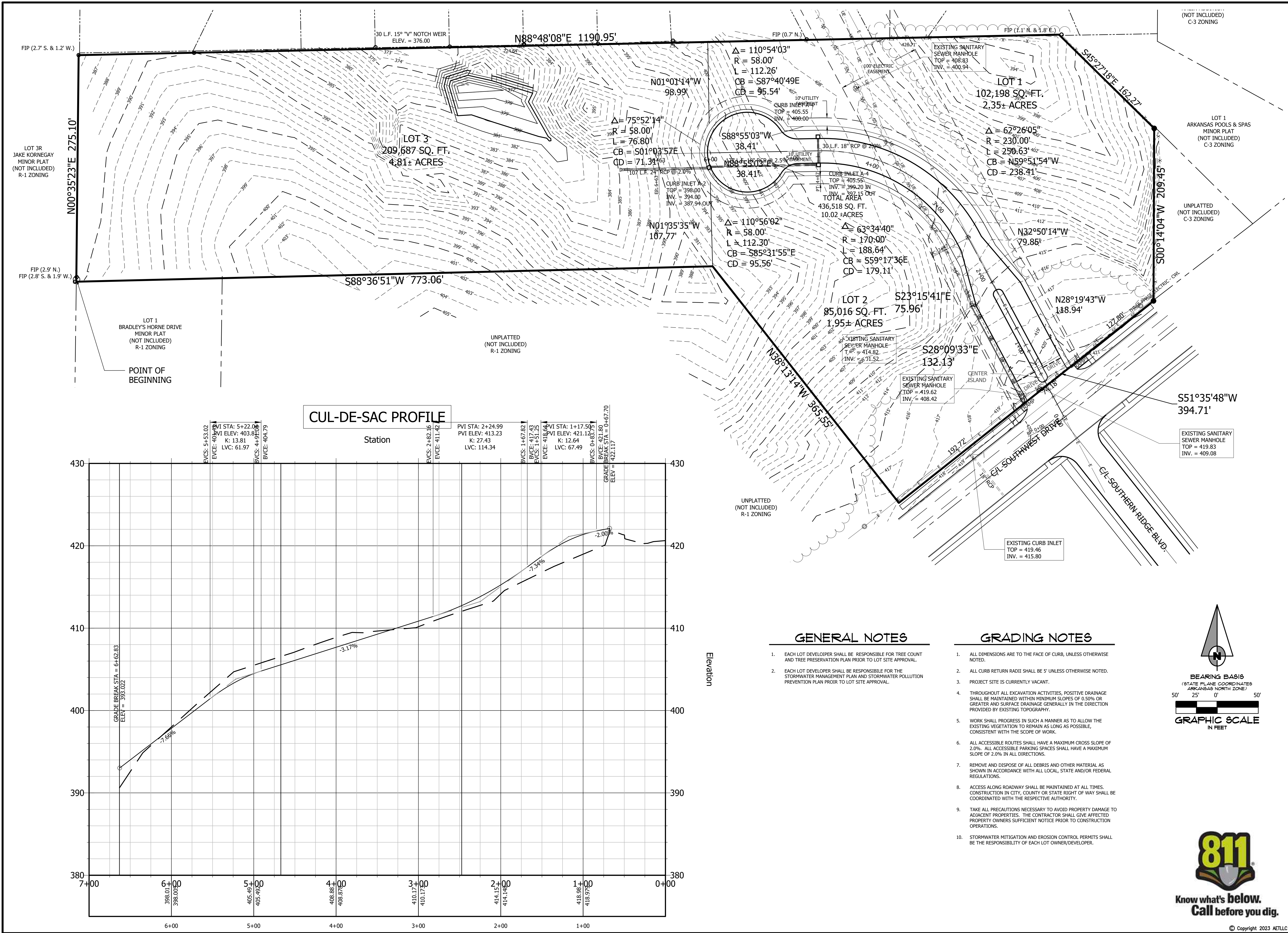
FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

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CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
3.	COV COMMENTS	23/08/24

RECORD PLAT	
DATE: 02/21/2024	DRAWN: CCH
CADD FILE: 21104-SDP-R3	CHECKED: JME
DWG# XXXXXXXX.XXXX	SHEET
SCALE: 1" = 60'	C003



FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3994 • FAX: 870-935-1263

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9815
JOHN M. EASLEY

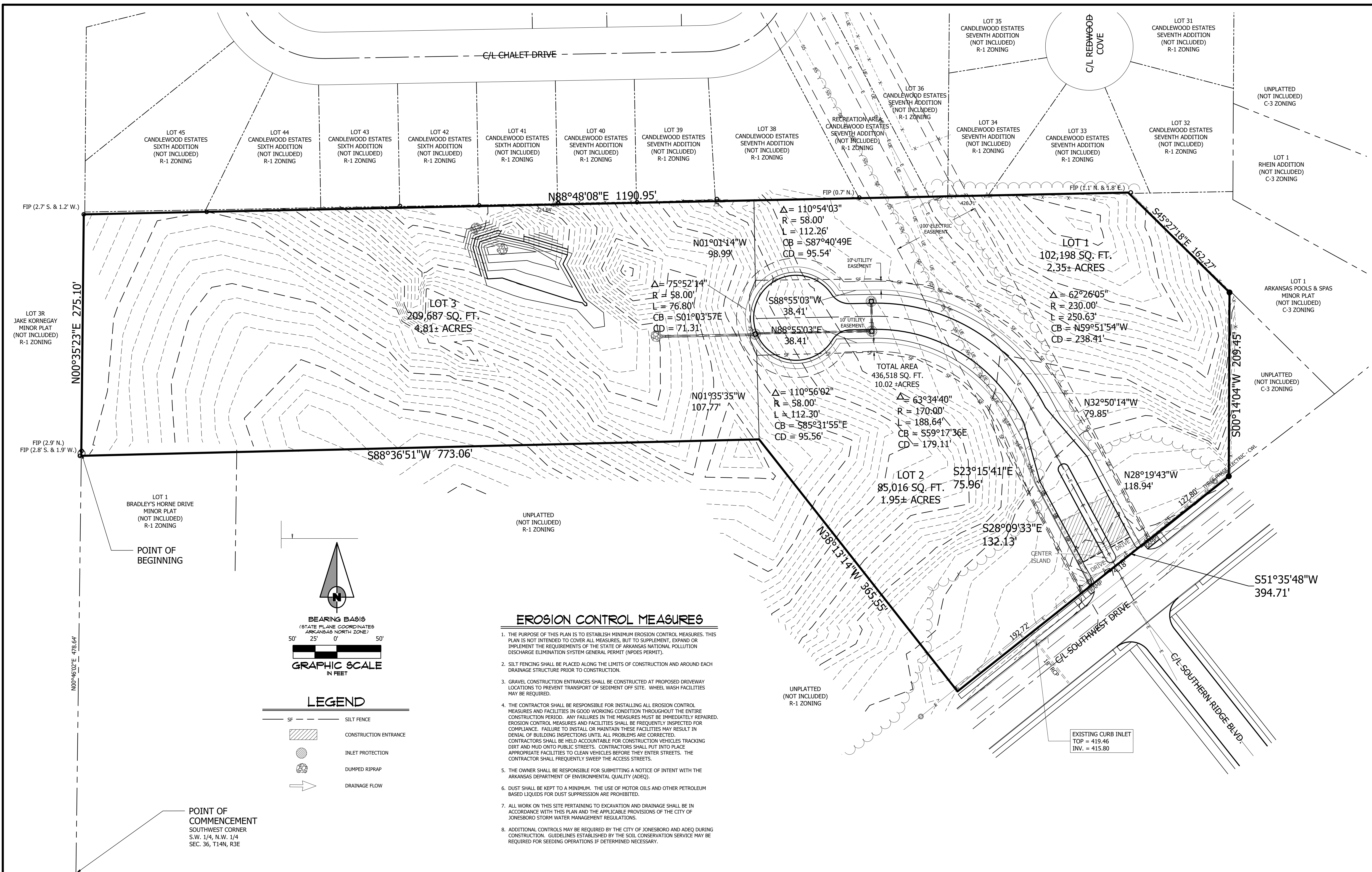
NO.	DESCRIPTION	DATE
3.	COV COMMENTS	23/08/24

PLAN & PROFILE

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CADD FILE:	21104-SDP	CHECKED:	JME
DWG#:	XXXXXXXXXXXX	SHEET	C006

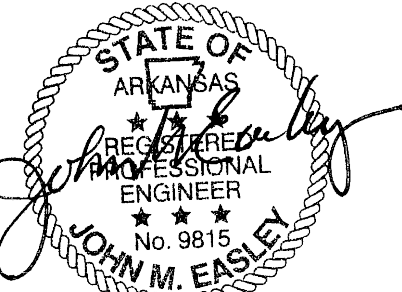
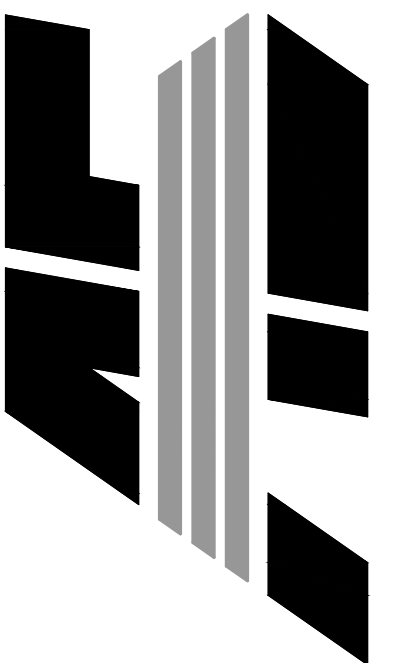
SCALE: 1" = 60'

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SOUTHWEST DRIVE
JONESBORO, ARKANSAS

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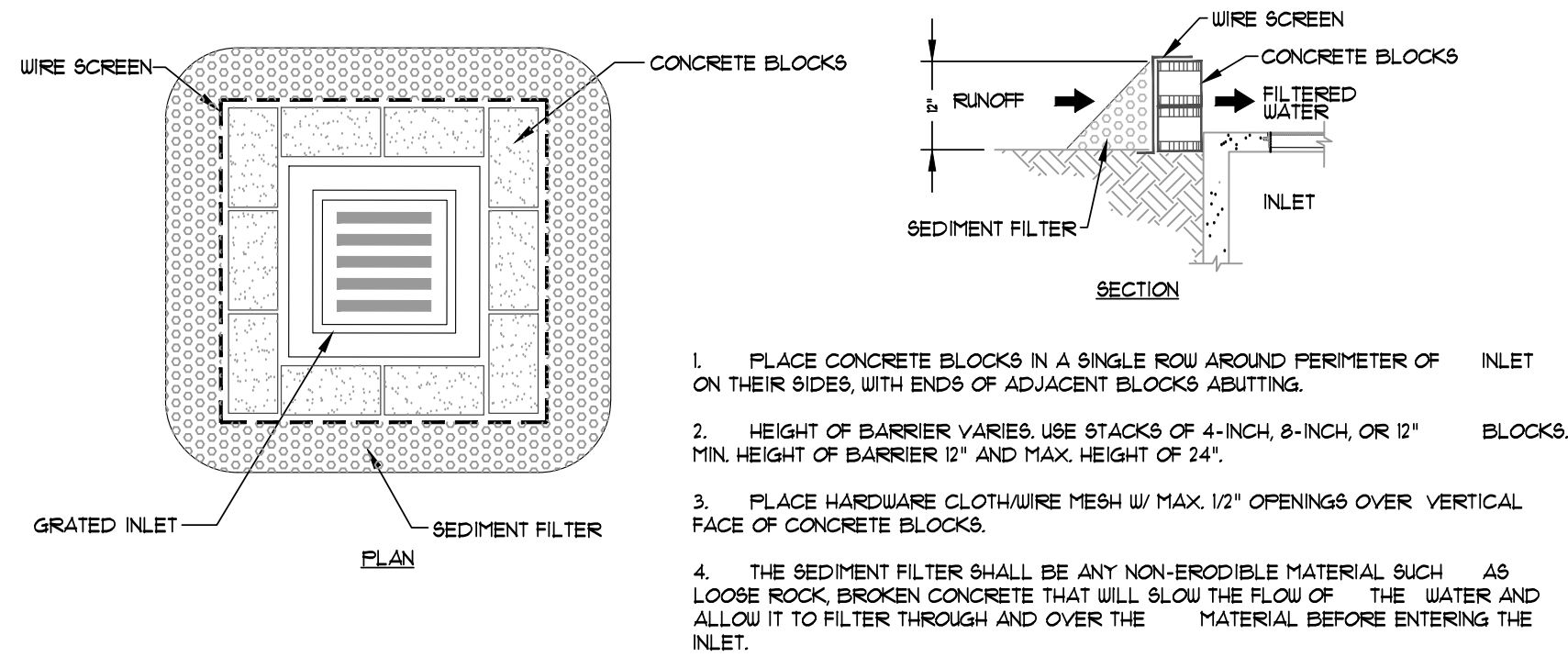
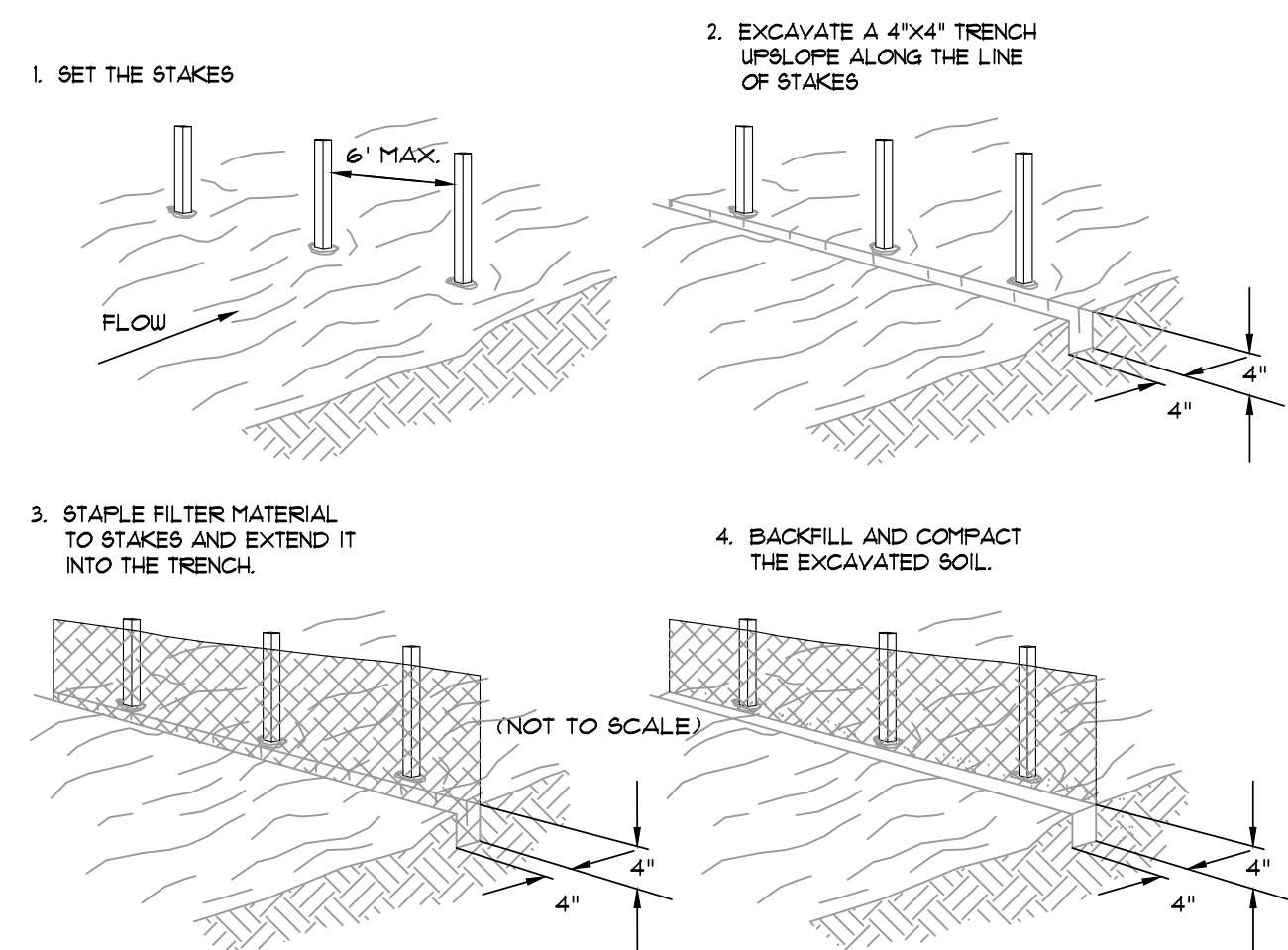
EROSION PLAN

DATE: 02/13/2024	DRAWN: CCH
CADD FILE: 21104-SDP	CHECKED: JME
DWG#: XXXXXXXX.XXXX	SHEET C007
SCALE: 1" = 60'	



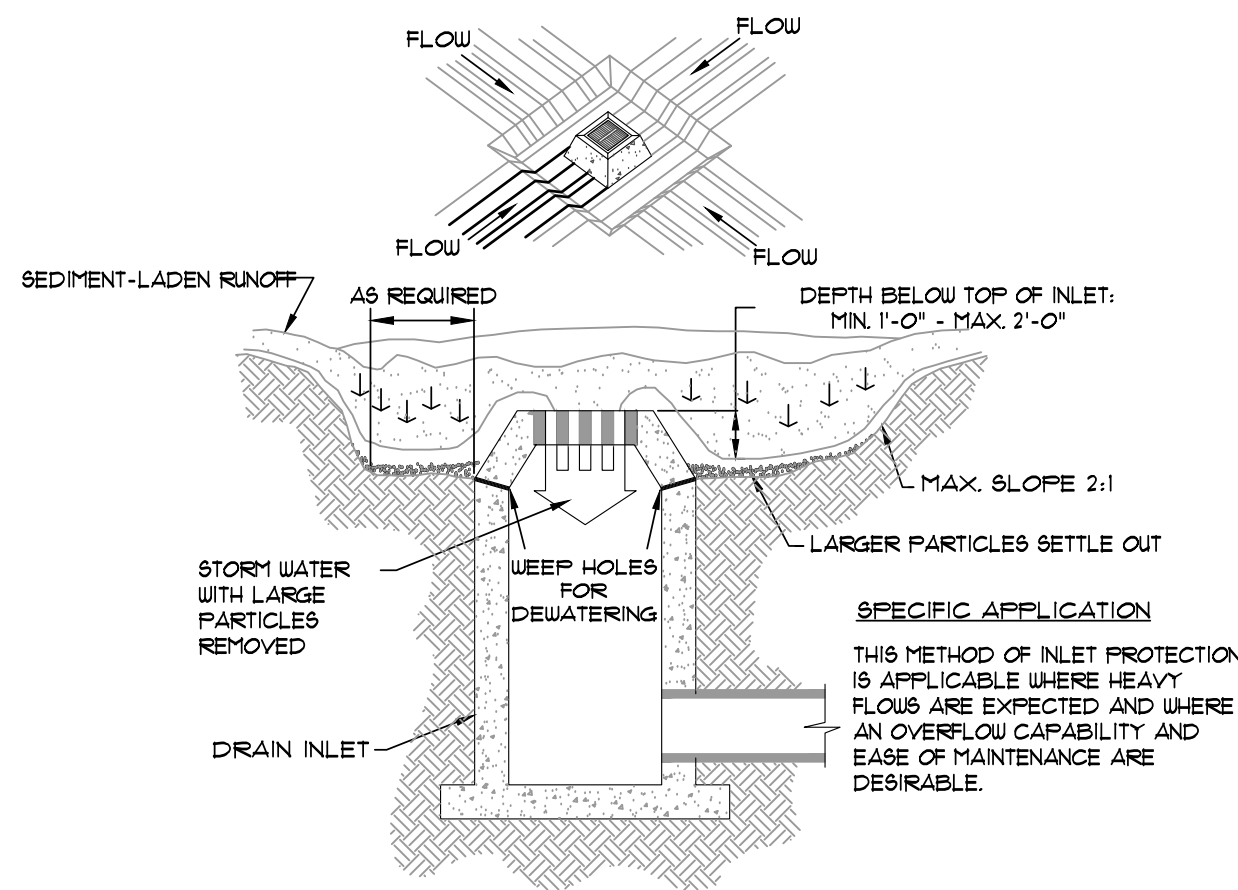
Know what's **below**.
Call before you dig.

