City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda

Metropolitan Area Planning Commission

Tuesday, October 13, 2026 | **5:30 PM** | **Municipal Center, 300 S. Church**

1. Call to order

2. Roll Call

3. Approval of minutes

MIN-26:091 Minutes from 09.22.26

Attachments: MAPC Minutes 09.22.26

4. Rezonings

RZ-26-16 KPT Investments is requesting rezoning of property at 2732 North Church from R-1 Single Family
to a C-3 General Commercial

Attachments: Rezoning Application
Rezoning Plat
Certified Mail
Staff Comments

5. Staff Comments

6. Adjournment

Text File

File Number: MIN-26:091

Agenda Date: **Version:** 1 **Status:** To Be Introduced

In Control: Metropolitan Area Planning Commission **File Type:** Minutes

Minutes from 09.22.26

MAPC Meeting September 22, 2026

1. Call to order

2. Roll Call

Present (7): Stephanie Nelson, Kevin Bailey, Jeff Steiling, Monroe Pointer, Jimmy Cooper, Jim Little, Lonnie Roberts

Absent (2): Mitch Johnson, Dennis Zolper

3. Approval of minutes

MIN-26:084 MINUTES August 11th, 2026 MAPC

A motion was made by Jimmy Cooper, seconded by Monroe Pointer, that the minutes be approved, the motion was PASSED with the following vote

Aye (6): Stephanie Nelson, Kevin Bailey, Jeff Steiling, Monroe Pointer, Jimmy Cooper, Jim Little

Nay (0):

Absent (2): Mitch Jonson, Dennis Zolper

4. Preliminary Subdivisions

5. Final Subdivisions

PP-26-14 Final Subdivision: Savannah Hills Phase VI Final Plat

Lonnie Roberts (Chair): Do we have the proponent for this item? Please state your name for the record.

Avery Felts (Proponent): My name is Avery Felts here with Tralan Engineering, just looking for Final Plat approval for Savannah Hills Phase 6.

Lonnie Roberts: Alright, City Planner do you have staff comments on this?

Derrel Smith (City Planner): Yes sir, we do. It does meet all requirements for the final subdivision code, so we would recommend approval.

Lonnie Roberts: I'll open up for any commissioner questions or comments. Anybody ready with a motion?

Michael Morris (City Engineer): They do have a bond, they have the asphalt and all utilities have been accepted.

Kevin Bailey (Commission): Bailey, move for approval.

Jeff Steiling: Steiling, second.

A motion was made by Kevin Bailey, seconded by Jeff Steiling, that the matter be approved, and the motion was PASSED with the following vote:

Aye (6): Stephanie Nelson, Kevin Bailey, Jeff Steiling, Monroe Pointer, Jimmy Cooper, Jim Little

Nay (0)

Absent (2): Mitch Johnson, Dennis Zolper

6. Conditional Use

7. Rezonings

RZ-26-13 **Rezoning: 300 E Pine St**

The applicant Carrington Morehouse is requesting rezoning of the property from R-1 Single Family to RM-12

Lonnie Roberts (Chair): Next item we have on the agenda, this is a rezoning request. Do we have the Proponent here for this item?

Jim Gramling (Proponent): Yes, Jim Gramling, Gramling Law Firm, for Carrington Morehouse. This is an application for about 12.3 acres. This is in a moderate intensity growth sector. What my client wants to do is put in for a 55 year and older senior living facility. Which I think is sorely needed. We did have a neighborhood meeting nobody showed, and I have not since then had anyone relay any objection. There is also a portion of this property that is in a floodplain so that's obviously going to lessen density, unless somebody wants to bring in a whole bunch of dirt that probably won't be feasible. There's three tracts here to this proposal, so he's got access to both Pine Street and Maple. I was up here a year ago for a property at 1006 Warren with the same client, and we discussed that briefly at the planning meeting. Nothing has been done on that, I talked to my client and he said there's been a lot of factors, one of which is rates, a lot of

what he wanted to do was planned years before the rates were what they are now. The previous property was pretty much identical to this property and that was also a request for RM-12, that the city council voted on pretty unanimously. I would suggest that the fact that he hasn't done anything, is not an indictment on this application, I think this application deserves to stand on its own. I think our rules and the code, requires that we evaluate this application with what the standard rules are, we got a staff statement that says it meets all the criteria. We got no objections from the neighbors, and I would argue that the fact of last year's rezoning only bolsters the claim for this one. But I'll be happy to answer any questions.

Lonnie Roberts: Alright, City Planner do you have the staff comments for this?

Derrel Smith (City Planner): Yes sir, it does meet all 6 of the rezoning criteria, so we would recommend approval with the following three requirements, the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and with this being a rezoning request, is there anyone here to give public comments on this? If not, I'll open up for commissioner questions or comments, of the city staff or the applicant.

Jeff Steiling (Commission): I just have a quick question, if we approve this as it is, if they decide to replat this into one property, does that come back to us or?

Derrel Smith: That would be staff if it's just one piece of property.