© Copyright 2023 AETLLC



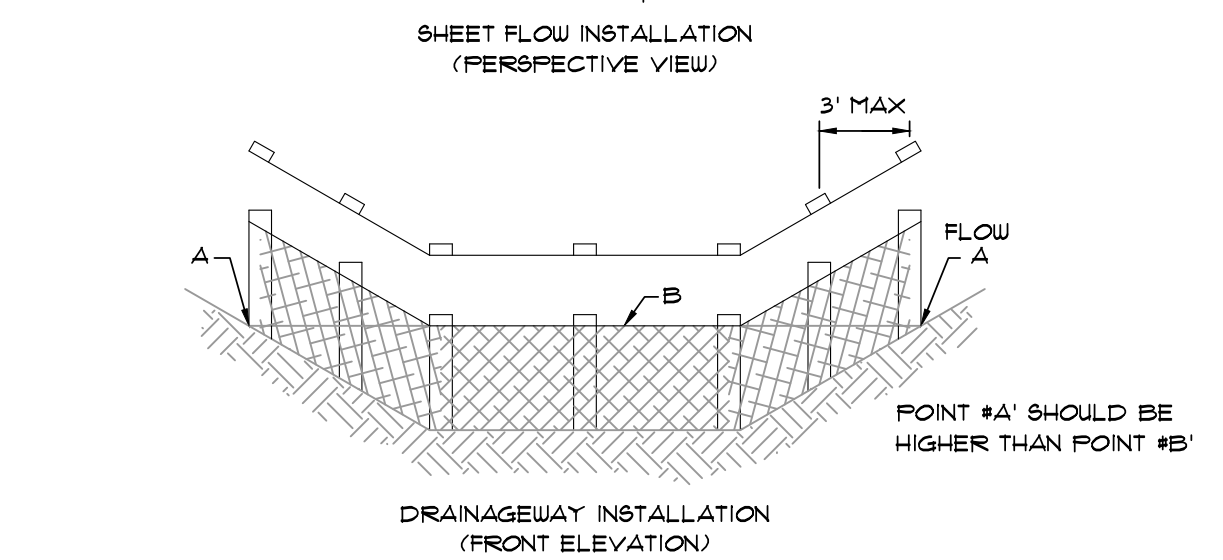
BLOCK AND AGGREGATE INLET SEDIMENT FILTER

SCALE: 1/2" = 1'-0"



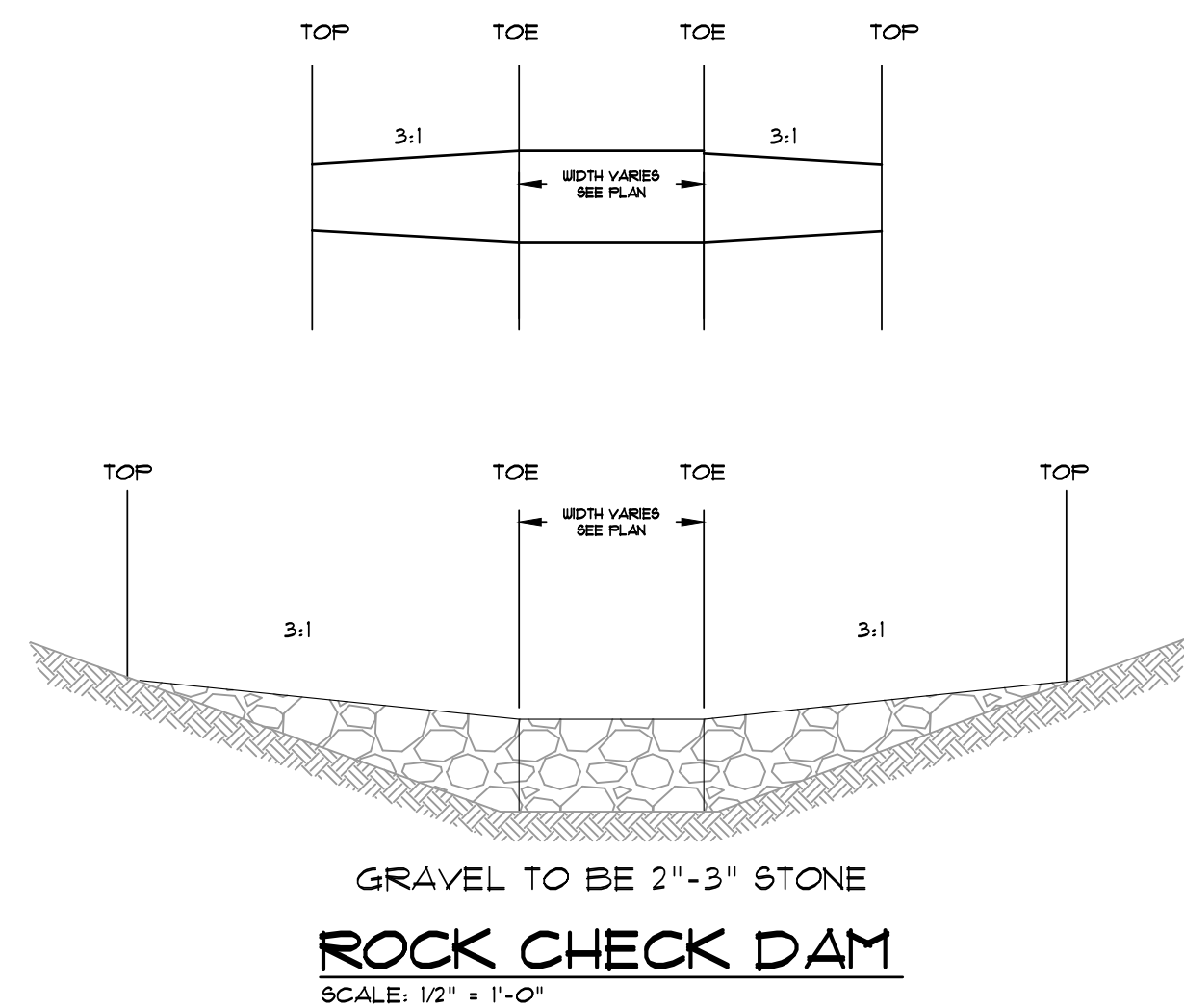
EXCAVATED INLET SEDIMENT TRAP

SCALE: 1/4" = 1'-0"



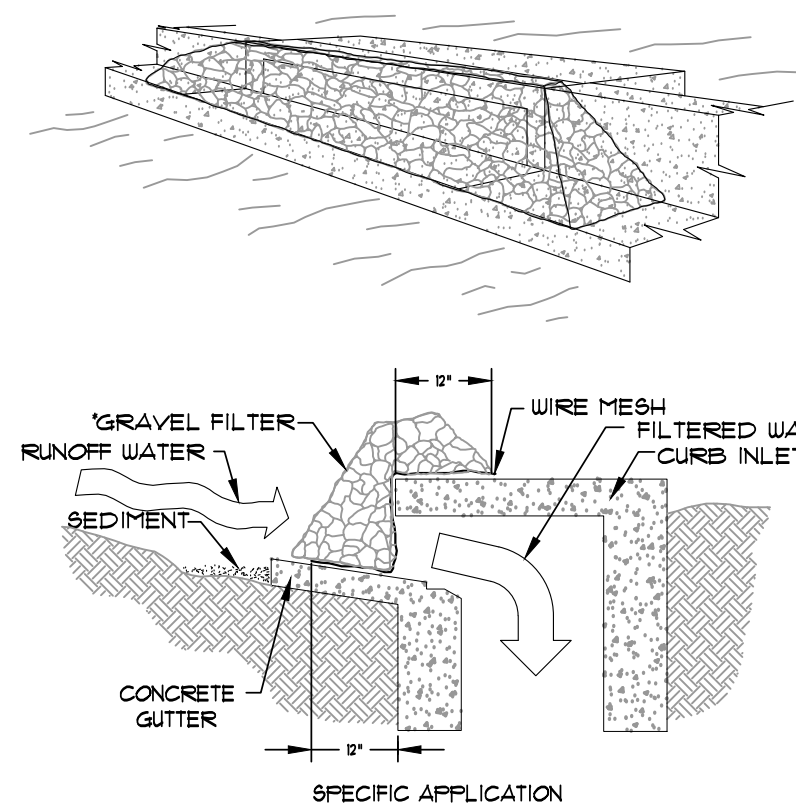
FILTER BARRIER

SCALE: 1/4" = 1'-0"



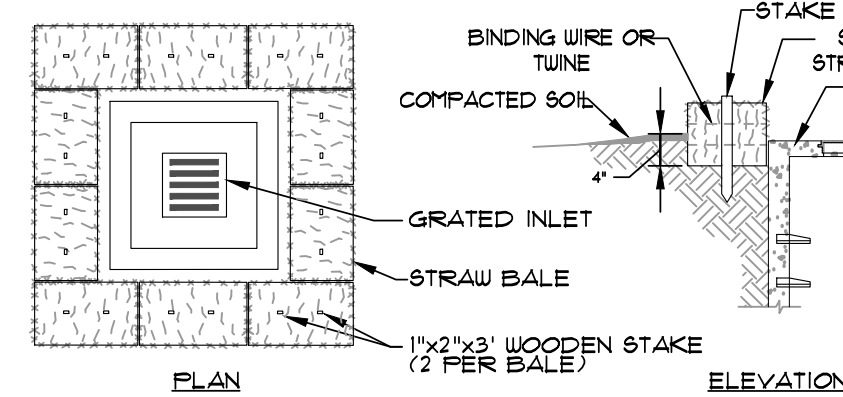
ROCK CHECK DAM

SCALE: 1/2" = 1'-0"



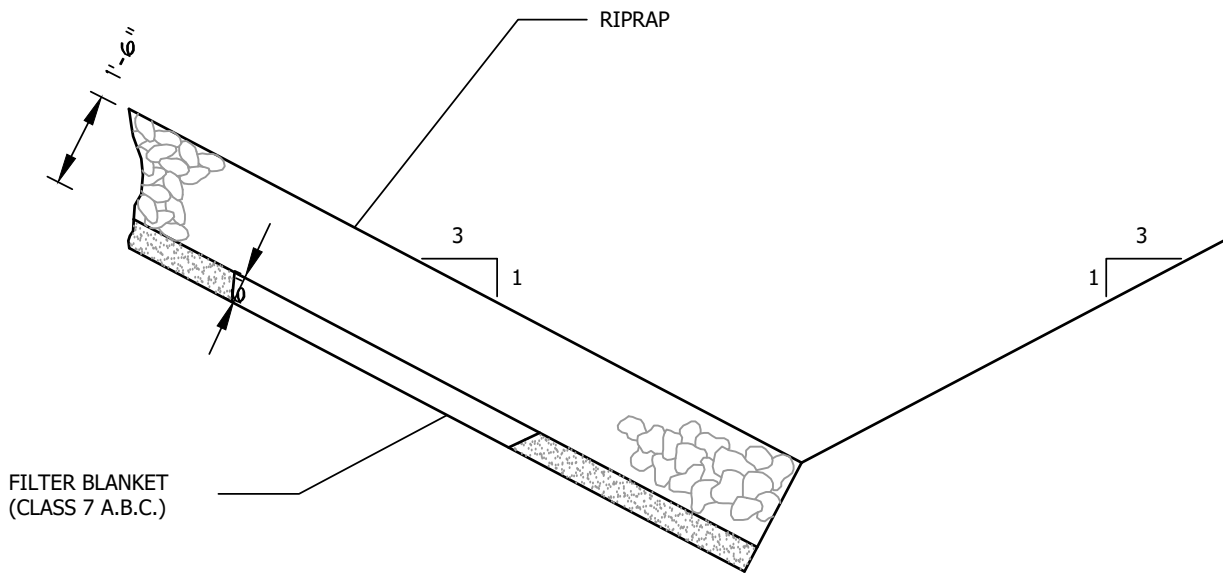
GRAVEL CURB INLET SEDIMENT FILTER

SCALE: 1/2" = 1'-0"



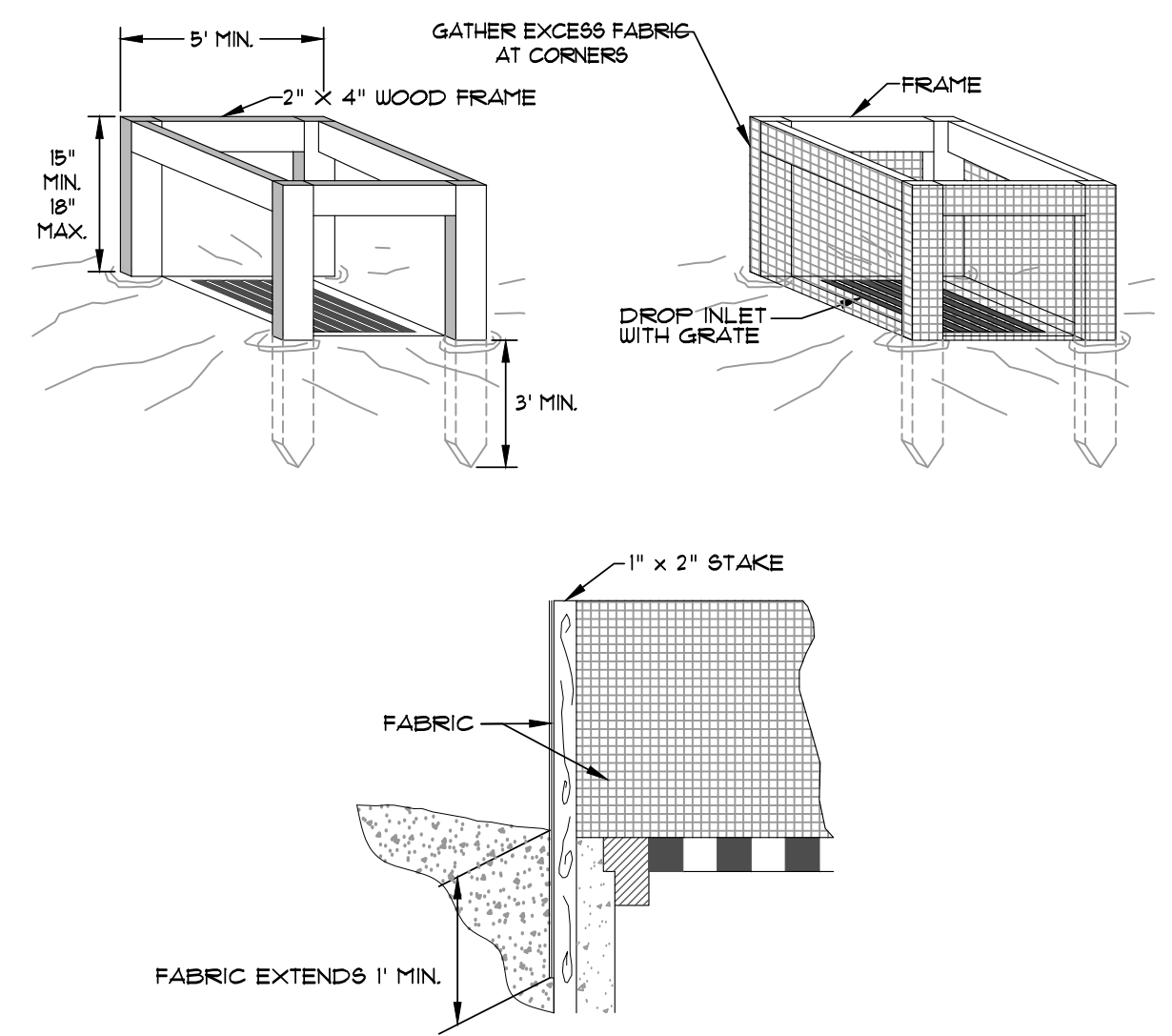
STRAW BALE INLET SEDIMENT FILTER

SCALE: 1/2" = 1'-0"



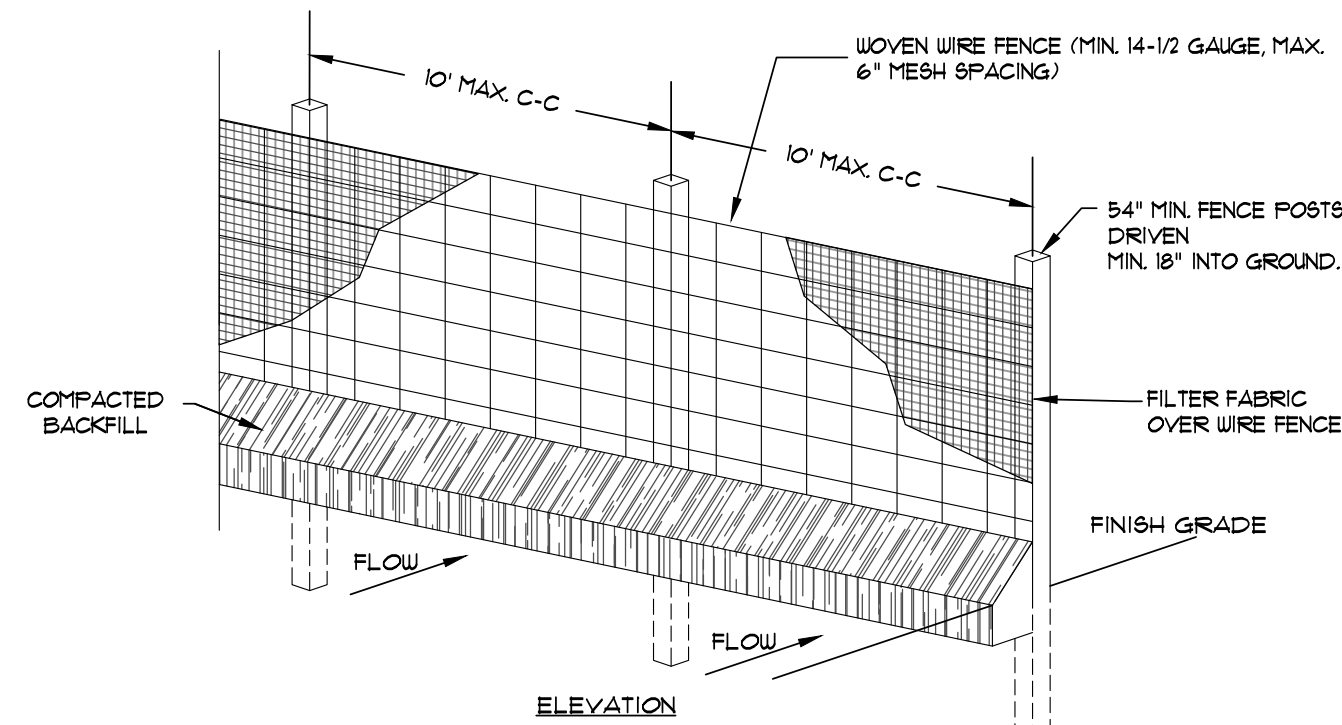
CONSTRUCTION ENTRANCE

NOT TO SCALE



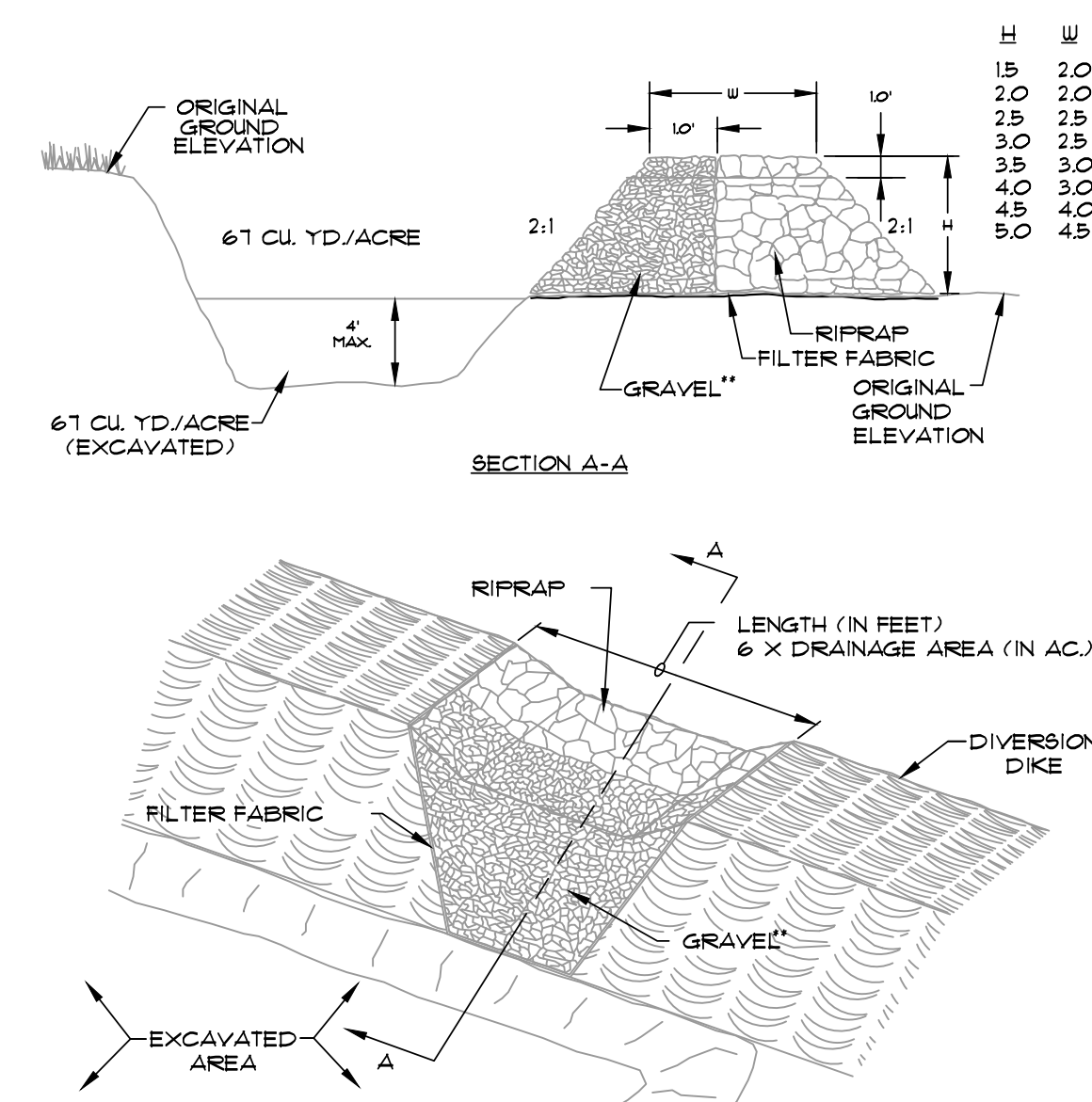
SILT FENCE INLET PROTECTION

SCALE: 1/2" = 1'-0"



GRAVEL AND WIRE MESH INLET SEDIMENT FILTER

SCALE: 1/2" = 1'-0"

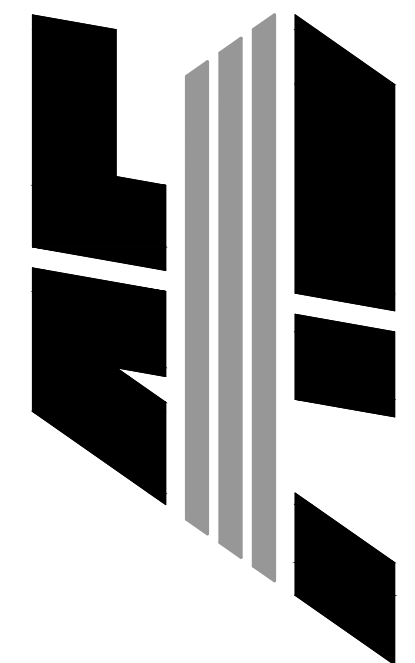


TEMPORARY SEDIMENT TRAP

SCALE: 3/8" = 1'-0"

FARMER HILLS
A COMMERCIAL DEVELOPMENT
SOUTHWEST DRIVE
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3394 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE
3.	COV COMMENTS	03/08/24

**EROSION
DETAILS**

DATE: 02/13/2024	DRAWN: COH
CADD FILE: 21104-SDP	CHECKED: JME
DWG#	SHEET
SCALE: AS SHOWN	C009

Application History

2/26/2024 17:24:56 pm - Application started
2/26/2024 17:29:6 pm - Status Update: SubmitStart
2/26/2024 17:29:7 pm - Permit created in PDox
2/26/2024 17:29:7 pm - Status Update: Complete
2/26/2024 17:29:6 pm - Application submitted

Request Name: Farmer Hills



SUBDIVISION AND PLATS APPLICATION

CITY OF JONESBORO

300 S Church St Jonesboro, AR 72401

Step 1 - Project Information

INCOMPLETE

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

Project Description *

Farmer Hills

Application Type *

Preliminary Plat

Contact Planning Office if unknown.

Proposed Use ☒ Commercial ☐ Residential *

Subdivision Name / Phase No *

Farmer Hills

Property Address / Location *

Southwest Drive

Property City *

Jonesboro

Property State *

Arkansas

Property Zip Code *

72401

Zoning Classification *

C-3 GENERAL COMMERCIAL DISTRICT

Select total acreage range *

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

Total Acres ***Total Number of Lots ***

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

- ☐ Yes
☐ No

Is the property located in a
floodplain? *

- ☐ Yes
☒ No

Step 2: Applicant Information**COMPLETE**☐ Select if the Applicant is the currently logged in user.**Applicant First Name ***

John

Applicant Last Name *

Easley

Applicant Address *

103 S Church

Applicant Address Line 2**Applicant City ***

Jonesboro

Applicant State *

Arkansas

Applicant Zip Code *

72401

Applicant Phone Number *

(870) 243-7632

Applicant Email Address *

john.easley@associatedengineering.com

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

Alec

Owner Last Name

Farmer

Owner Address

2504 Alexander Drive, #116

Owner Address Line 2**Owner City**

JONESBORO

Owner State

Arkansas

Owner Zip Code

72401

Owner Phone Number

() -

Owner Email Address**Step 4: Submittal Requirements (optional)****Preliminary Plat Requirements**

The preliminary plat shall give the following information when possible:

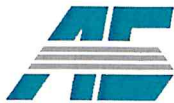
1. A key map showing the tract and its relation to the subdivision area. Submission shall include overall vicinity map of nearest adjacent platted subdivisions at scale.
2. The proposed subdivision name and location, the bearings and distances of its boundaries, the name and address of the owner and 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**INCOMPLETE**

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: John EasleySignature date: 2024-02-26 05:29 PM**Payment Details**[Home](#) | [Profile](#)



Associated Engineering, LLC

103 S. Church Street – P.O. Box 1462 – Jonesboro, AR 72403 – Phone: (870) 932-3594 – Fax: (870) 935-1263

March 20, 2024

Mr. Michael Morris, PE
City Engineering Department
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401

Re: Drainage Report – Farmer Hills Commercial Development
Southwest Drive
Jonesboro, Arkansas

Dear Mr. Morris:

Attached is the Storm Water Analysis for the above referenced project. The site is located along Southwest Drive, across from the Southern Hills development. The site is currently a vacant commercial tract. The development is a C-3, Commercial Development.