Monroe Pointer (Commission): I do have a question. I was looking at the minutes for the neighborhood meeting and it reflects that it was sent out, where was that meeting to be held at? Was there a location that was sent separately to everybody? Because I didn't see it in the minutes for that meeting.

Jim Gramling: I'll be happy to get that to you, but usually letters are sent to everybody within 400 feet, not sure if we did that this time, but certainly anybody within 200 feet was sent a letter, and we just held it in my client's office, they have a big office space on Gee St, so it was a physical location, where I was present and we waited until about 20 minutes after whenever the meeting was scheduled. But we were at a physical location.

Monroe Pointer: I guess that's what my question is, so in that letter that they received, it described where the location was?

Jim Gramling: Correct.

Lonnie Roberts: Any other questions from commissioners? Anybody ready with a motion?

Jim Little (Commission): Little, motion to approve with stipulations.

Lonnie Roberts: I have a motion to approve with stipulations do we have a second?

Kevin Bailey (Commission): Bailey, second.

A motion was made by Jim Little, seconded by Kevin Bailey, that the matter be approved with stipulations, and the motion was PASSED with the following vote:

Aye (5): Stephanie Nelson, Kevin Bailey, Jeff Steiling, Jimmy Cooper, Jim Little

Nay (1): Monroe Pointer

Absent (2): Mitch Johnson, Dennis Zolper

RZ-26-14 **Rezoning: 3030 Whitemans Creek Dr**

Jeremy Bevill is requesting a property to be rezoned from C-2 and C-2 LUO to I-1 and C-3

Lonnie Roberts (Chair): Next item we have on the agenda, this is a rezoning request. Do we have the proponent for this item?

Jeremy Bevill (Proponent): Jeremy Bevill with Crafton Tull. We've prepared the rezoning plat and the rezoning application. As well as a concept plan, that's what you have in front of you.

Lonnie Roberts: That's 3030 Whitemans Creek, right Jeremy?

Jeremy Bevill: The Fire Department may change the address ever so slightly, but right now it is 3030 Whitemans Creek Drive. We're about 800 feet east of Red Wolf Blvd. That's what we're asking to be rezoned. So, it's existing C-2 zoning, and that west lot we're not asking for a zoning change on that western lot on the northside of Whitemans Creek. But we are asking for C-3 rezoning on that north lot, and then we're asking for I-1 on that south lot. For a climate controlled, mini-storage project.

Lonnie Roberts: Okay, and if you would go ahead repeat you're comments from yesterday's pre-meeting, for those that weren't there, on what you're planning to do on the roads.

Jeremy Bevill: Sure, we're planning to extend Whitemans Creek to the east, maybe 100 foot. And then we're going to extend Briar Lane south to make that a T intersection. That will be

about 600 foot of road. Then where Matt Drive ends currently, we considered doing a cul-de-sac or a hammerhead turn around. But we worked with engineering and planning, and we're going to extend Matt Drive over to Middlefield Drive, that way those are not just dead-ends. So, we plan on doing some street improvements, once we get to the design and construction, but right now the rezoning is all C-2 and we're asking for C-3. I think that's about a 4 acre lot, that north lot, and that south lot is about a 6 acre lot.

Lonnie Roberts: Alright, City Planner do you have the staff comments for this one?

Derrel Smith (City Planner): Yes we do, again they do meet all 6 of the rezoning criteria, so would recommend approval with the following stipulations: that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and I'm going to open this one up for public comments, with none being found, I'll open up for commissioner comments, or questions.

Monroe Pointer (Commission): I have a question, I saw one that was adult entertainment. It looks like it's marked conditional anyway, so I'm not sure why it was listed, on one of your 4 items that you listed.

Jeremy Bevill: So, since we're seeking a rezoning to C-3 and I-1, so we listed those 5 uses that are not allowed, we kept those same 5 items for both zonings, the C-3 and I-1.

Monroe Pointer: Okay, just making sure, so could we potentially add anything to those lists? There's a list of 35 that is already permitted, can we add two more?

Jeremy Bevill: I think so, yeah. I believe that as long as it's reasonable we could add it.

Monroe Pointer: Could we add a homeless shelter, and a vehicular and equipment storage yard? This is just Monroe talking though, I'm not talking for anyone else. And I'll tell you why on the vehicular yard, is because we had one before, that you have these screened fences that have to go across them, and I think Red Wolf Blvd is a very popular avenue, and anything that's going to be closely connected to it, could deter some people from certain areas.

Lonnie Roberts: Is that agreeable as a condition?

Jeremy Bevill: I think, give me one second, I want to confer. Yeah, we're agreeable to adding those two restrictions, we're agreeable to that.

Lonnie Roberts: That work for you Mr. Pointer?

Monroe Pointer: Yes, thank you.

Lonnie Roberts: Anymore questions?

Monroe Pointer: Motion to approve with conditions.

Lonnie Roberts: Got a motion to approve with conditions, do we have a second?

Jimmy Cooper: Cooper, second.