Storm water runoff from on-site is collected and diverted to a drainage basin located along the west side of the project site and reduces the developed runoff to offset an increase of runoff to the east. By use of detention on the west side, peak storm water runoff is reduced from its previous condition to be 18% for the 10-year storm frequency event and 23% for the 100-year storm frequency event. Stormwater mitigation for each lot will be the responsibility of the future developer.

Should you have any questions or require additional information, please contact me.

Respectfully submitted,

A handwritten signature in blue ink, reading 'John M. Easley', is placed over the typed name.

John M. Easley, PE, PLS
Project Engineer

Hydrograph Calculations

For

Farmer Hills

A Proposed Commercial Development

Jonesboro, AR

Prepared by
Associated Engineering, LLC
John M. Easley, PE, PLS

March 19, 2024



Drainage Report

Farmer Hills

A Proposed Commercial Development

Jonesboro, Arkansas

March 19, 2024

Purpose:

The purpose of this report is to determine the storm drainage characteristics for a proposed commercial development located along Southwest Drive, across from the Southern Hills development. The site is currently a vacant wooded parcel.

Location:

The proposed development is located along Southwest Drive, across from the Southern Hills development. The site is currently a vacant commercial site.

Scope of Work:

Storm water runoff rates were computed using the United States Department of Interior's (USDI) Soil Conservation Service (SCS) 24-Hour Hydrograph Method. The method of calculation is computer generated using Hydroflow software. Maps of the site including off-site runoff onto the property were reviewed to provide data input for the computer program. Topographic information gathered from the field by Associated Engineering, LLC was used to determine these characteristics for the development.

The detention structure was reviewed for storage capabilities during the 2, 10, 25, 50 and 100-year storm frequency events. The detention configurations were also reviewed to determine any increase and/or decrease in the peak discharge of the associated storm events from the developed conditions. Storage routing of the developed hydrographs through the detention area were calculated by computer using Hydrograph software. The project site was reviewed for its runoff characteristics during the 2-year through 100-year storm frequency events for both existing and developed conditions.

Overall Design:

The project site is approximately 10 acres that is currently vacant and located on the west side of Southwest Drive. The development is currently wooded with a clear area for a overhead 69kv electric line (Entergy). The development will consist of three lots, two commercial lots adjacent to the proposed street and a third larger lot on the west end of the site. Future plans for the large lot have not been determined at this time. Drainage management and erosion control for the two commercial lots will be the responsibility of each lot. Stormwater mitigation for the proposed street will be constructed as part of initial development and a part of this design report. A detention basin will be placed on the west side of the site, near the end of the proposed street.

The general slope of the site is from the southeast corner to the northwest with site drainage leaving midway of the north line.

Pre-Developed Flows:

Calculations for the pre-developed flows for the 2-year through the 100-year storm frequency events are shown within Appendix "A". The basin is predominately Brandon-Saffell association - Hydrologic Soil Group "B". A summary of the input data and results are shown below:

Existing Basin:

Area = 7.2 acres
 CN = 55 7.2 acres @ 55 = Woods
 Tc = 13.6 minutes

Post-Developed Flows:

Calculations for the post-developed flows for the 2-year through the 100-year storm frequency events are shown within Appendix "A". A summary of the input data and results are shown below:

Developed Basin:

Area = 7.2 acres
 CN = 58 6.7 acres @ 55 = Woods
 0.5 acres @ 58 = Commercial
 Tc = 13.6 minutes

Computative analyses for the existing and developed conditions are shown within Appendix "A". A summary of the existing and combined developed data is shown below:

Frequency (year)	Pre- developed Flows (cfs)	Post- developed Flows (cfs)	Percent Change in flows (cfs)
2-year	2.77	2.81	0%
5-year	6.65	5.86	12%
10-year	10.35	8.52	18%
25-year	14.53	11.62	20%
50-year	18.24	14.13	23%
100-year	22.57	17.39	23%

Detention Facility:
 Basin Bottom: 377.00
 Basin Top: 381.00
 Outlet: 15° “V” Notch Weir

Conclusions:

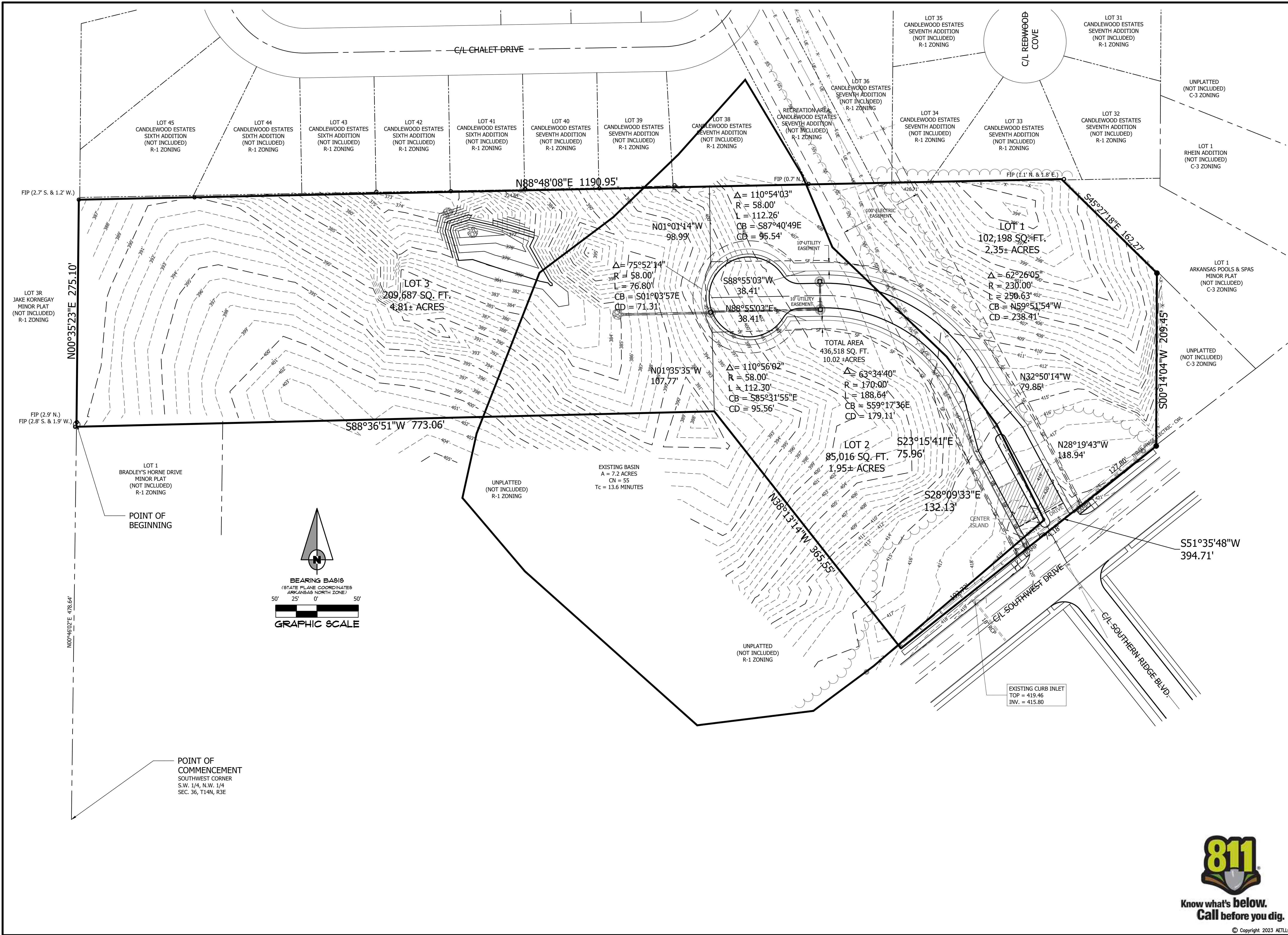
Based on and limited to the data and analysis and their applicability presented herein, the development, with the current structures, does not appear to endanger life or property, public or private.

Appendix A

BASIN MAPS – EXISTING AND DEVELOPED

SOILS SURVEY PRINTOUT

**HYDROGRAPH SUMMARY REPORT FOR PROPOSED COMMERCIAL
DEVELOPMENT – FAMER HILLS: EXISTING AND DEVELOPED
CONDITIONS FOR 2, 5, 10, 25, 50 AND 100-YEAR FREQUENCY EVENTS.**



FARMER HILLS

A COMMERCIAL DEVELOPMENT

SOUTHWEST DRIVE

JONESBORO, ARKANSAS

ASSOCIATED ENGINEERING, LLC

CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING

103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263

STATE OF ARKANSAS
JULY 15, 2024
Associated Engineering & Testing, LLC
No. 289

STATE OF ARKANSAS
JULY 15, 2024
JOHN M. ELLIS
REGISTERED PROFESSIONAL ENGINEER
No. 9815

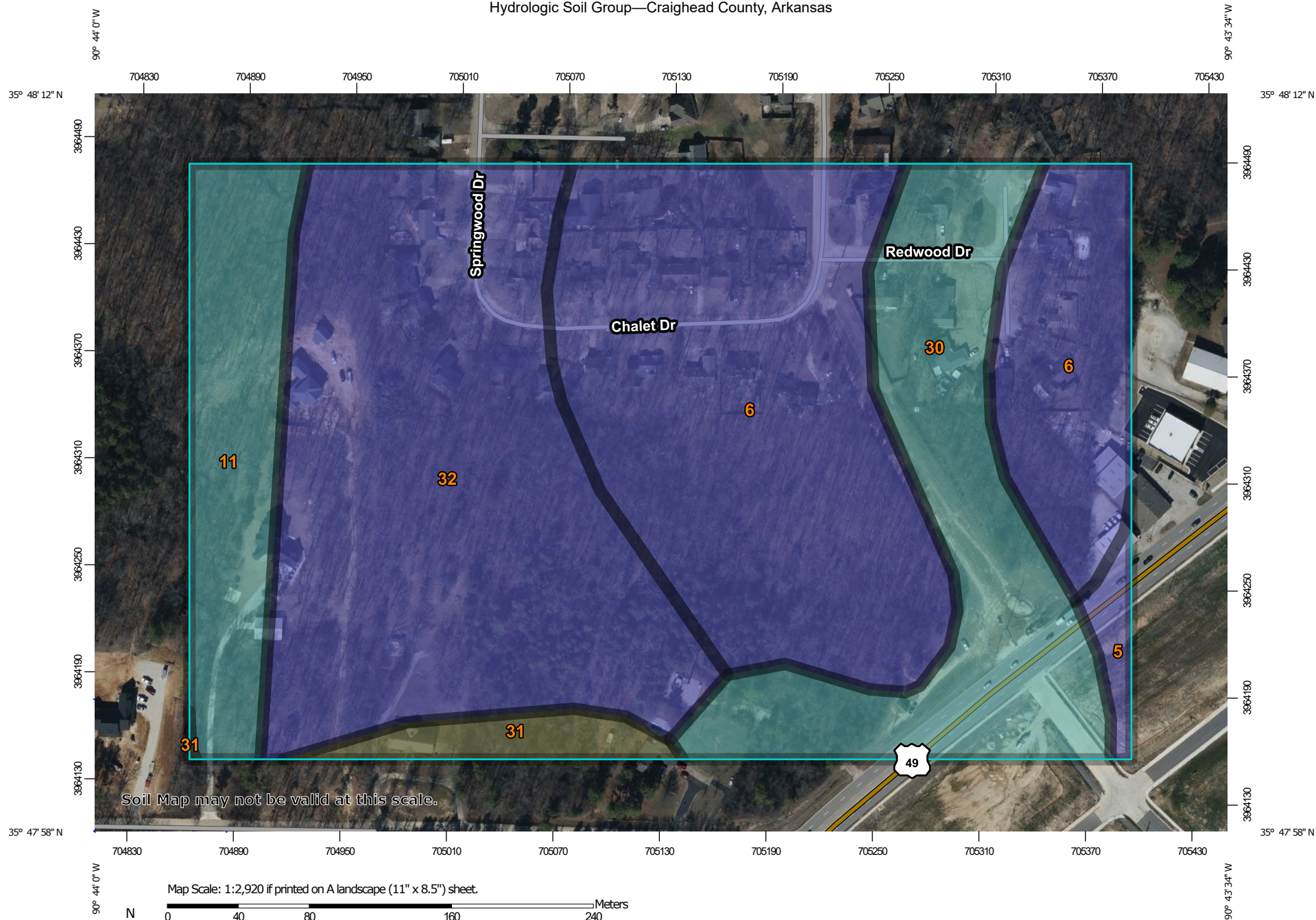
NO.	DESCRIPTION	DATE
3.	COV COMMENTS	03/08/24

BASIN MAP

DATE: 03/20/2024 DRAIN: COH
CADD FILE: 21104-SDP CHECKED: JME
DWG#: XXXXXXXX.XXXX SHEET
SCALE: 1" = 60' 1 OF 1



Hydrologic Soil Group—Craighead County, Arkansas



**Natural Resources
Conservation Service**









Web Soil Survey
National Cooperative Soil Survey

2/14/2024
Page 1 of 4

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**





-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available


Soil Rating Lines






-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Craighead County, Arkansas
Survey Area Data: Version 23, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 13, 2023—Feb 28, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5	Brandon-Saffell association, moderately sloping	B	0.5	1.3%
6	Brandon-Saffell association, moderately steep	B	16.2	36.8%
11	Collins silt loam, 0 to 1 percent slopes, occasionally flooded, brief duration	C	4.2	9.6%
30	Loring silt loam, 3 to 8 percent slopes, west, upland phase	C	7.5	17.1%
31	Loring silt loam, 8 to 12 percent slopes, west	C/D	1.1	2.4%
32	Memphis silt loam, 12 to 40 percent slopes	B	14.4	32.9%
Totals for Area of Interest			43.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Hydrograph Return Period Recap.....	1
2 - Year	
Summary Report.....	2
Hydrograph Reports.....	3
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TR-55 Tc Worksheet.....	4
Hydrograph No. 6, SCS Runoff, Existing Basini w Street.....	5
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Hydrograph No. 7, Reservoir, <no description>.....	7
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Hydrograph No. 5, SCS Runoff, Existing Basin.....	10
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Hydrograph No. 5, SCS Runoff, Existing Basin.....	14
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Hydrograph No. 5, SCS Runoff, Existing Basin.....	22
Hydrograph No. 6, SCS Runoff, Existing Basini w Street.....	23
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Hydrograph No. 5, SCS Runoff, Existing Basin.....	26
Hydrograph No. 6, SCS Runoff, Existing Basini w Street.....	27
Hydrograph No. 7, Reservoir, <no description>.....	28

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

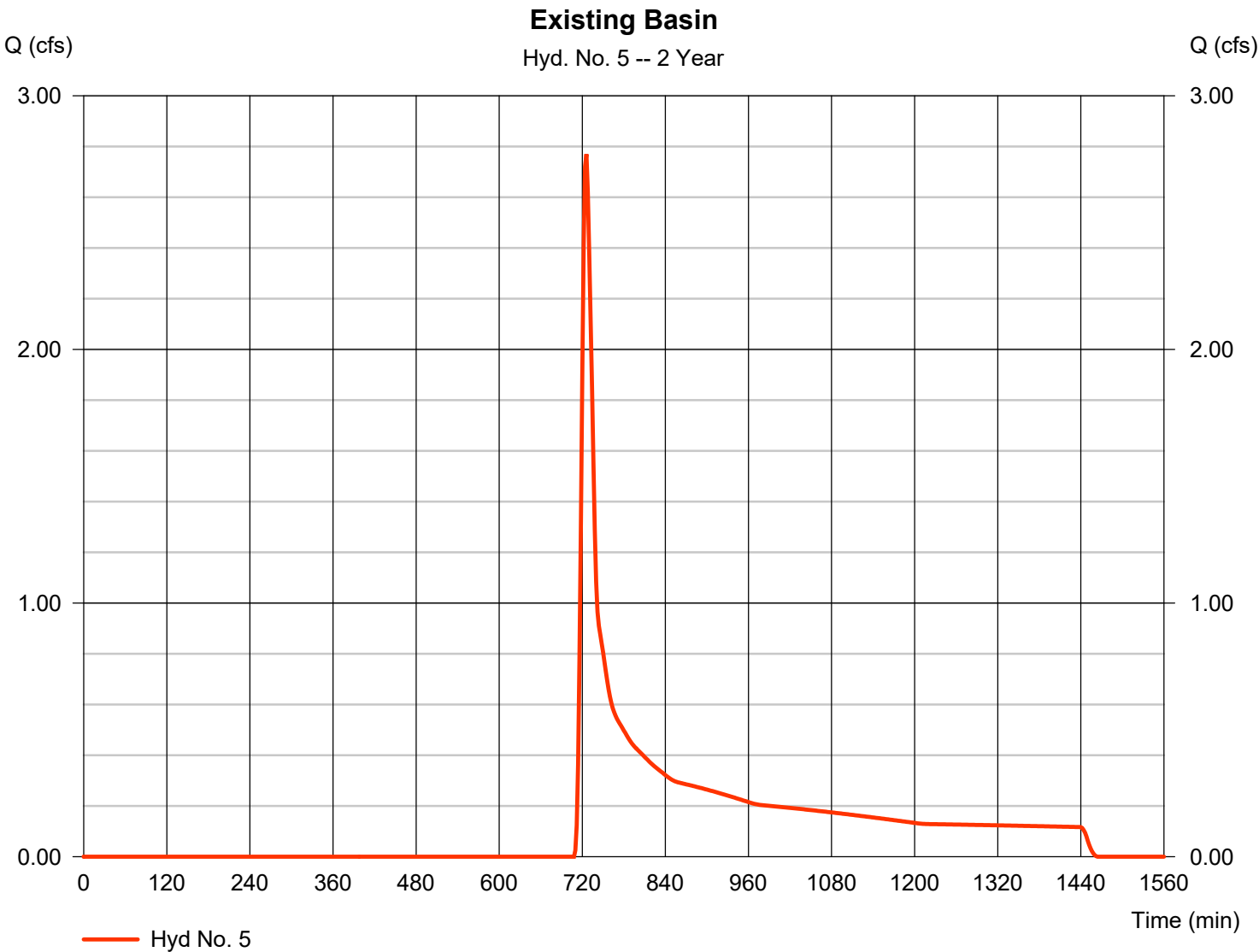
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.545	2	720	4,173	-----	-----	-----	Lot 1
2	SCS Runoff	0.736	2	716	1,737	-----	-----	-----	SOTH HALF STREET
3	SCS Runoff	0.191	2	720	631	-----	-----	-----	NORTH HALF 3
5	SCS Runoff	2.770	2	726	12,300	-----	-----	-----	Existing Basin
6	SCS Runoff	4.132	2	724	15,578	-----	-----	-----	Existing Basini w Street
7	Reservoir	2.807	2	732	15,563	6	378.34	1,709	<no description>
21104.gpw					Return Period: 2 Year			Tuesday, 03 / 19 / 2024	

Hydrograph Report

Hyd. No. 5

Existing Basin

Hydrograph type	= SCS Runoff	Peak discharge	= 2.770 cfs
Storm frequency	= 2 yrs	Time to peak	= 726 min
Time interval	= 2 min	Hyd. volume	= 12,300 cuft
Drainage area	= 7.200 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 13.60 min
Total precip.	= 3.88 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 5

Existing Basin

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>			
Sheet Flow							
Manning's n-value	= 0.240	0.011	0.011				
Flow length (ft)	= 100.0	0.0	0.0				
Two-year 24-hr precip. (in)	= 3.88	3.88	3.88				
Land slope (%)	= 3.00	0.00	0.00				
Travel Time (min)	= 11.02	+	0.00	+	0.00	=	11.02
Shallow Concentrated Flow							
Flow length (ft)	= 185.00	415.00	0.00				
Watercourse slope (%)	= 8.00	5.00	0.00				
Surface description	= Unpaved	Unpaved	Paved				
Average velocity (ft/s)	=4.56	3.61	0.00				
Travel Time (min)	= 0.68	+	1.92	+	0.00	=	2.59
Channel Flow							
X sectional flow area (sqft)	= 0.00	0.00	0.00				
Wetted perimeter (ft)	= 0.00	0.00	0.00				
Channel slope (%)	= 0.00	0.00	0.00				
Manning's n-value	= 0.015	0.015	0.015				
Velocity (ft/s)	=0.00	0.00	0.00				
Flow length (ft)	(0)0.0	0.0	0.0				
Travel Time (min)	= 0.00	+	0.00	+	0.00	=	0.00
Total Travel Time, Tc					13.60 min		

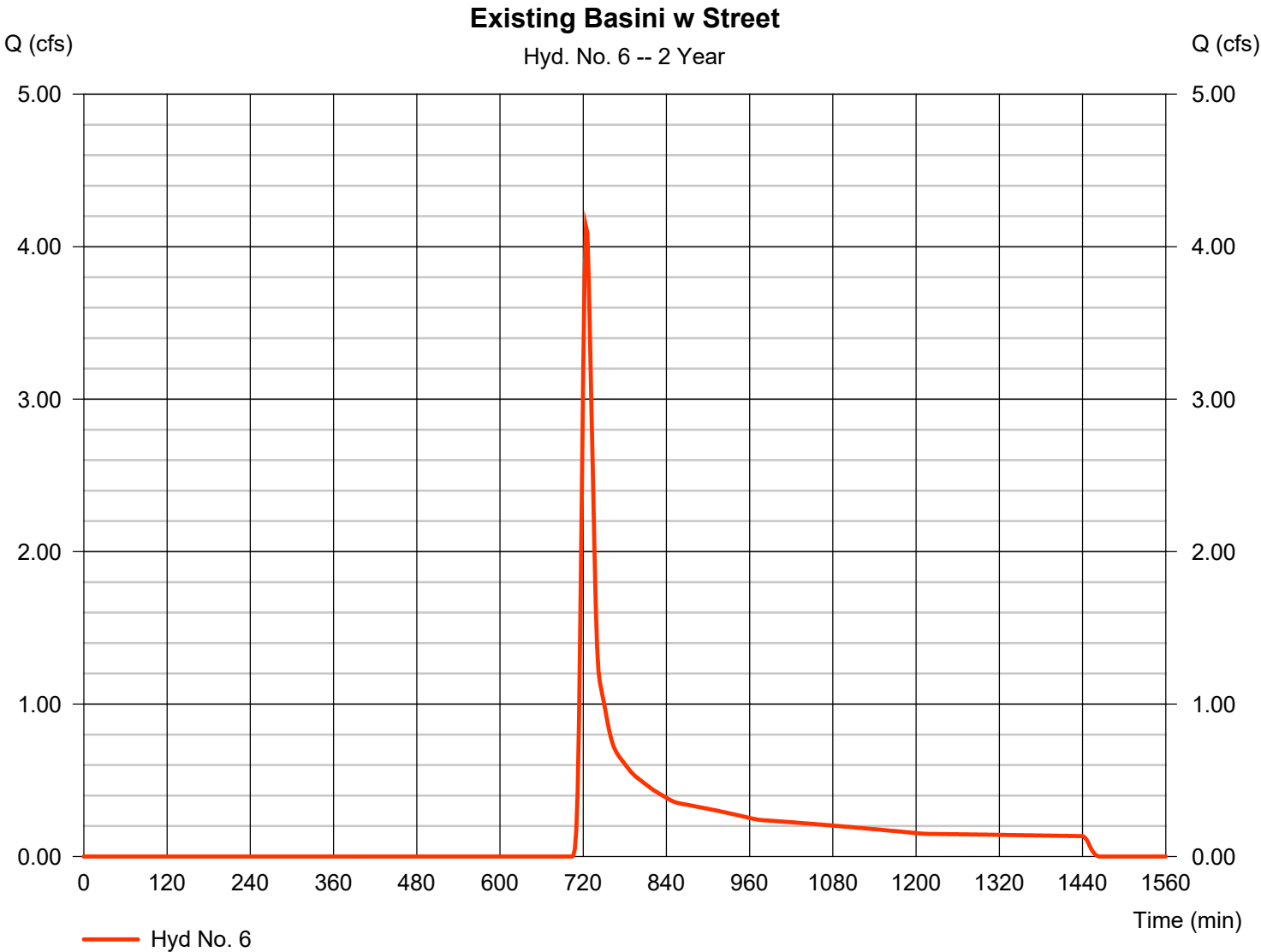
Hydrograph Report

Hyd. No. 6

Existing Basini w Street

Hydrograph type	=	SCS Runoff	Peak discharge	=	4.132 cfs
Storm frequency	=	2 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	15,578 cuft
Drainage area	=	7.200 ac	Curve number	=	58*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	13.60 min
Total precip.	=	3.88 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.500 x 92) + (6.700 x 55)] / 7.200



TR55 Tc Worksheet

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No. 6

Existing Basini w Street

<u>Description</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>Totals</u>
Sheet Flow				
Manning's n-value	= 0.240	0.011	0.011	
Flow length (ft)	= 100.0	0.0	0.0	
Two-year 24-hr precip. (in)	= 3.88	3.88	3.88	
Land slope (%)	= 3.00	0.00	0.00	
Travel Time (min)	= 11.02	+	0.00	+
			0.00	= 11.02
Shallow Concentrated Flow				
Flow length (ft)	= 185.00	415.00	0.00	
Watercourse slope (%)	= 8.00	5.00	0.00	
Surface description	= Unpaved	Unpaved	Paved	
Average velocity (ft/s)	=4.56	3.61	0.00	
Travel Time (min)	= 0.68	+	1.92	+
			0.00	= 2.59
Channel Flow				
X sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	=0.00	0.00	0.00	
Flow length (ft)	(0)0.0	0.0	0.0	
Travel Time (min)	= 0.00	+	0.00	+
			0.00	= 0.00
Total Travel Time, Tc				13.60 min

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

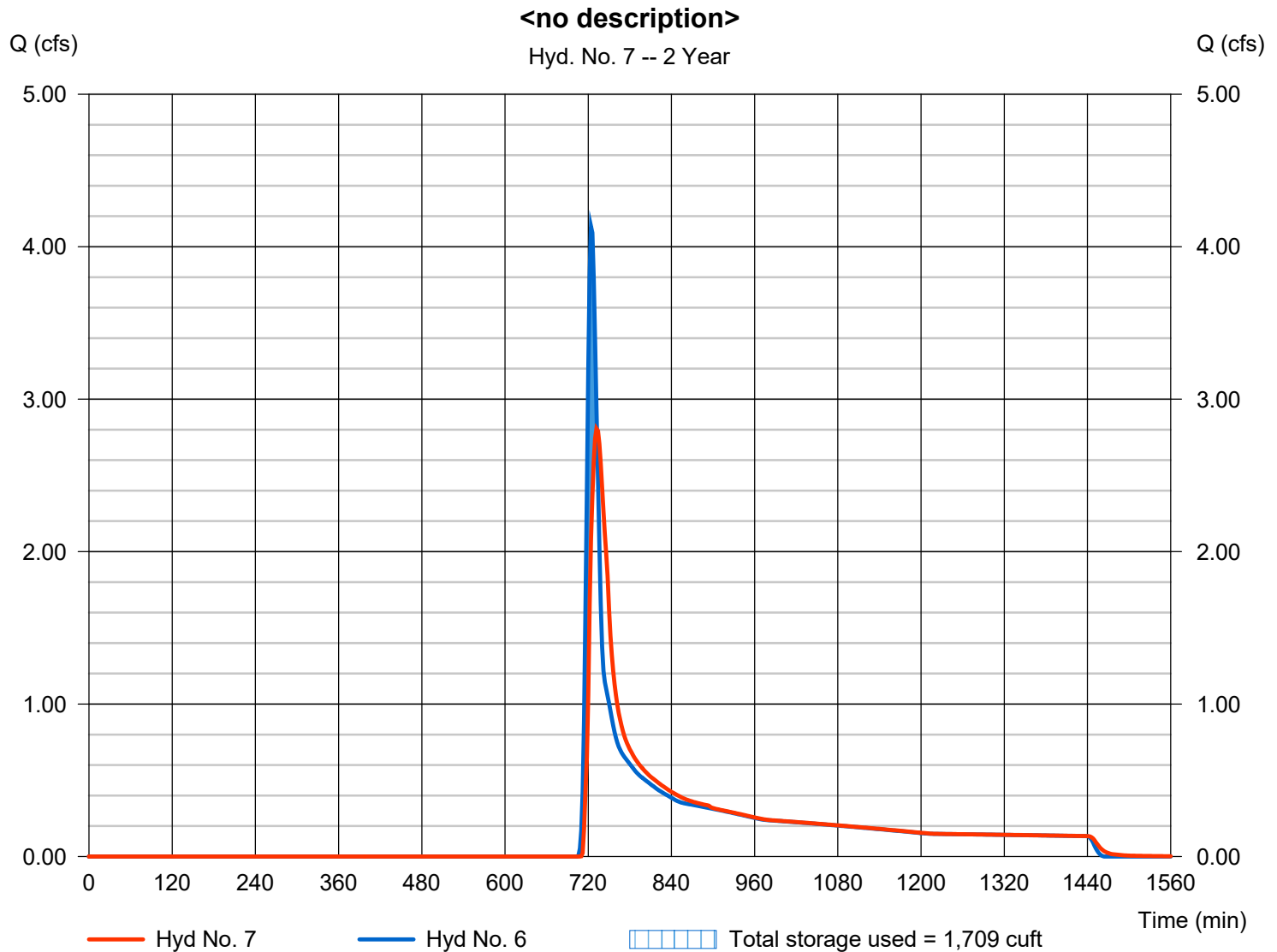
Tuesday, 03 / 19 / 2024

Hyd. No. 7

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 2.807 cfs
Storm frequency	= 2 yrs	Time to peak	= 732 min
Time interval	= 2 min	Hyd. volume	= 15,563 cuft
Inflow hyd. No.	= 6 - Existing Basini w Street	Max. Elevation	= 378.34 ft
Reservoir name	= POND 2	Max. Storage	= 1,709 cuft

Storage Indication method used.



Pond No. 3 - POND 2

Pond Data

Contours -User-defined contour areas. Conic method used for volume calculation. Beginning Elevation = 376.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	376.00	10	0	0
1.00	377.00	387	153	153
2.00	378.00	1,380	833	986
3.00	379.00	2,944	2,113	3,099
4.00	380.00	5,006	3,929	7,028
5.00	381.00	7,608	6,261	13,289

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 0.00	0.00	0.00	0.00
Span (in)	= 0.00	0.00	0.00	0.00
No. Barrels	= 0	0	0	0
Invert El. (ft)	= 0.00	0.00	0.00	0.00
Length (ft)	= 0.00	0.00	0.00	0.00
Slope (%)	= 0.00	0.00	0.00	n/a
N-Value	= .013	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	No	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 0.00	0.00	0.00	0.00
Crest El. (ft)	= 376.00	0.00	0.00	0.00
Weir Coeff.	= 0.33	3.33	3.33	3.33
Weir Type	= 15 degV	---	---	---
Multi-Stage	= No	No	No	No
Exfil.(in/hr)	= 0.000 (by Wet area)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	376.00	---	---	---	---	---	---	---	---	---	---	0.000
1.00	153	377.00	---	---	---	---	0.33	---	---	---	---	---	0.334
2.00	986	378.00	---	---	---	---	1.89	---	---	---	---	---	1.889
3.00	3,099	379.00	---	---	---	---	5.21	---	---	---	---	---	5.207
4.00	7,028	380.00	---	---	---	---	10.69	---	---	---	---	---	10.69
5.00	13,289	381.00	---	---	---	---	18.67	---	---	---	---	---	18.67

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	2.983	2	720	7,236	-----	-----	-----	Lot 1
2	SCS Runoff	0.919	2	716	2,188	-----	-----	-----	SOTH HALF STREET
3	SCS Runoff	0.451	2	720	1,172	-----	-----	-----	NORTH HALF 3
5	SCS Runoff	6.650	2	724	22,847	-----	-----	-----	Existing Basin
6	SCS Runoff	8.603	2	724	27,432	-----	-----	-----	Existing Basini w Street
7	Reservoir	5.856	2	732	27,417	6	379.14	3,664	<no description>
21104.gpw					Return Period: 5 Year			Tuesday, 03 / 19 / 2024	

Hydrograph Report

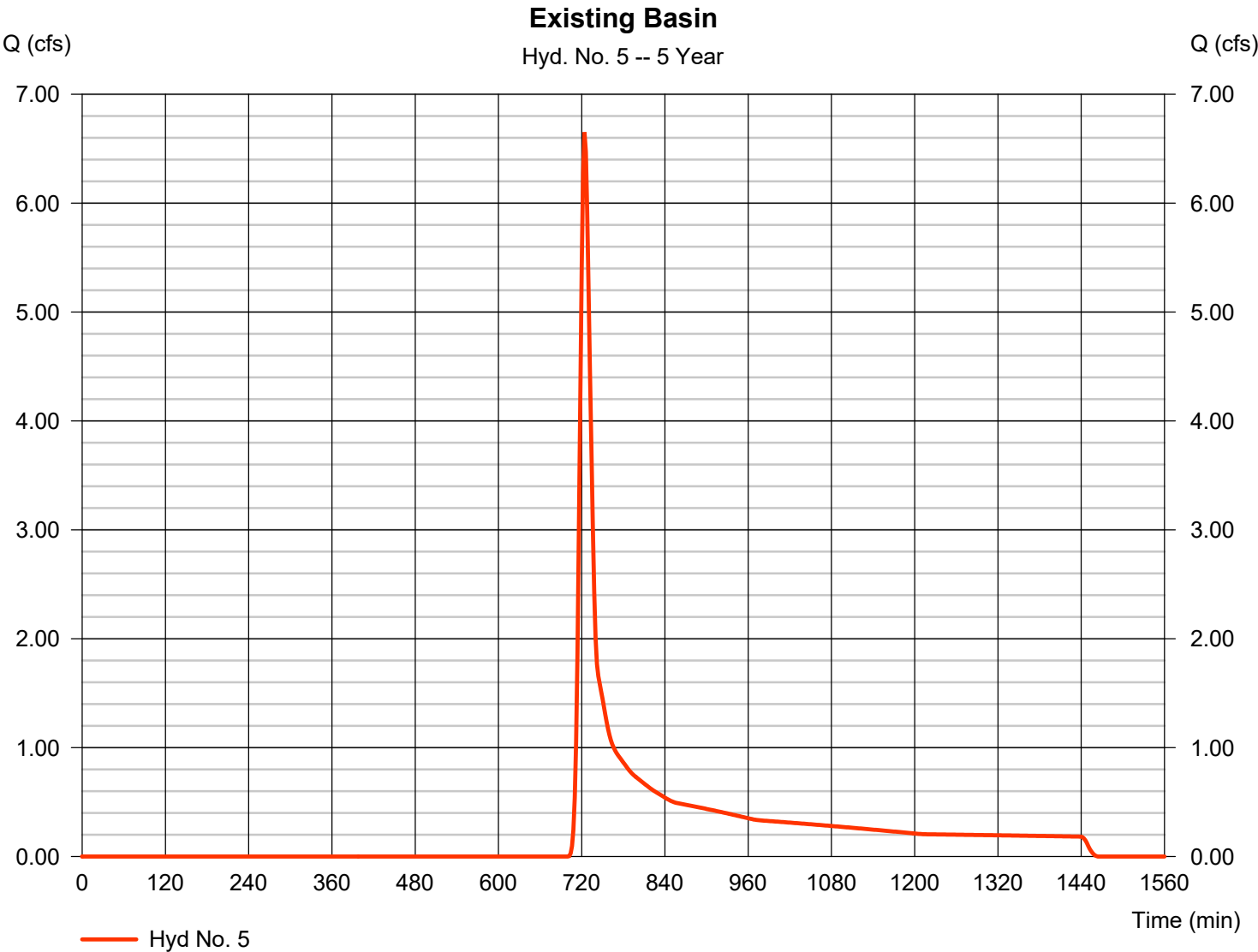
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Tuesday, 03 / 19 / 2024

Hyd. No. 5

Existing Basin

Hydrograph type	= SCS Runoff	Peak discharge	= 6.650 cfs
Storm frequency	= 5 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 22,847 cuft
Drainage area	= 7.200 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 13.60 min
Total precip.	= 4.83 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

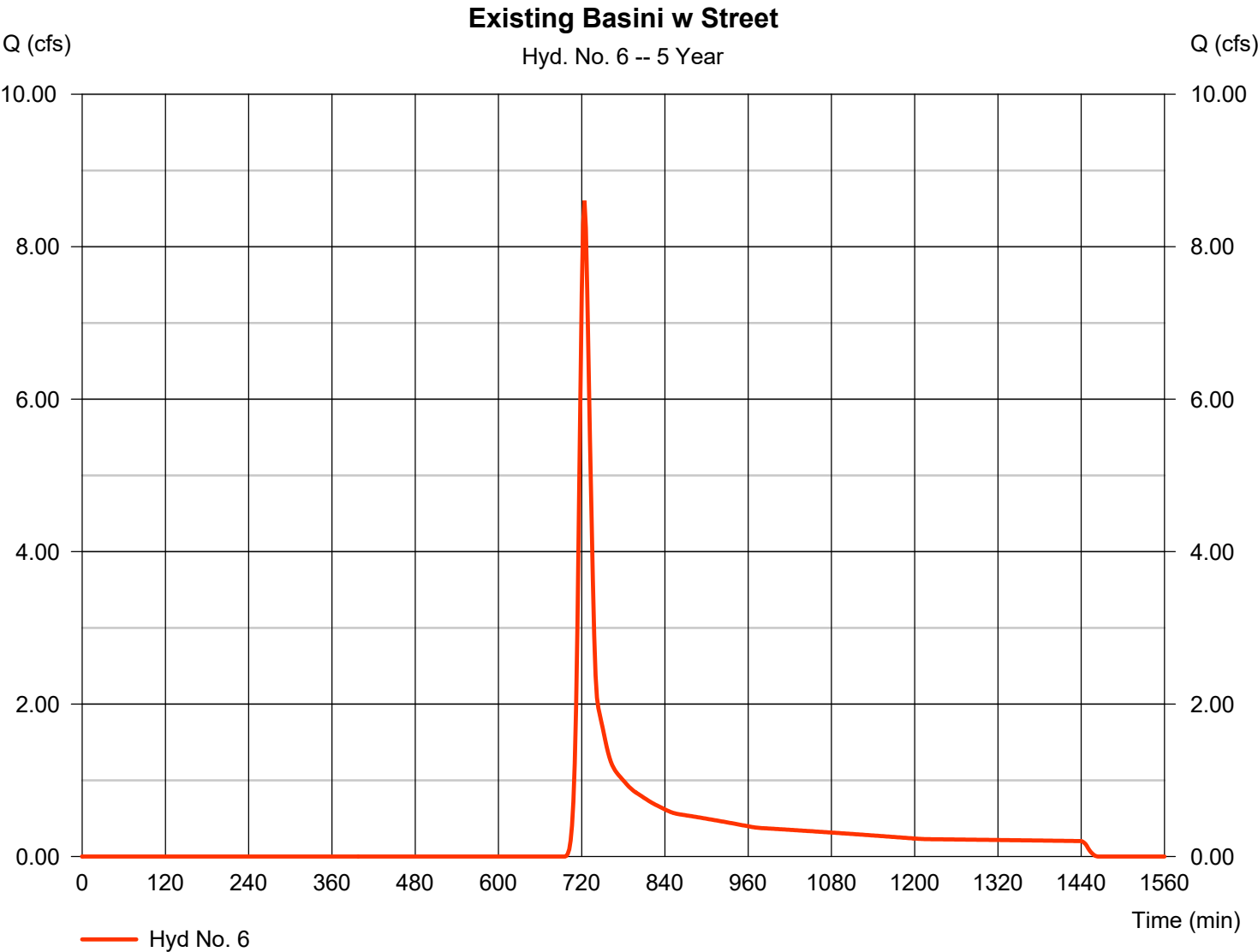
Tuesday, 03 / 19 / 2024

Hyd. No. 6

Existing Basini w Street

Hydrograph type	=	SCS Runoff	Peak discharge	=	8.603 cfs
Storm frequency	=	5 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	27,432 cuft
Drainage area	=	7.200 ac	Curve number	=	58*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	13.60 min
Total precip.	=	4.83 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.500 x 92) + (6.700 x 55)] / 7.200



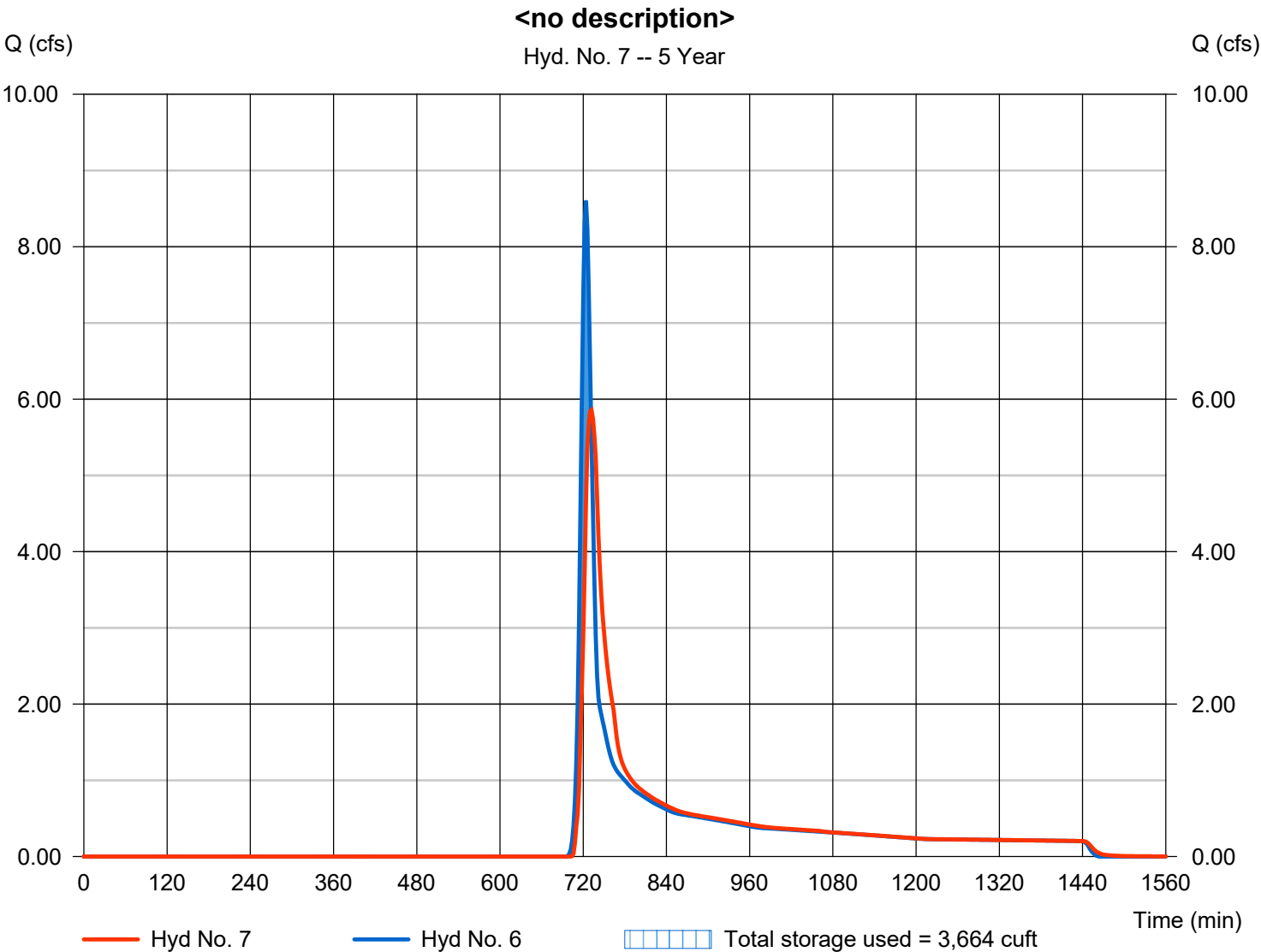
Hydrograph Report

Hyd. No. 7

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 5.856 cfs
Storm frequency	= 5 yrs	Time to peak	= 732 min
Time interval	= 2 min	Hyd. volume	= 27,417 cuft
Inflow hyd. No.	= 6 - Existing Basini w Street	Max. Elevation	= 379.14 ft
Reservoir name	= POND 2	Max. Storage	= 3,664 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	4.261	2	720	10,013	-----	-----	-----	Lot 1
2	SCS Runoff	1.063	2	716	2,545	-----	-----	-----	SOTH HALF STREET
3	SCS Runoff	0.687	2	720	1,676	-----	-----	-----	NORTH HALF 3
5	SCS Runoff	10.35	2	724	32,683	-----	-----	-----	Existing Basin
6	SCS Runoff	12.63	2	724	38,249	-----	-----	-----	Existing Basini w Street
7	Reservoir	8.521	2	730	38,235	6	379.65	5,664	<no description>
21104.gpw					Return Period: 10 Year			Tuesday, 03 / 19 / 2024	

Hydrograph Report

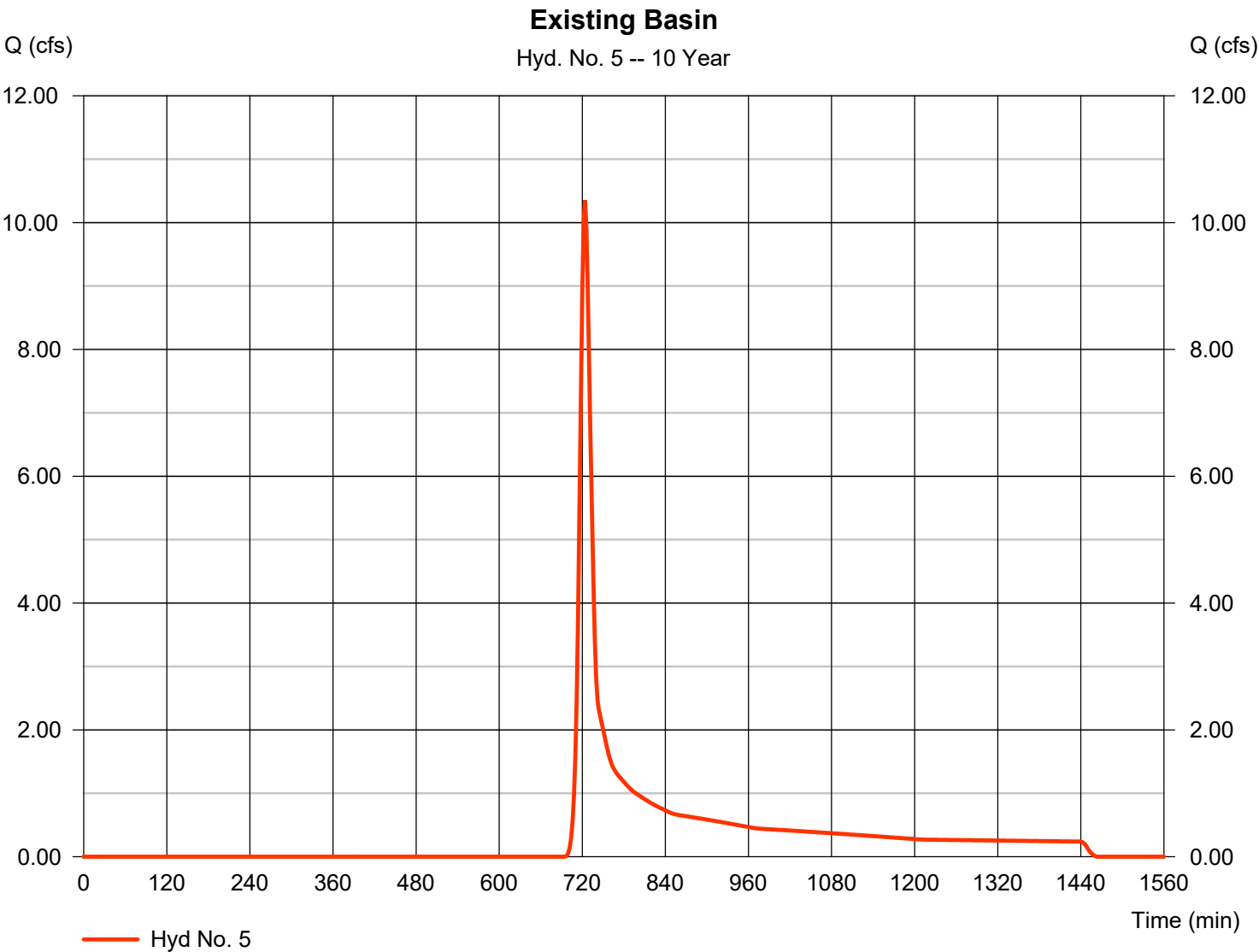
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Tuesday, 03 / 19 / 2024

Hyd. No. 5

Existing Basin

Hydrograph type	=	SCS Runoff	Peak discharge	=	10.35 cfs
Storm frequency	=	10 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	32,683 cuft
Drainage area	=	7.200 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	13.60 min
Total precip.	=	5.58 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

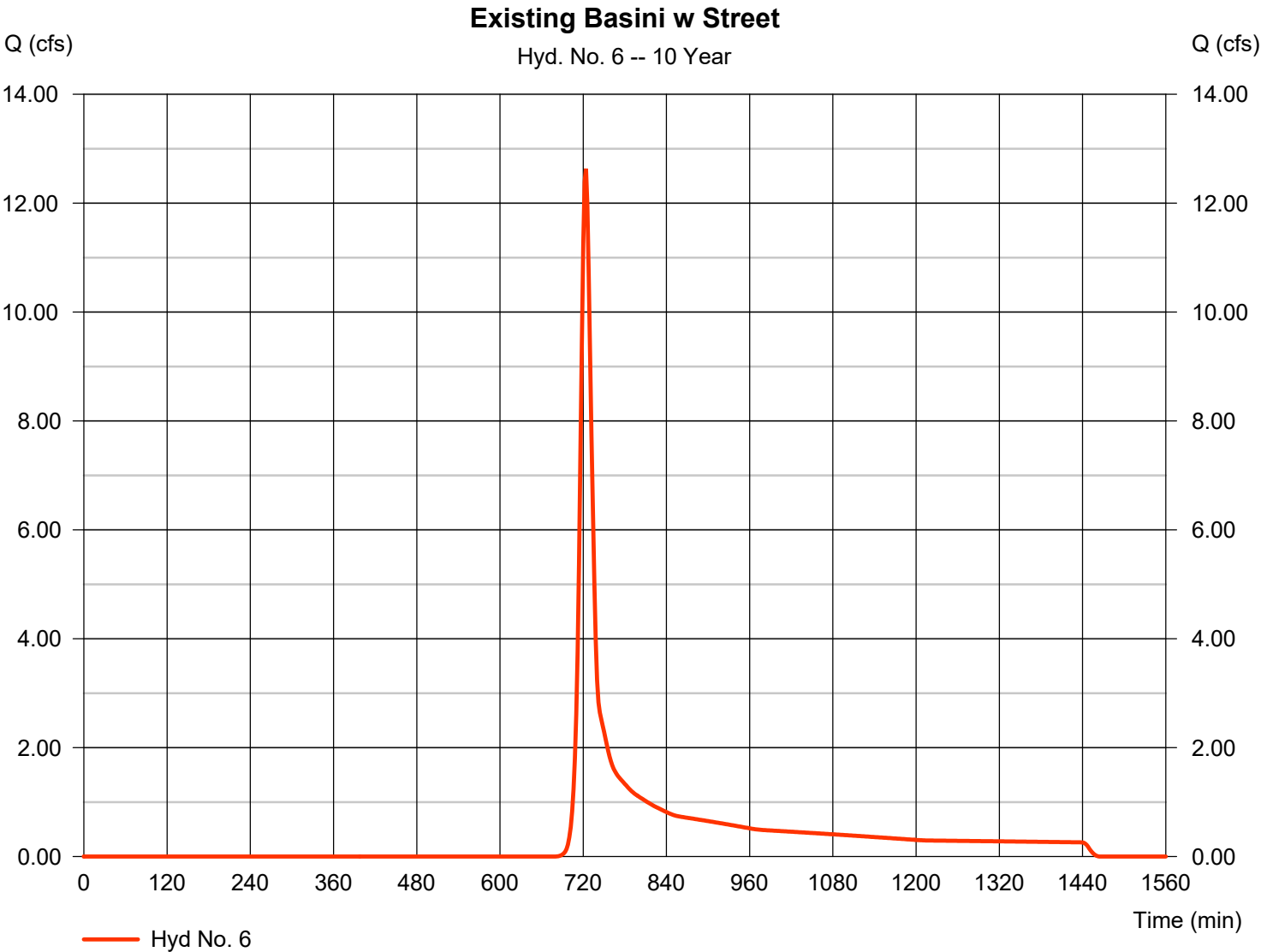
Tuesday, 03 / 19 / 2024

Hyd. No. 6

Existing Basini w Street

Hydrograph type	=	SCS Runoff	Peak discharge	=	12.63 cfs
Storm frequency	=	10 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	38,249 cuft
Drainage area	=	7.200 ac	Curve number	=	58*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	13.60 min
Total precip.	=	5.58 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.500 x 92) + (6.700 x 55)] / 7.200



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

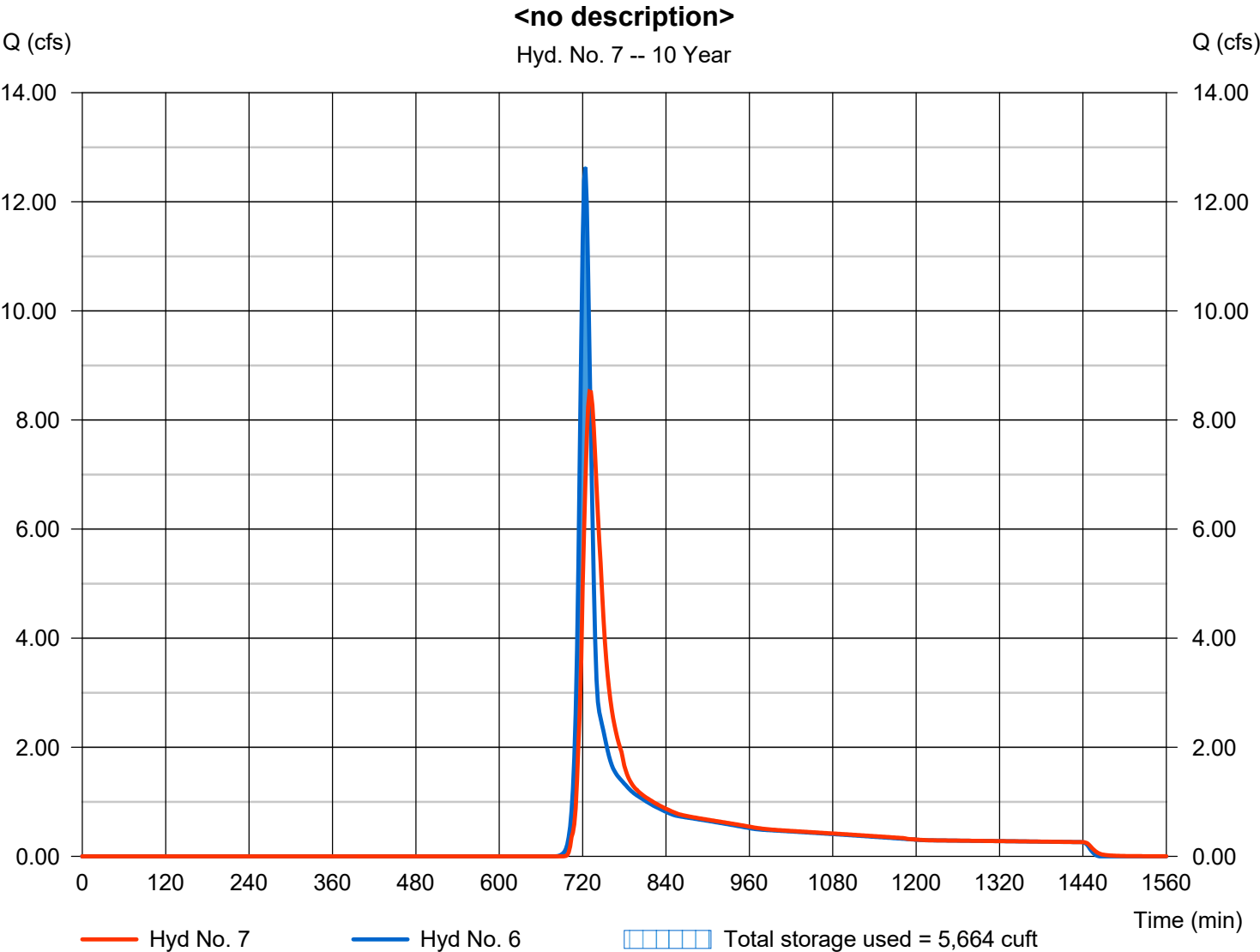
Tuesday, 03 / 19 / 2024

Hyd. No. 7

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 8.521 cfs
Storm frequency	= 10 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 38,235 cuft
Inflow hyd. No.	= 6 - Existing Basini w Street	Max. Elevation	= 379.65 ft
Reservoir name	= POND 2	Max. Storage	= 5,664 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

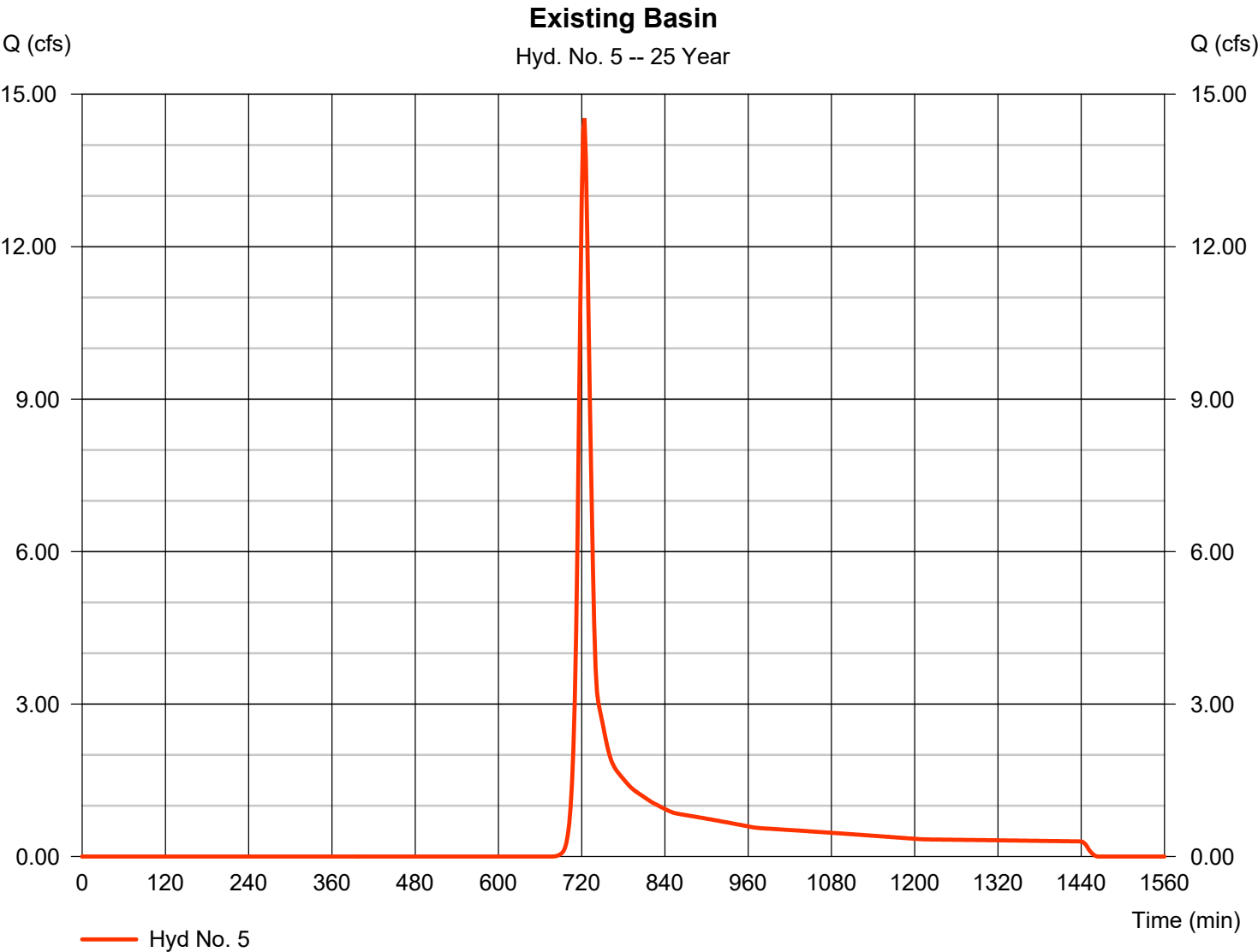
Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	5.672	2	720	13,124	-----	-----	-----	Lot 1
2	SCS Runoff	1.211	2	716	2,912	-----	-----	-----	SOTH HALF STREET
3	SCS Runoff	0.953	2	720	2,252	-----	-----	-----	NORTH HALF 3
5	SCS Runoff	14.53	2	724	43,906	-----	-----	-----	Existing Basin
6	SCS Runoff	17.12	2	724	50,421	-----	-----	-----	Existing Basini w Street
7	Reservoir	11.62	2	730	50,407	6	380.14	7,879	<no description>
21104.gpw					Return Period: 25 Year			Tuesday, 03 / 19 / 2024	

Hydrograph Report

Hyd. No. 5

Existing Basin

Hydrograph type	=	SCS Runoff	Peak discharge	=	14.53 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	43,906 cuft
Drainage area	=	7.200 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	13.60 min
Total precip.	=	6.35 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

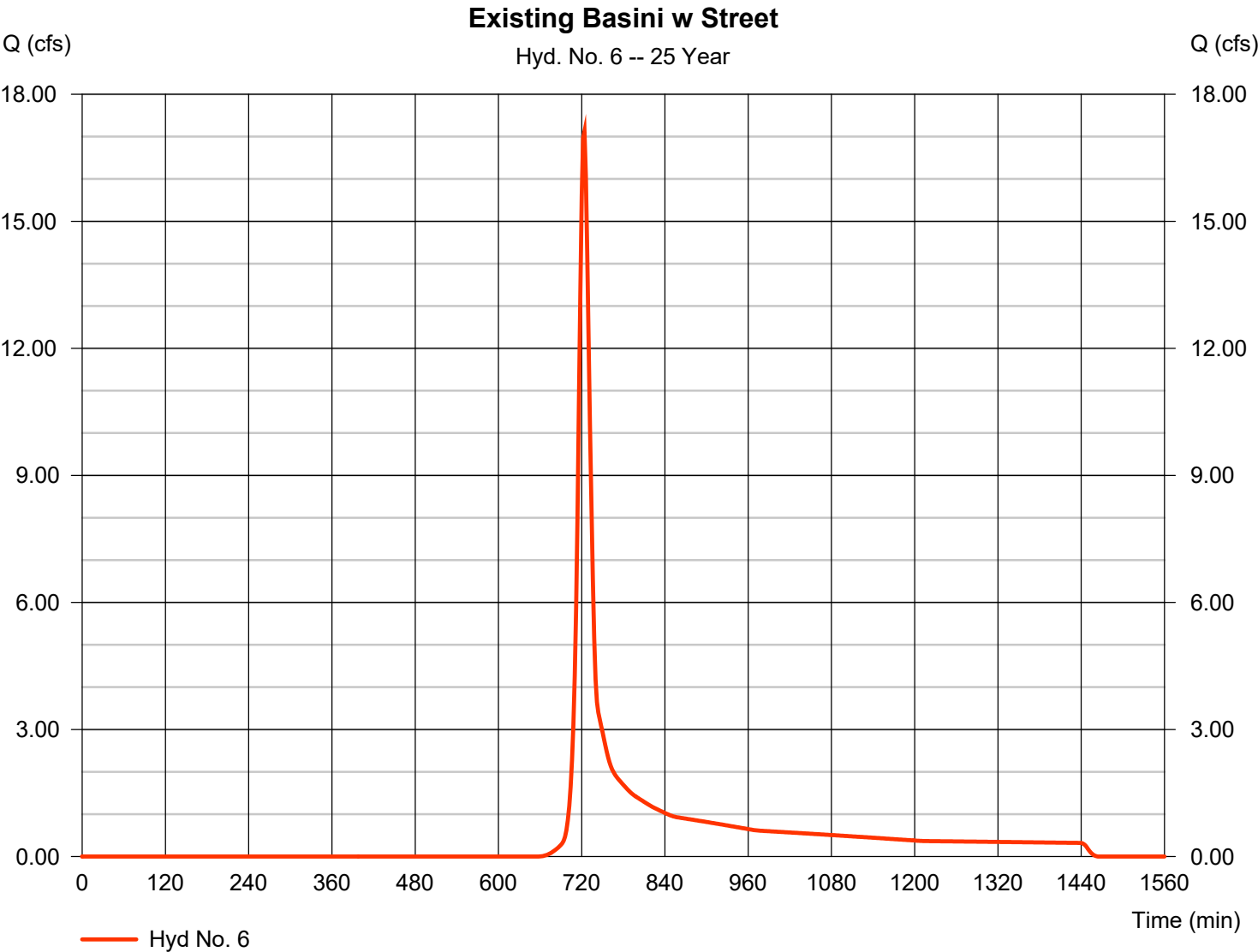
Tuesday, 03 / 19 / 2024

Hyd. No. 6

Existing Basini w Street

Hydrograph type	=	SCS Runoff	Peak discharge	=	17.12 cfs
Storm frequency	=	25 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	50,421 cuft
Drainage area	=	7.200 ac	Curve number	=	58*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	13.60 min
Total precip.	=	6.35 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.500 x 92) + (6.700 x 55)] / 7.200



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

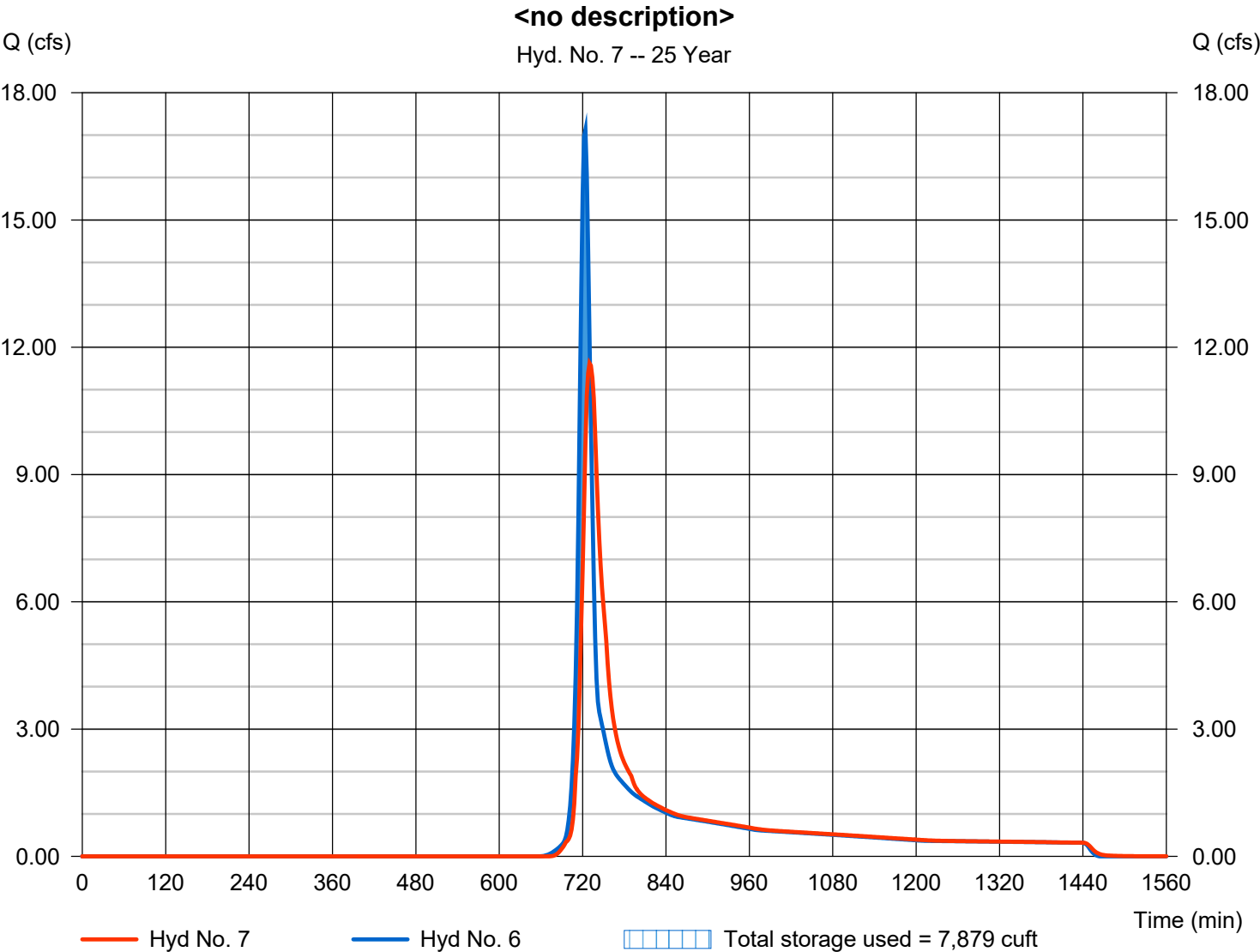
Tuesday, 03 / 19 / 2024

Hyd. No. 7

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 11.62 cfs
Storm frequency	= 25 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 50,407 cuft
Inflow hyd. No.	= 6 - Existing Basini w Street	Max. Elevation	= 380.14 ft
Reservoir name	= POND 2	Max. Storage	= 7,879 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.906	2	720	15,875	-----	-----	-----	Lot 1
2	SCS Runoff	1.333	2	716	3,216	-----	-----	-----	SOTH HALF STREET
3	SCS Runoff	1.188	2	720	2,767	-----	-----	-----	NORTH HALF 3
5	SCS Runoff	18.24	2	724	53,959	-----	-----	-----	Existing Basin
6	SCS Runoff	21.07	2	724	61,221	-----	-----	-----	Existing Basini w Street
7	Reservoir	14.13	2	730	61,206	6	380.47	9,987	<no description>
21104.gpw					Return Period: 50 Year			Tuesday, 03 / 19 / 2024	

Hydrograph Report

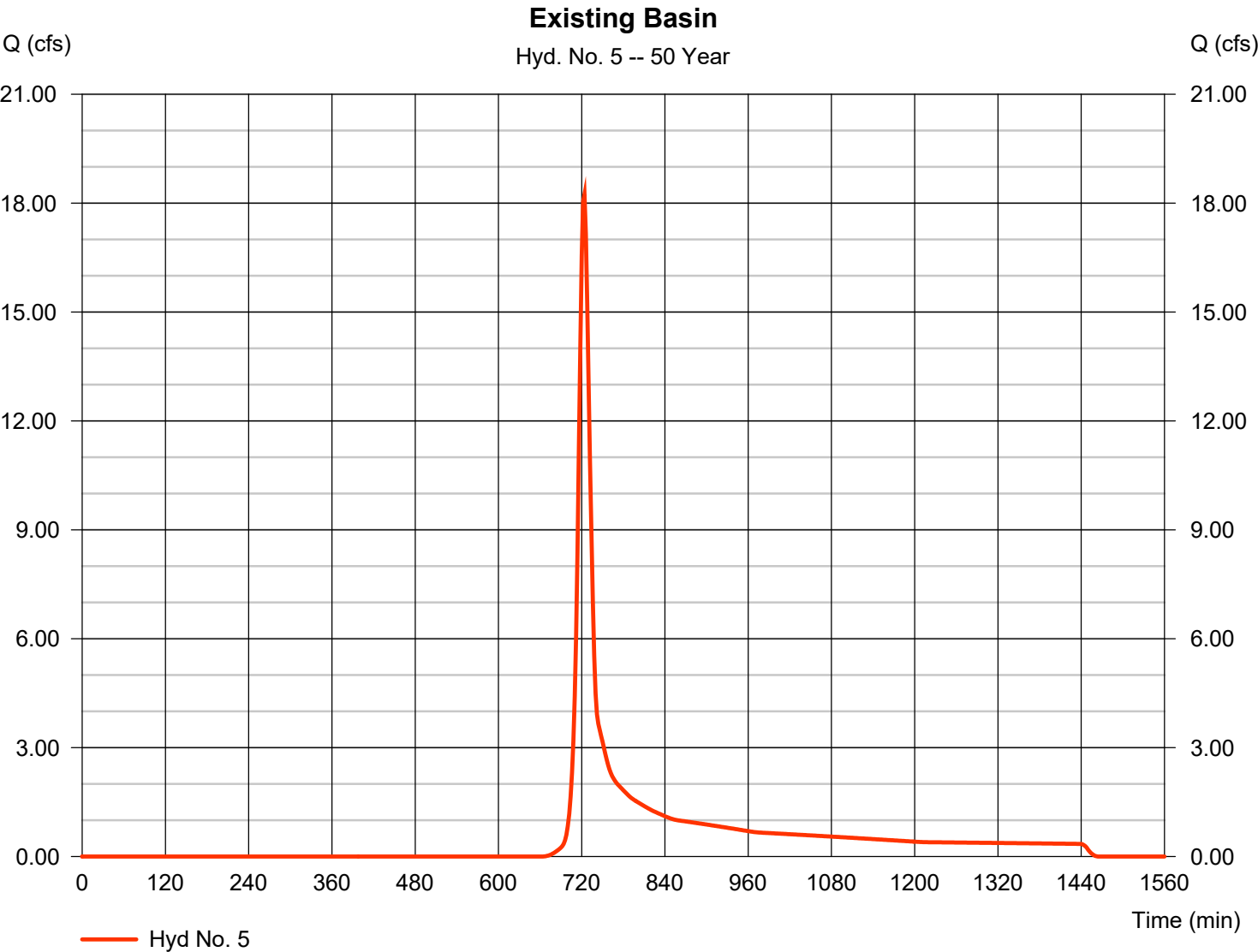
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Tuesday, 03 / 19 / 2024

Hyd. No. 5

Existing Basin

Hydrograph type	= SCS Runoff	Peak discharge	= 18.24 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 53,959 cuft
Drainage area	= 7.200 ac	Curve number	= 55
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 13.60 min
Total precip.	= 6.99 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



Hydrograph Report

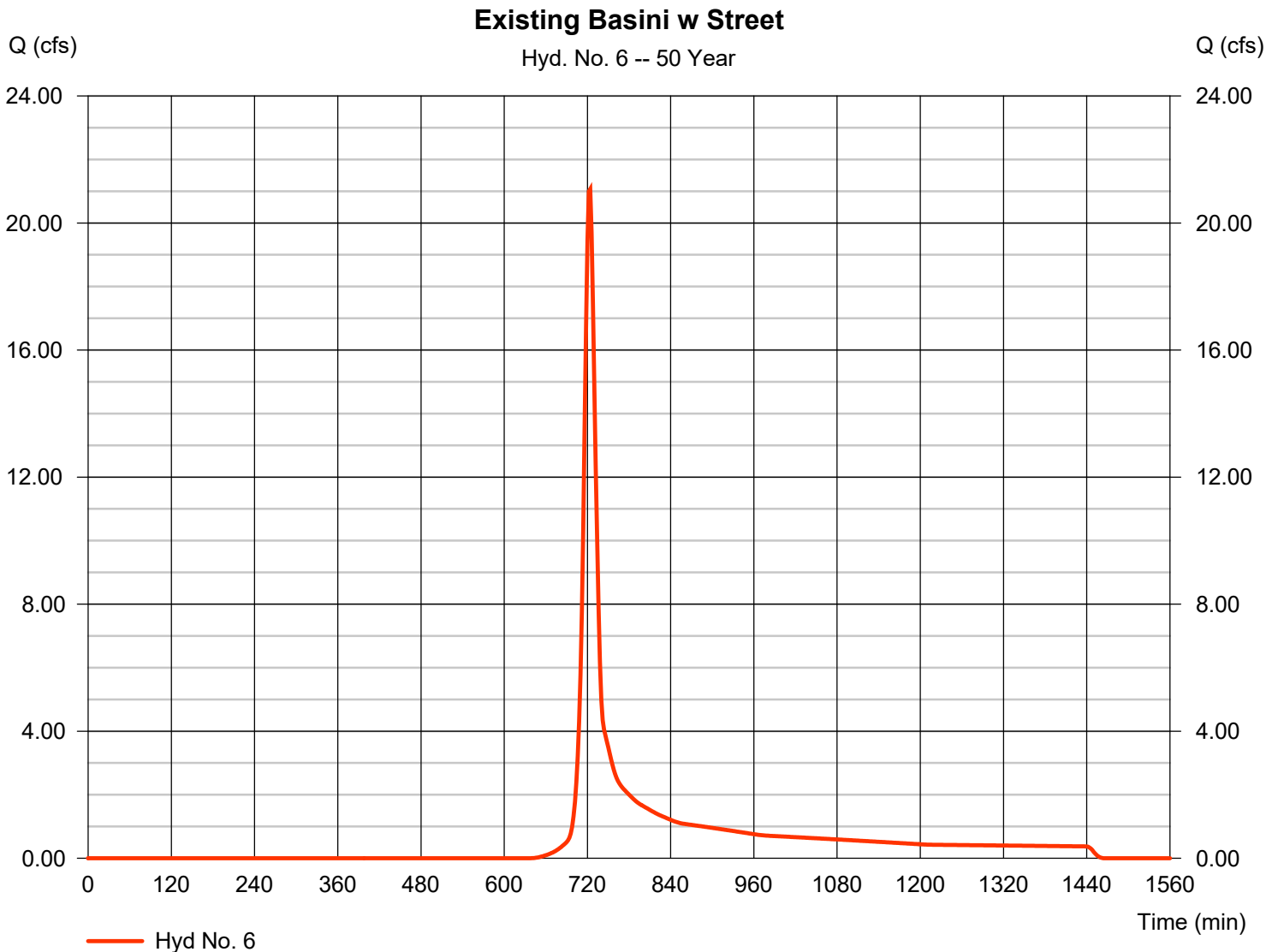
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Tuesday, 03 / 19 / 2024

Hyd. No. 6

Existing Basini w Street

Hydrograph type	= SCS Runoff	Peak discharge	= 21.07 cfs
Storm frequency	= 50 yrs	Time to peak	= 724 min
Time interval	= 2 min	Hyd. volume	= 61,221 cuft
Drainage area	= 7.200 ac	Curve number	= 58*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 13.60 min
Total precip.	= 6.99 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

* Composite (Area/CN) = $[(0.500 \times 92) + (6.700 \times 55)] / 7.200$ 

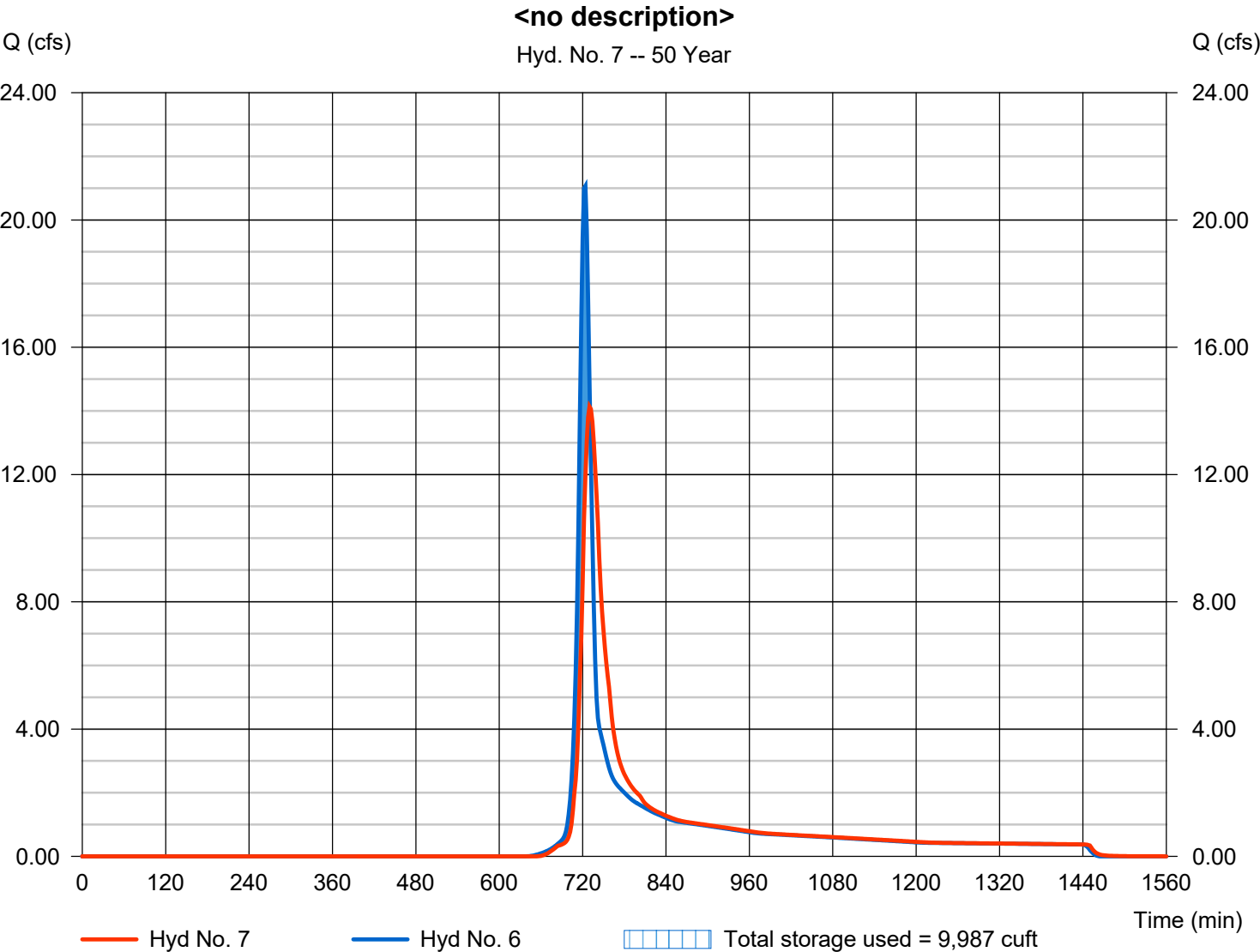
Hydrograph Report

Hyd. No. 7

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 14.13 cfs
Storm frequency	= 50 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 61,206 cuft
Inflow hyd. No.	= 6 - Existing Basini w Street	Max. Elevation	= 380.47 ft
Reservoir name	= POND 2	Max. Storage	= 9,987 cuft

Storage Indication method used.



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	8.327	2	720	19,077	-----	-----	-----	Lot 1
2	SCS Runoff	1.469	2	716	3,554	-----	-----	-----	SOTH HALF STREET
3	SCS Runoff	1.461	2	720	3,373	-----	-----	-----	NORTH HALF 3
5	SCS Runoff	22.57	2	724	65,771	-----	-----	-----	Existing Basin
6	SCS Runoff	25.67	2	722	73,813	-----	-----	-----	Existing Basini w Street
7	Reservoir	17.39	2	730	73,798	6	380.86	12,409	<no description>

Hydrograph Report

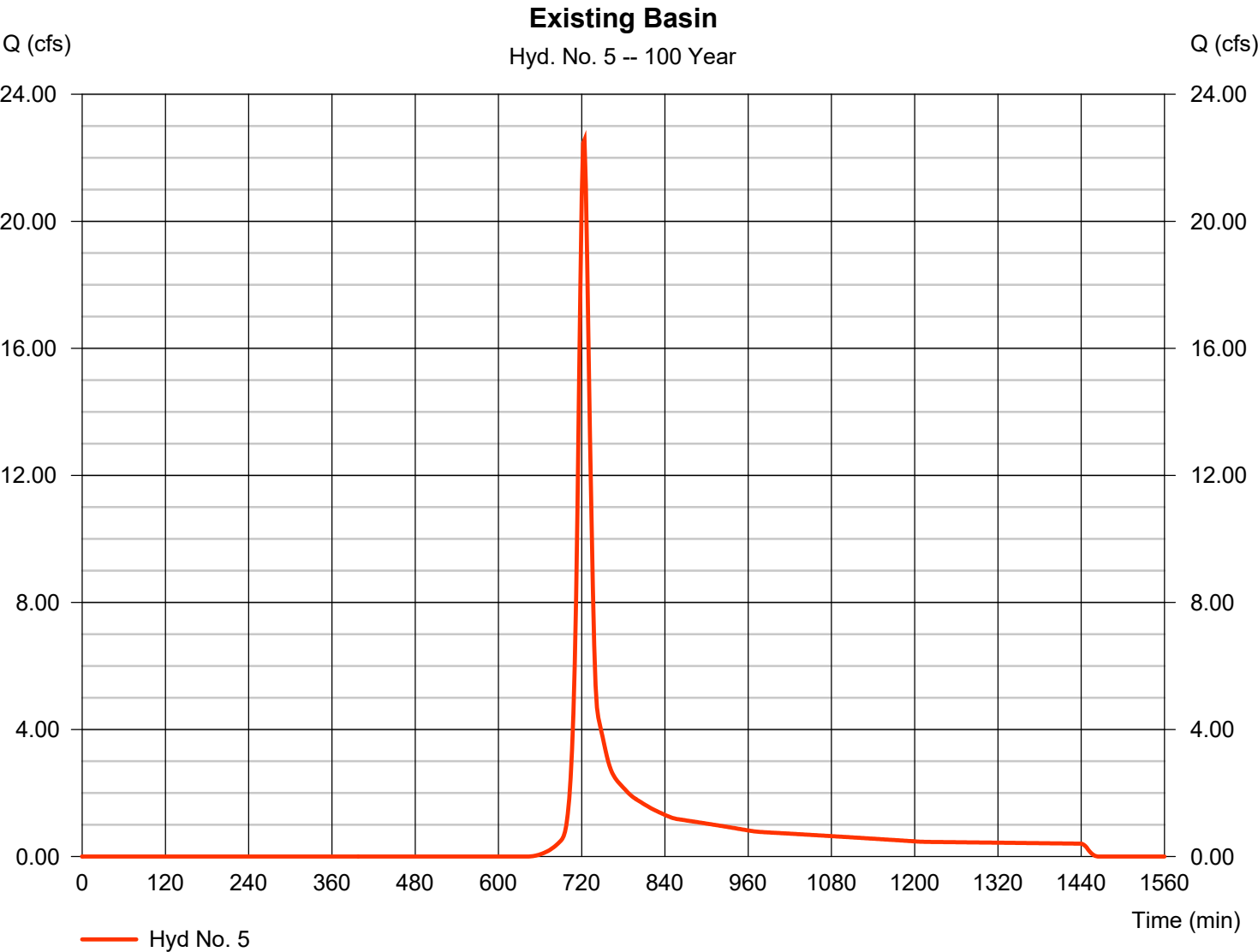
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

Tuesday, 03 / 19 / 2024

Hyd. No. 5

Existing Basin

Hydrograph type	=	SCS Runoff	Peak discharge	=	22.57 cfs
Storm frequency	=	100 yrs	Time to peak	=	724 min
Time interval	=	2 min	Hyd. volume	=	65,771 cuft
Drainage area	=	7.200 ac	Curve number	=	55
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	13.60 min
Total precip.	=	7.70 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

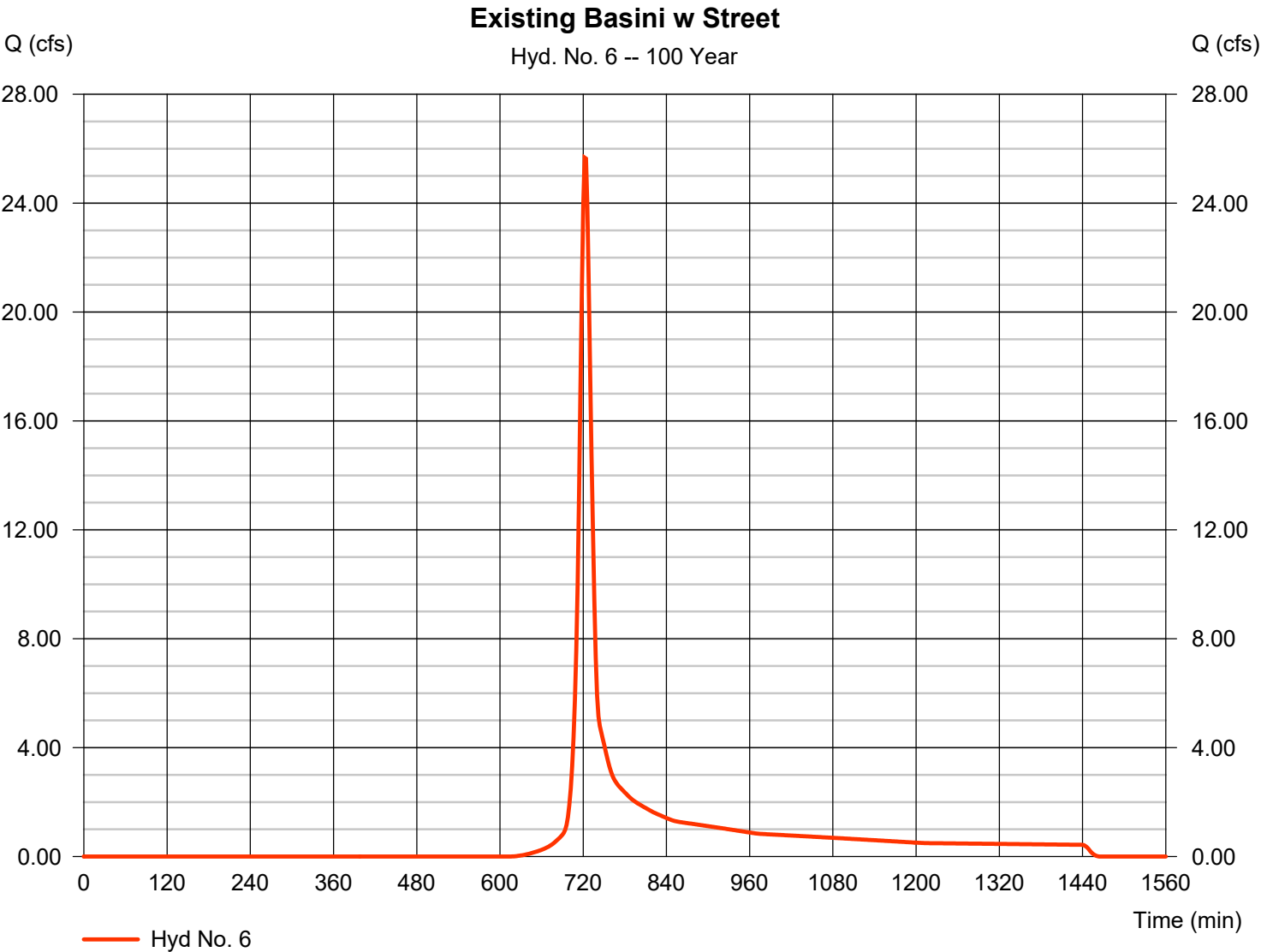
Tuesday, 03 / 19 / 2024

Hyd. No. 6

Existing Basini w Street

Hydrograph type	=	SCS Runoff	Peak discharge	=	25.67 cfs
Storm frequency	=	100 yrs	Time to peak	=	722 min
Time interval	=	2 min	Hyd. volume	=	73,813 cuft
Drainage area	=	7.200 ac	Curve number	=	58*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	TR55	Time of conc. (Tc)	=	13.60 min
Total precip.	=	7.70 in	Distribution	=	Type II
Storm duration	=	24 hrs	Shape factor	=	484

* Composite (Area/CN) = [(0.500 x 92) + (6.700 x 55)] / 7.200



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2020

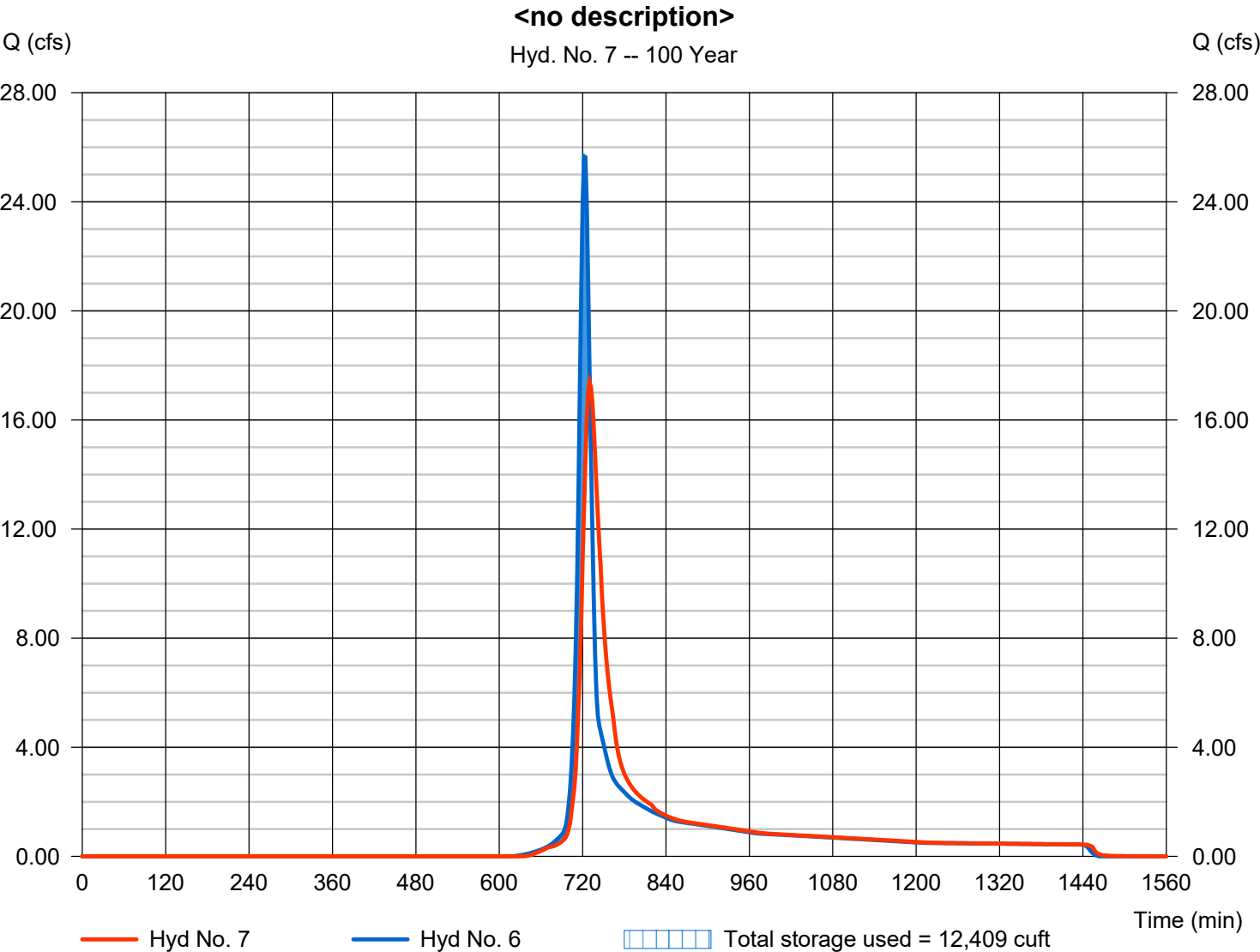
Tuesday, 03 / 19 / 2024

Hyd. No. 7

<no description>

Hydrograph type	= Reservoir	Peak discharge	= 17.39 cfs
Storm frequency	= 100 yrs	Time to peak	= 730 min
Time interval	= 2 min	Hyd. volume	= 73,798 cuft
Inflow hyd. No.	= 6 - Existing Basini w Street	Max. Elevation	= 380.86 ft
Reservoir name	= POND 2	Max. Storage	= 12,409 cuft

Storage Indication method used.



Permit No. ARR150000

SITE WITH AUTOMATIC COVERAGE (LESS THAN 5 ACRES) CONSTRUCTION SITE NOTICE

FOR THE
Arkansas Department of Environmental Quality (ADEQ)
Storm Water Program
NPDES GENERAL PERMIT NO. ARR150000

The following information is posted in compliance with **Part I.B.8.b** of the ADEQ General Permit Number **ARR150000** for discharges of stormwater runoff from sites with automatic coverage. Additional information regarding the ADEQ stormwater program may be found on the internet at:

www.adeq.state.ar.us/water/branch_npdes/stormwater

Permit Number	ARR150000
Contact Name: Phone Number:	John Easley 870-932-3594
Project Description (Name, Location, etc.): Start Date: End Date: Total Acres:	Farmer Hills Commercial Development Southwest Drive, Jonesboro, AR March, 2024 December, 2024 10.0 Acres
Location of Stormwater Pollution Prevention Plan:	Construction Site – ADEQ Mailbox

For Construction Sites Authorized under **Part I.B.6.b** (Automatic Coverage) the following certification must be completed:

I, Alec Farmer, Owner, certify under penalty of law that I have read and understand the eligibility requirements for claiming an authorization under Part I.B.2. of the ADEQ General Permit Number ARR150000. A stormwater pollution prevention plan has been developed and implemented according to the requirements contained in Part II.A.2.B & D of the permit. I am aware there are significant penalties for providing false information or for conducted unauthorized discharges, including the possibility of fine and imprisonment for knowing violations.

Signature and Title

Date

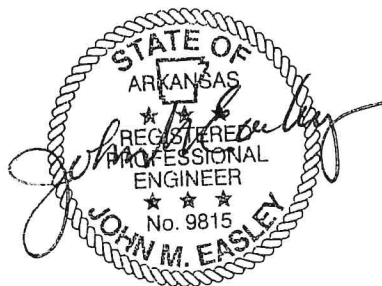
Stormwater Pollution Prevention Plan (SWPPP) for Construction Activity
for Small Construction Sites

National Pollutant Discharge Elimination System (NPDES)
General Permit # ARR150000

Prepared for:
Alec Farmer
Commercial Development
Southwest Drive
Jonesboro, Ark.

Date:
March 19, 2024

Prepared by:
Associated Engineering, LLC



☐ Arkansas River ☐ St. Francis River
☒ White River ☐ Mississippi River

D. Site Map Requirements (Attach Site Map):

- a. Pre-construction topographic view;
- b. Direction of stormwater flow (i.e., use arrows to show which direction stormwater will flow) and approximate slopes anticipated after grading activities;
- c. Delineate on the site map areas of soil disturbance and areas that will not be disturbed under the coverage of this permit;
- d. Location of major structural and nonstructural controls identified in the plan;
- e. Location of main construction entrance and exit;
- f. Location where stabilization practices are expected to occur;
- g. Locations of off-site materials, waste, borrow area, or equipment storage area;
- h. Location of areas used for concrete wash-out;
- i. Location of all surface water bodies (including wetlands);
- j. Locations where stormwater is discharged to a surface water and/or municipal separate storm sewer system if applicable,
- k. Locations where stormwater is discharged off-site (should be continuously updated);
- l. Areas where final stabilization has been accomplished and no further construction phase permit requirements apply.

E. Stormwater Controls

- a. Initial Site Stabilization, Erosion and Sediment Controls, and Best Management Practices:
 - i. Initial Site Stabilization: Silt fence will be installed around the perimeter of the site prior to construction activities commencing. As construction proceeds, additional measures, (silt fence, riprap, etc) will be placed.
 - ii. Erosion and Sediment Controls: Silt fences will be installed around the limits of construction. Any measures that are being used incorrectly or inappropriately will be replaced or modified. Any sediment that leaves the site will be removed and placed back on site.
 - iii. If periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the operator will replace or modify the control for site situations: ☒ Yes ☐ No

If No, explain: _____

- iv. Off-site accumulations of sediment will be removed at a frequency sufficient to minimize off-site impacts: ☒ Yes ☐ No
If No, explain: _____
- v. Sediment will be removed from sediment traps or sedimentation ponds when design capacity has been reduced by 50%: ☒ Yes ☐ No
If No, explain: _____
- vi. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges: ☒ Yes ☐ No
If No, explain: _____
- vii. Off-site material storage areas used solely by the permitted project are being covered by this SWPPP: ☐ Yes ☒ No
If Yes, explain additional BMPs implemented at off-site material storage area: _____

b. Stabilization Practices

- i. Description and Schedule: Existing vegetation will be preserved where attainable. As soon as rough grading is completed, the areas will receive temporary stabilization or mulch cover within 14 days of work stoppage. At the completion of the site work, the area will receive permanent stabilization and landscaping no later than 14 days after construction activities have ended.
- ii. Are buffer areas required? ☐ Yes ☒ No
If Yes, are buffer areas being used? ☐ Yes ☐ No
If No, explain why not: _Site is not located along an existing creek, stream or ditch.
If Yes, describe natural buffer areas:
- iii. A record of the dates when grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated shall be included with the plan.
☒ Yes ☐ No
If No, explain: _____
- iv. Deadlines for stabilization: Stabilization procedures will be initiated 14 days after construction activity temporarily ceases on a portion of the site.

c. Structural Practices

- i. Describe any structural practices to divert flows from exposed soils, store flows, or otherwise limit runoff and the discharge of pollutants from exposed areas of the site: Silt fences will be installed and maintained during the construction operations.

ii. Sediment Basins:

Are 10 or more acres draining to a common point? ☐ Yes ☒ No

Is a sediment basin included in the project? ☐ Yes ☒ No

If Yes, what is the designed capacity for the storage?

☐ 3600 cubic feet per acre = : _____

or

☐ 10 year, 24 hour storm = : _____

☐ Other criteria were used to design basin: _____

If No, explain why no sedimentation basin was included and describe required natural buffer areas and other controls implemented instead: Disturbed Area less than 25% of drainage to common point. Measures will be installed between development and basin to control runoff.

iii. Describe Velocity Dissipation Devices: None

F. Other Controls

- a. Solid materials, including building materials, shall be prevented from being discharged to Waters of the State: ☒ Yes ☐ No

- b. Off-site vehicle tracking of sediments and the generation of dust shall be minimized through the use of:

☒ A stabilized construction entrance and exit

☐ Vehicle tire washing

☐ Other controls, describe: _____

- c. Temporary Sanitary Facilities: Temporary sanitary facilities will be provided by a licensed professional.

- d. Concrete Waste Area Provided:

☒ Yes

☐ No. Concrete is used on the site, but no concrete washout is provided.

Explain why: _____

☐ N/A, no concrete will be used with this project

- e. Fuel Storage Areas, Hazardous Waste Storage, and Truck Wash Areas: No fuel or hazardous waste material will be stored on this site.

G. Non-Stormwater Discharges

- a. The following allowable non-stormwater discharges comingled with stormwater are present or anticipated at the site:

- ☒ Fire-fighting activities;
- ☐ Fire hydrant flushings;
- ☐ Water used to wash vehicles (where detergents or other chemicals are not used) or control dust in accordance with Part II.A.4.H.2;
- ☐ Potable water sources including uncontaminated waterline flushings;
- ☐ Landscape Irrigation;
- ☐ Routine external building wash down which does not use detergents or other chemicals;
- ☐ Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled materials have been removed) and where detergents or other chemicals are not used;
- ☐ Uncontaminated air conditioning, compressor condensate (See Part I.B.12.C of the permit);,
- ☐ Uncontaminated springs, excavation dewatering and groundwater (See Part I.B.12.C of the permit);
- ☐ Foundation or footing drains where flows are not contaminated with process materials such as solvents (See Part I.B.12.C of the permit);

- b. Describe any controls associated with non-stormwater discharges present at the site: _____

- H. Applicable State or Local Programs: The SWPPP will be updated as necessary to reflect any revisions to applicable federal, state, or local requirements that affect the stormwater controls implemented at the site. ☒ Yes ☐ No

I. Inspections

- a. Inspection frequency:

☒ Every 7 calendar days

or

☐ At least once every 14 calendar days and within 24 hours of the end of a storm even 0.5 inches or greater (a rain gauge must be maintained on-site)

- b. Inspections:

Completed inspection forms will be kept with the SWPPP.

☒ ADEQ's inspection form will be used (See Appendix B)

or

☐ A form other than ADEQ's inspection form will be used and is attached (See inspection form requirements Part II.A.4.L.2)

- c. Inspection records will be retained as part of the SWPPP for at least 3 years from the date of termination.
- d. It is understood that the following sections describe waivers of site inspection requirements. All applicable documentation requirements will be followed in accordance with the referenced sections.
 - i. Winter Conditions (Part II.A.4.L.3)
 - ii. Adverse Weather Conditions (Part II.A.4.L.4)

J. Maintenance:

The following procedures to maintain vegetation, erosion and sediment control measures and other protective measures in good, effective operating condition will be followed: Maintenance of vegetation will be under the direction of the owner. Any necessary repairs will be completed, when practicable, before the next storm event, but not to exceed a period of 3 business days of discovery, or as otherwise directed by state or local officials.


K. Employee Training:

The following is a description of the training plan for personnel (including contractors and subcontractors) on this project: Before the contractor and/or their inspectors begin work, a meeting will be scheduled with the City of Jonesboro Engineering Department dealing with erosion control and sediment management practices.

****Note,** Formal training classes given by Universities or other third-party organizations are not required, but recommended for qualified trainers; the permittee is responsible for the content of the training being adequate for personnel to implement the requirements of the permit.

Certification

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: 

Title: President

Date: 3/20/2024

ARR150000 Inspection Form

Appendix A

Inspector Name: _____

Date of Inspection: _____

Inspector Title: _____

Date of Rainfall: _____

Duration of Rainfall: _____

Days Since Last Rain Event: _____ days

Rainfall Since Last Rain Event: _____ inches

Description of any Discharges During Inspection: _____

Location of Discharges of Sediment/Other Pollutant (specify pollutant & location): _____

Locations in Need of Additional BMPs: _____

Information on Location of Construction Activities

Location	Activity Begin Date	Activity Occuring Now (y/n)?	Activity Ceased Date	Stabilization Initiated Date	Stabilization Complete Date

Information on BMPs in Need of Maintenance

Location	In Working Order?	Maintenance Scheduled Date	Maintenance Completed Date	Maintenance to be Performed By

Changes required to the SWPPP: _____

Reasons for changes: _____

SWPPP changes completed (date): _____

"I certify under penalty of law that this document and all attachments such as Inspection Form were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature of Responsible or Cognizant Official: _____ Date: _____

Title: _____

Preliminary Subdivision: Farmer Hills

For consideration by Metropolitan Planning Commission on March 26, 2024.

Applicant/Agent/ Owner: Associated Engineering, LLC / Alec Farmer

Engineer: Associated Engineering, LLC

Surveyor: Associated Engineering, LLC

Property Location: West of 3501 Southwest Drive (Parcel # 01-143362-04100)

Total Acres: 10.03

Proposed Lots: 3

Zoning:

District: C-3, general commercial district

Required Min. C-3 - Lot Size: 6,500 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 1.95 acres – 85,016 sq. ft.

Proposed Max. Lot Size: 4.81 acres – 209,687 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Pending

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 C-3, single-family residential district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-24-04

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Rezoning: 607 Airport Road

MC Paperchase, LLC is seeking a rezone from R-1, single family medium density to RM-16, residential multifamily. This request is for 3.28 acres located at 607 Airport Road.



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 3/26/24 Date Received: 2/29/24
Meeting Deadline: 2/29/24 Case Number: RZ-24-04

LOCATION:

Site Address: 607 Airport Road, Jonesboro, AR

Side of Street: West between Hill Drive and Cricket Lane

Quarter: Southwest Section: 10 Township: 14 North Range: 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1, Residential Proposed Zoning: RM-16, Residential Multi

Size of site (square feet and acres): 142,667 SF / 3.28 Acres Street frontage (feet): 112' Airport Rd

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Airport Road - asphalt (2 lanes)

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Residential R-2, Residential RM-8

South Residential R-1

East Residential R-1

West Residential R-1

Physical characteristics of the site: Vacant lot/Woods

Characteristics of the neighborhood: Residential development with mixed single and multi.

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

Revised 08-Nov-17

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? **Residential R-1**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **To allow residential multifamily development which is not allowed within current zoning.**
- (3). If rezoned, how would the property be developed and used? **To develop residential multifamily housing.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **Multifamily RM-16 - 16 units per net acre.**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **No.** with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be the public interest and benefit the community? **It would develop a property that has been vacant for a period of time and provide housing to the area .**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **Rezoning would be consistent with the current use and character of the area.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Current zoning is not compatible with the desire and much needed use for the property.**
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. **This rezoning should not adversely affect any of the above.**
- (10). How long has the property remained vacant? **Unknown.**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **The impact should be minimal.**
- (12). If the rezoning is approved, when would development or redevelopment begin? **Within the next 12 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.* **A neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: MC Paperchase, LLC
Address: 361 Southwest Drive, No. 179
City, State: Jonesboro, AR ZIP 72403
Telephone: 870530-1378
Facsimile: _____
Signature: 
02/29/2024 03:09 PM

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

Applicant:

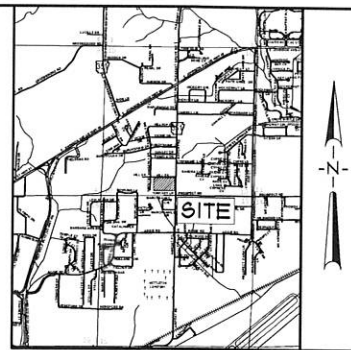
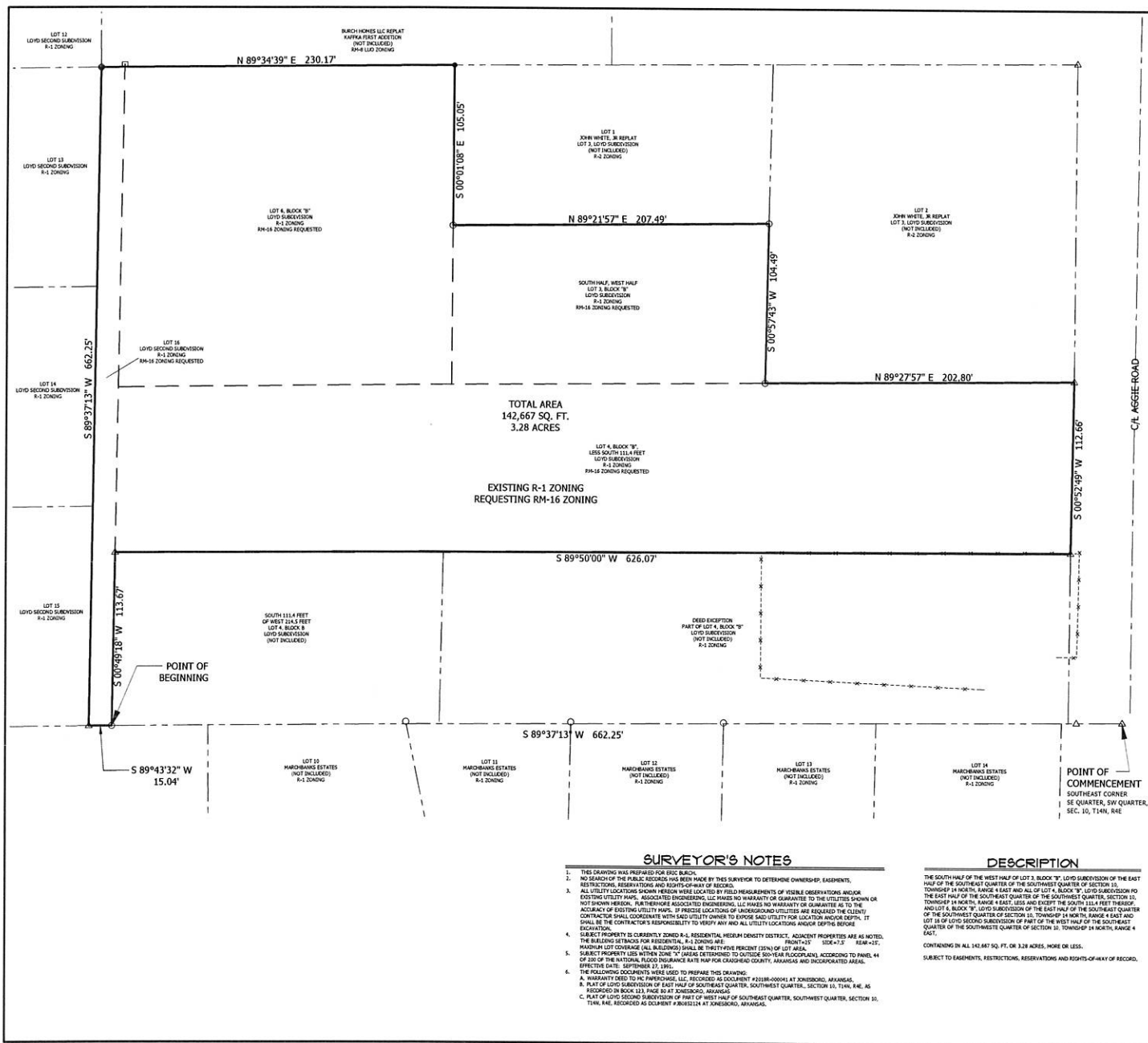
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

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

Revised 08-Nov-17



- LEGEND**
- BOUNDARY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - - - FOUND ALUMINUM DISC
 - - - FOUND IRON PIPE
 - - - FOUND REBAR
 - SET 1/4" IRON PIPE W/ 1/4" X 1/4" CAP

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY AS DESCRIBED HEREON AND THAT WE REQUEST THE CHANGE IN ZONING AS NOTED.

MC PAPERCHASE, LLC, OWNER

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, LLC HAS THIS DATE MADE A BOUQUANT SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON AND THAT THE SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THERE ARE NO ADJACENT ABOVE-GROUND ENCROACHMENTS OTHER THAN AS SHOWN ON STATED HEREON AND THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE 'ARKANSAS HORIZONTAL STANDARDS FOR PROPERTY SURVEYING AND PLATIN' IN EFFECT ON THIS DATE.

DATE OF BOUNDARY SURVEY: 03/23/2024

NOTE: TO BE VALID, COPIES MUST HAVE SURVEYOR'S SEAL WITH DATED SIGNATURE.

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SURVEYOR'S NOTES

- THIS DRAWING WAS PREPARED FOR ERIC BURCH.
- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR TO DETERMINE OWNERSHIP, EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- ALL UTILITY LOCATIONS SHOWN HEREON WERE LOCATED BY FIELD MEASUREMENTS OF VISIBLE OBSERVATIONS AND/OR EXISTING UTILITY MAPS. ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE TO THE UTILITIES SHOWN OR NOT SHOWN HEREON. FURTHERMORE ASSOCIATED ENGINEERING, LLC MAKES NO WARRANTY OR GUARANTEE AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENTS CONTRACTOR SHALL COORDINATE WITH SAID UTILITY OWNER TO EXPOSE SAID UTILITY FOR LOCATION AND/OR DEPTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1, RESIDENTIAL MEDIUM DENSITY DISTRICT. ADJACENT PROPERTIES ARE AS NOTED. THE BUILDING SETBACKS FOR RESIDENTIAL, R-1 ZONING ARE: FRONT 25' SIDE 7.5' REAR 25'.
- MAXIMUM LOT COVERAGE (ALL BUILDINGS) SHALL BE THIRTY-FIVE PERCENT (35%) OF LOT AREA.
- SUBJECT PROPERTY LIES WITHIN ZONE 14 (AREAS DETERMINED TO OUTSIDE 300-YEAR FLOODPLAIN), ACCORDING TO PANEL 44 OF 226 OF THE NATIONAL FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS.
- THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS DRAWING:
A. WARRANTY DEED TO MC PAPERCHASE, LLC, RECORDED AS DOCUMENT #23188-00041 AT JONESBORO, ARKANSAS.
B. PLAT OF LOT 16 SUBDIVISION OF EAST HALF OF SOUTHWEST QUARTER, SECTION 16, T4N, R4E, AS RECORDED IN BOOK 123, PAGE 81 AT JONESBORO, ARKANSAS.
C. PLAT OF LOT 16 SECOND SUBDIVISION OF PART OF WEST HALF OF SOUTHWEST QUARTER, SOUTHWEST QUARTER, SECTION 16, T4N, R4E, AS RECORDED AS DOCUMENT #23188-00041 AT JONESBORO, ARKANSAS.

DESCRIPTION

THE SOUTH HALF OF THE WEST HALF OF LOT 3, BLOCK "Y", LOT 16 SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST AND ALL OF LOT 4, BLOCK "Y", LOT 16 SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST AND ALL OF LOT 4, BLOCK "Y", LOT 16 SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST AND LOT 16 OF LOT 16 SECOND SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 4 EAST.

CONTAINING IN ALL 142,667 SQ. FT. OR 3.28 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

ERIC BURCH
601 AIRPORT ROAD
LOYD SUBDIVISION
JONESBORO, ARKANSAS

ASSOCIATED
ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
103 SOUTH CHURCH STREET • P.O. BOX 1462
JONESBORO, AR 72401
PH: 870-935-2334 • FAX: 870-935-2343



NO.	DESCRIPTION	DATE

REZONING REQUEST

DATE: 03/23/2024	DRAWN: COH
CADD FILE: 24107-002	CHECKED: SHE
DWG: 0000000000	SHEET
SCALE: 1" = 30'	1 OF 1

Type of Instrument: Warranty Deed
Grantor: BC Investments LLC
Grantee: MC Paperchase, LLC

This Instrument Prepared By:

Waddell, Cole & Jones, PLLC
Attorneys at Law
P.O. Box 1700
Jonesboro, Arkansas 72403

After recording Return to:

Professional Title Services of Arkansas, LLC
740 Southwest Drive
Jonesboro, AR 72401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT BC INVESTMENTS LLC, a limited liability company, Grantor, by its Members and Chief Executive Officer, as authorized by its Members, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by MC PAPERCHASE, LLC, a limited liability company, Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto its successors and assigns forever, the following described lands lying in Craighead County, Arkansas, to-wit:

Tract 1:

The South Half of the West Half of Lot 3 in Block "B" in Loyd Subdivision of the East Half of the Southeast Quarter of the Southwest Quarter of Section 10, Township 14 North Range 4 East.

All of Lot 4 in Block "B" in Loyd Subdivision of the East Half of the Southeast Quarter of the Southwest Quarter of Section 10, Township 14 North Range 4 East, LESS AND EXCEPT the following: Commence at the Southeast Corner of said Lot 4; thence West along the South line of Lot 4 aforesaid 417.4 feet; thence North 1° 05' East 111.4 feet; thence East 417.4 feet; thence South 1° 05' West 111.4 feet to the point of beginning; and LESS AND EXCEPT the following: the South 111.4 feet of the West 214.8 feet of Lot 4 in Block "B" in Loyd Subdivision

of the East Half of the Southeast Quarter of the Southwest Quarter of Section 10,
Township 14 North Range 4 East.

Lot 6 in Block "B", all in Loyd Subdivision of the East Half of the Southeast
Quarter of the Southwest Quarter of Section 10, Township 14 North Range 4 East.

Lot 16 of Loyd 2nd Subdivision of part of the West Half of the Southeast Quarter
of the Southwest Quarter of Section 10, Township 14 North, Range 4 East.

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

And Grantor hereby covenants with the said Grantee that it will forever warrant and
defend the title to said lands against all lawful claims whatever.

IN TESTIMONY WHEREOF, this instrument is hereby executed by the aforescribed
Members and Chief Executive Officer of Grantor this 29 day of December, 2017.

BC INVESTMENTS, LLC

By: 

Name: Bart Jones

Title: Member / Chief Executive Officer

By: 

Name: Paige Jones


Title: Member

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

On this day before me, the undersigned, a Notary Public, within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared Bart Jones and Paige Jones, to me well known, and who subscribed to the foregoing instrument and stated and acknowledged that they were they were the Chief Executive Officer / Members respectively of BC Investments LLC, a limited liability company, and that they as such Chief Executive Officer / Members being authorized so to do, had signed, executed, and delivered the foregoing instrument for the consideration, uses, and purposes therein contained, by signing themselves as such Chief Executive Officer / Members and executing on behalf of the company as such Chief Executive Officer / Members.

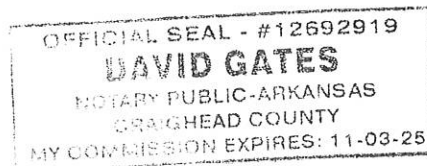
WITNESS my hand and seal as such Notary Public this 26 day of December, 2017.



Notary Public

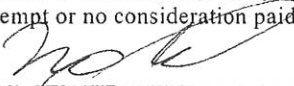
My Commission Expires:

11/3/25



AMOUNT OF TAX: \$ _____

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.



[Grantee or Grantee's Agent]

Grantee's Address: _____

361 SW #179
Jonesboro, AR 72401

F:\USERS\RWW\Professional Title - Deeds\Triple C Properties\Warranty Deed Tract 1 (02).wpd



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: 1712-102

Grantee: MC PAPERCHASE, LLC
Mailing Address: 361 SW #179
JONESBORO AR 724010000

Grantor: BC INVESTMENTS LLC
Mailing Address: 3306 CANDLEWOOD DR
JONESBORO AR 724040000

Property Purchase Price: \$50,000.00
Tax Amount: \$165.00
County: CRAIGHEAD
Date Issued: 12/29/2017
Stamp ID: 1225838592

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

Grantee or Agent Name (printed): Professional Title As Agent

Grantee or Agent Name (signature): Kendra Gossett Date: 12-29-17

Address: 361 SW # 179

City/State/Zip: Jonesboro, AR 72401

7022 3330 0001 5429 7813

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For delivery information, visit our website at www.usps.com ®.	
Jonesboro, AR 72405	
Certified Mail Fee \$4.40	0405 31
Extra Services & Fees (check box, add fee as appropriate)	Postmark Here
<input type="checkbox"/> Return Receipt (hardcopy) \$0.00	
<input type="checkbox"/> Return Receipt (electronic) \$0.00	
<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 \$0.68	03/15/2024
Total Postage and Fees \$8.73	
Sent To	
Street and Apt. No. LOVINS BRIAN C	
3913 MARCHBANKS CIR	
City, State, ZIP+4 JONESBORO AR 72405-8756	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

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Sent To	
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3901 MARCHBANKS CIR	
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Total Postage and Fees \$8.73	
Sent To	
Street and Apt. No. MCCM CONSTRUCTION INC	
1777 COUNTY ROAD 759	
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1607 STONE ST	
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3804 VICTORIA LN	
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Total Postage and Fees \$5.08	
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CLARISSA CRUZ	
300 SCOTT ST	
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Postage \$0.68	
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☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

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Total Postage and Fees

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Street and Apt. N

City, State, ZIP+4

ROBERTS CAROLYN

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JONESBORO AR 72405-8611

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31

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03/15/2024

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See Reverse for Instructions



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-04, 607 Airport Road
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 26, 2024

REQUEST: To consider a rezoning of one tract of land containing 3.28 +/- acres
PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district, to “RM-16” residential multifamily classification; 16 units per net acre.
APPLICANT: MC Paperchase, LLC, 361 Southwest Drive #179, Jonesboro, AR 72403
OWNER: Same
LOCATION: 607 Airport Road, Jonesboro, AR 72405
SITE DESCRIPTION: **Tract Size:** Approx. 3.28 Acres
Street Frontage: Approx. 112 ft. on Airport Road.

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-2/RM-8 – Residential
South	R-1 – Residential
East	R-1 – Residential
West	R-1 – Residential

HISTORY: Property has been vacant for several years.

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

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

Typical Land Uses:

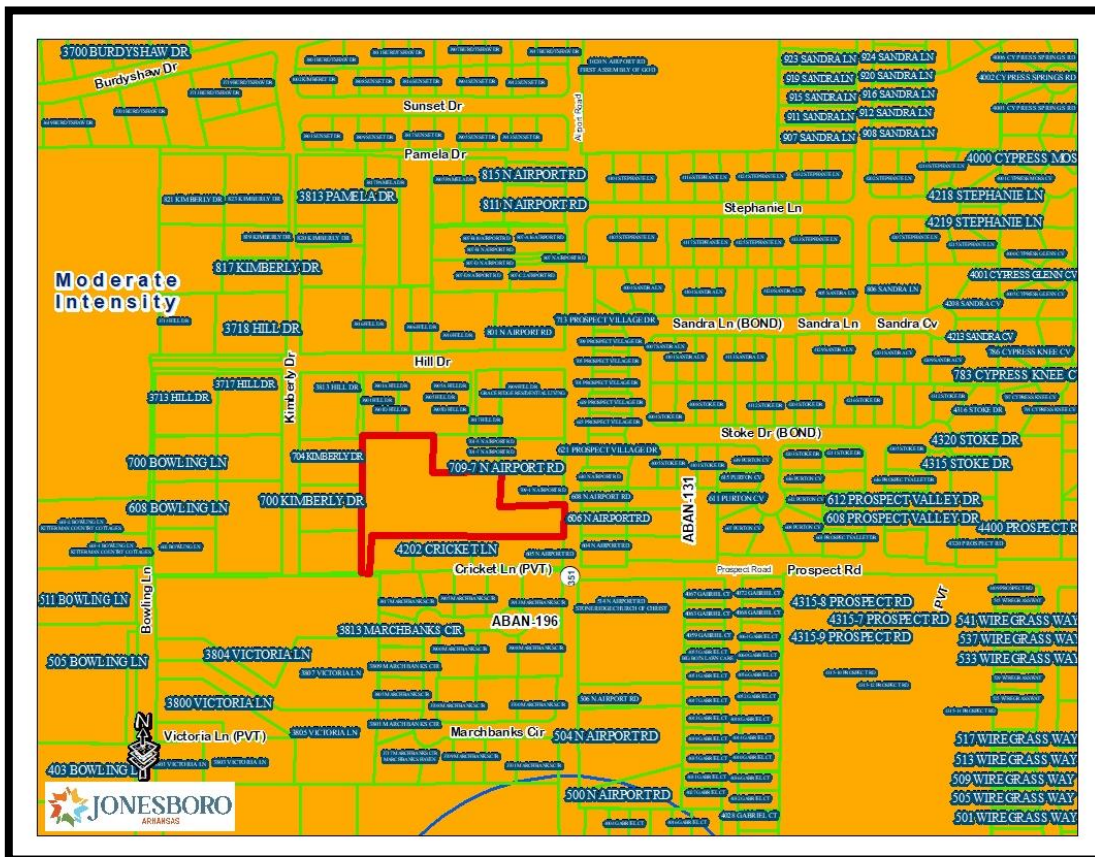
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket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

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

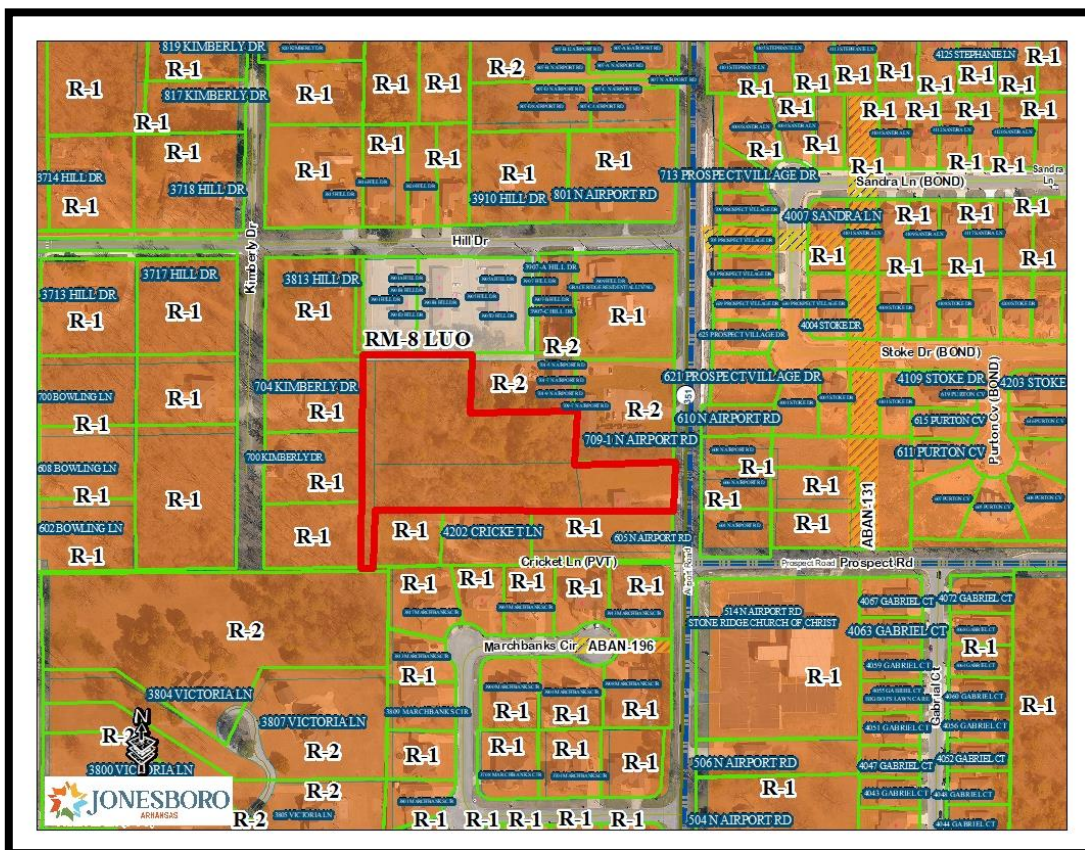
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan standards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

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map



Zoning Map

Master Street Plan/Transportation

The subject property will be served by Airport Road. 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.

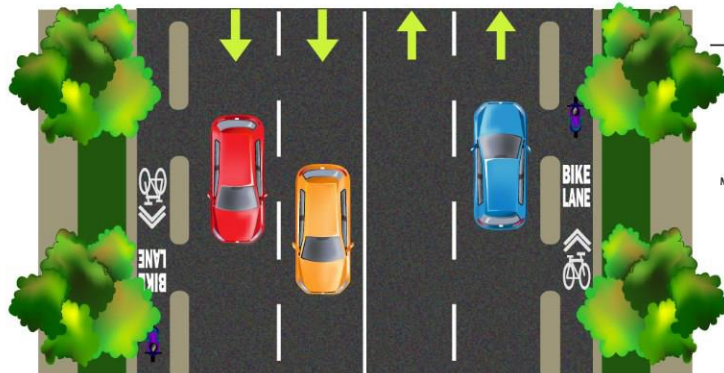
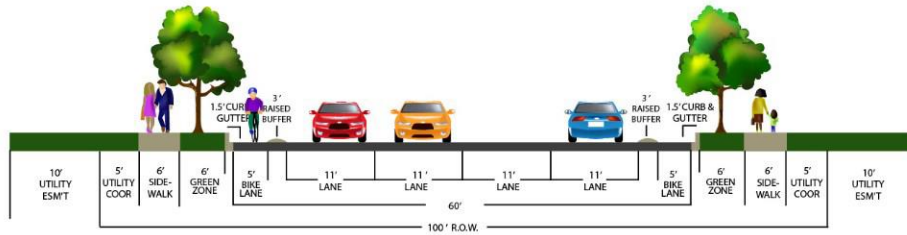
DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



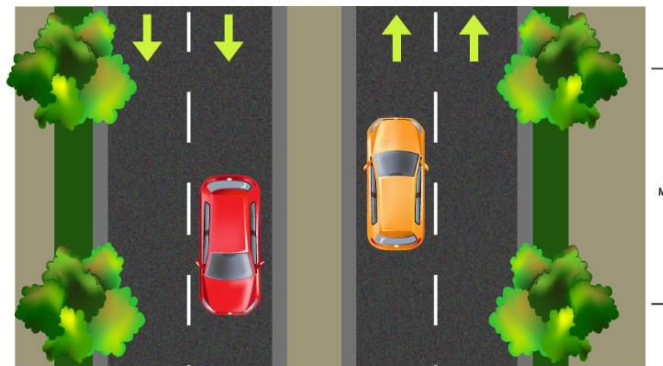
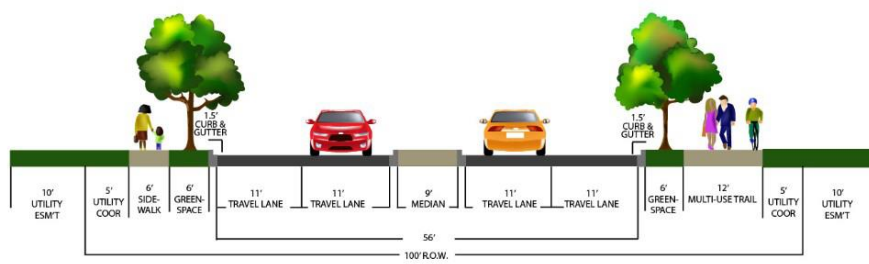
Minor Arterial

MINOR ARTERIAL STREET OPTION 1

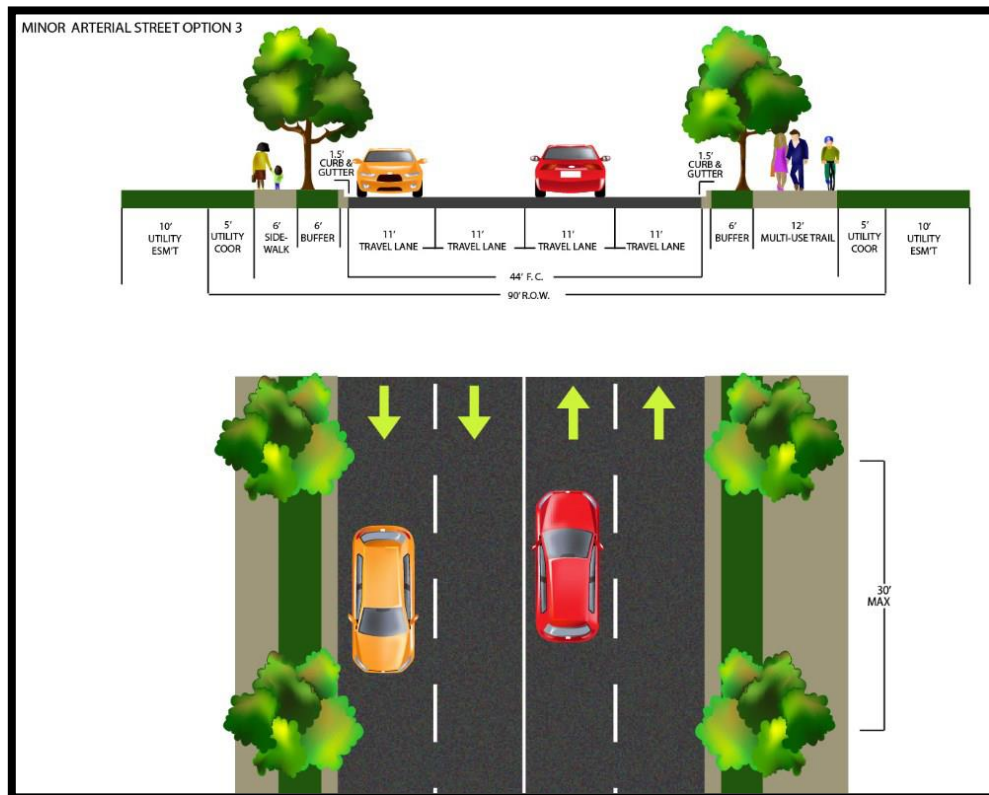
VPD > 7,000



MINOR ARTERIAL STREET OPTION 2









Minor Arterial Cont.



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(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 property is located in the moderate 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 predominantly single family homes or low density multifamily.	
(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 multifamily use.	
(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 due to the fact that the majority of the surrounding property is residential use.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1" single family medium density district. The applicant is applying for a rezoning to allow multifamily homes 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 RM-16 as follows:

RM-16: Residential multifamily classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-04 a request to rezone property “R-1” single family medium density district, to “RM-16” residential multifamily; the following conditions are recommend:

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

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

Sample Motion:

I move that we place Case: RZ 24-04 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” single family medium density district, to “RM-16” residential multifamily, will be compatible and suitable with the zoning, uses, and character of the surrounding area.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: COM-24:011

Agenda Date:

Version: 1

Status: To Be Introduced

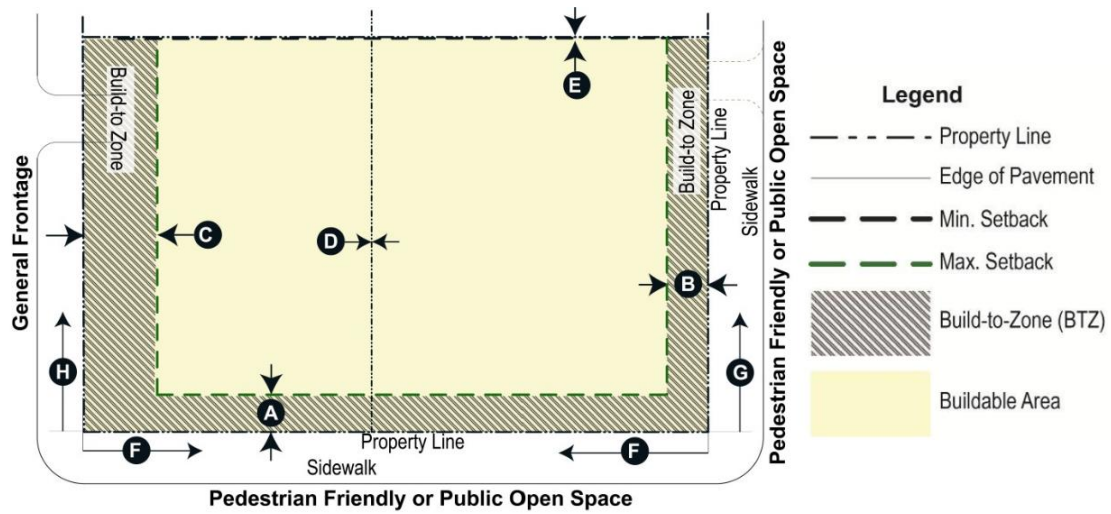
In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

Other Communication: Downtown Jonesboro Development Code (DJDC) Update

An update to the minimum building frontage requirement for general frontage lots in the Commercial Mixed Use District.

b) Building Placement:



(i) Build-to Zones (BTZs) and Setbacks (Distance from property line to edge of the zone)		
Pedestrian-Friendly Frontage / Public Open Space	0' min. setback – 25' max. setback	A / B
General Frontage	10' min. setback – 45' max. setback	C
Side	0' min. setback; no max. setback	D
Rear	0' min. setback; no max. setback	E
(ii) Building Frontage		
Pedestrian-Friendly Frontage / Public Open Space Frontage	70% min.	F / G
General Frontage	30% min.	H

AN ORDINANCE TO REPEAL AND REPLACE SECTIONS OF THE DOWNTOWN
JONESBORO DEVELOPMENT CODE (DJDC) IN THE CITY OF JONESBORO

WHEREAS, Section 4.3 Commercial Mixed Use (COM) contains rules which need to be updated, and

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESBORO,
ARKANSAS:

SECTION ONE: That Section 4.3 Commercial Mixed Use (COM) b) Building Placement: shall be repealed and replaced according to Exhibit “A” hereto attached.

SECTION TWO: The requirements of said code shall be enforced by the City of Jonesboro Planning Department, Inspections Department, and/or Engineering Department. Violations of the code will be cited to Craighead County District Court as a violation of city ordinance, subject to fines and costs as prescribed in the Jonesboro City Code of Ordinances.

SECTION THREE: The provisions of this ordinance are hereby declared to be severable and if any section, phrase or provision shall be declared or held invalid, each invalidity shall not affect the remainder of the sections, phrases or provisions.