A motion was made by, seconded by, that the matter be approved with stipulations, and the motion was PASSED with the following vote:

Aye (6): Stephanie Nelson, Kevin Bailey, Jeff Steiling, Monroe Pointer, Jimmy Cooper, Jim Little

Nay (0)

Absent (2): Mitch Johson, Dennis Zolper

8. Miscellaneous Items

9. Staff Comments

Lonnie Roberts (Chair): Any staff comments?

Derrel Smith (City Planner): I got one, as you know we're working with DPZ to do the comprehensive growth plan and master street plan. On October 27th, we will have our regular scheduled Planning Commission, we will have the consultants here to give you an update, on the comprehensive plan and the street plan. We got the first draft almost ready to go, there's still a few things they're adding to it, as we're talking. But that will be on the meeting for October 27th, so if everybody could be here for that.

Lonnie Roberts: Sure, anybody have any other staff comments? Commissioners now that we're done with the meeting, any concerns?

Stephanie Nelson (Chair): I appreciate how thorough the thinking is.

10. Adjournment

Meeting was adjourned.

Text File

File Number: RZ-26-16

Agenda Date: **Version:** 1 **Status:** To Be Introduced

In Control: Metropolitan Area Planning Commission **File Type:** Rezonings

KPT Investments is requesting rezoning of property at 2732 North Church from R-1 Single Family
to a C-3 General Commercial

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

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LOCATION:

Site Address: 2732 North Church Street (AKA Highway 141) **AND** the parcel directly north (with no address assigned in the GIS Map). +/- 1.4 acres, east side of North Church Street; South of East Thomas Green Road:
Parcel Numbers: 01-144061-03800
01-144061-04000

Side of Street: East side of North Church Street

Quarter: Part of the Northwest Quarter of the Northeast Quarter of Section 6, 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** **Proposed Zoning:** **C-3 General Commercial**

Size of site (square feet and acres): 63,010 S.F. – 1.45 Acres

Street Frontage (feet): +/- 210 feet along North Church Street (AKA Highway 141)

Existing Use of the Site: Currently, there is a concrete slab and an asphalt drive area on the southern parcel. The northern parcel contains an asphalt and concrete drive that appears to serve the Math and Science Magnet School.

Character and adequacy of adjoining streets: North Church Street is an existing four-lane street and Arkansas State Highway No. 141. North Church Street (Hwy. 141) should easily accommodate any vehicular increases triggered by this proposed development.

Does public water serve the site? Existing 12" water, east side of North Church Street

If not, how would water service be provided? Water services would be installed to accommodate the development.

Does public sanitary sewer serve the site? There is an existing main sanitary sewer line within East Thomas Green Road. Preliminary calculations indicate these two parcels could be served from that sewer line.

If not, how would sewer service be provided? Sewer extensions will be required in order to serve the proposed development.

Use of adjoining properties:	**North:**	Commercial (C-3) – undeveloped
	South:	Residential R-1
	East:	Residential R-1 – Occupied by the school
	West:	Residential R-1

Physical Characteristics of the site:
The site is well suited to a commercial development. The slopes are slight and the drainage can be accommodated with relative ease.

Characteristics of the neighborhood:
This site is surrounded by a variety of industrial, commercial and residential uses.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:
The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions* ***in detail:***

(1) **How was the property zoned when the current owner purchased it?**
The property is zoned R-1. Rezoning is a contingency of the transaction.

(2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The purpose of the rezoning is to bring this parcel into a classification that is suitable for development. Residential development is highly unlikely with a large school campus to the east and a busy four-lane road to the west.

(3) **If rezoned, how would the property be developed and used?**
If rezoned, the applicant plans to develop the site in accordance with the standards and specifications of the requested C-3 Zoning Classification and the standards and specifications of the City of Jonesboro.

(4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
One development scenario that has been mentioned is a small branch bank, or possibly an unmanned ATM, and possibly a butcher shop to serve the area.

(5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan?***
The *Jonesboro Land Use Plan* indicates this area to be developed as Moderate Intensity Development. The businesses suggested fit into a category of Moderate Intensity.

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed development is to be additional commercial development in the general area. Commercial development is better suited for this location htat residential development.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This request is completely compatible with the development in, and the character of the surrounding area. As moderate intensity commercial development, this proposal is quite suitable for the general area.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

Residential development is highly unlikely with a large school campus to the east and a busy four-lane road to the west.

(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 proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values
B) Traffic
C) Drainage
D) Visual Appearance
E) Odor
F) Noise
G) Light
H) Vibration
J) Hours
K) Restrictions

(10) How long has the property remained vacant?
By all indications, this land was not been developed at all, aside from the concrete slab noted in the Existing Uses Item (above).

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
A change in the zoning from R-1 to C-3, should have no detrimental impact on any of the following aspects.

A) Utilities
B) Streets
C) Drainage
D) Parks
E) Open Space
F) Fire
G) Police
H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?
The current plan calls for development to begin as soon as plans could be prepared and approved in accordance with the appropriate standards and specifications.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***
No neighborhood meeting has been arranged to date.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
This request is not intended to be a Limited Use Overlay.

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

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

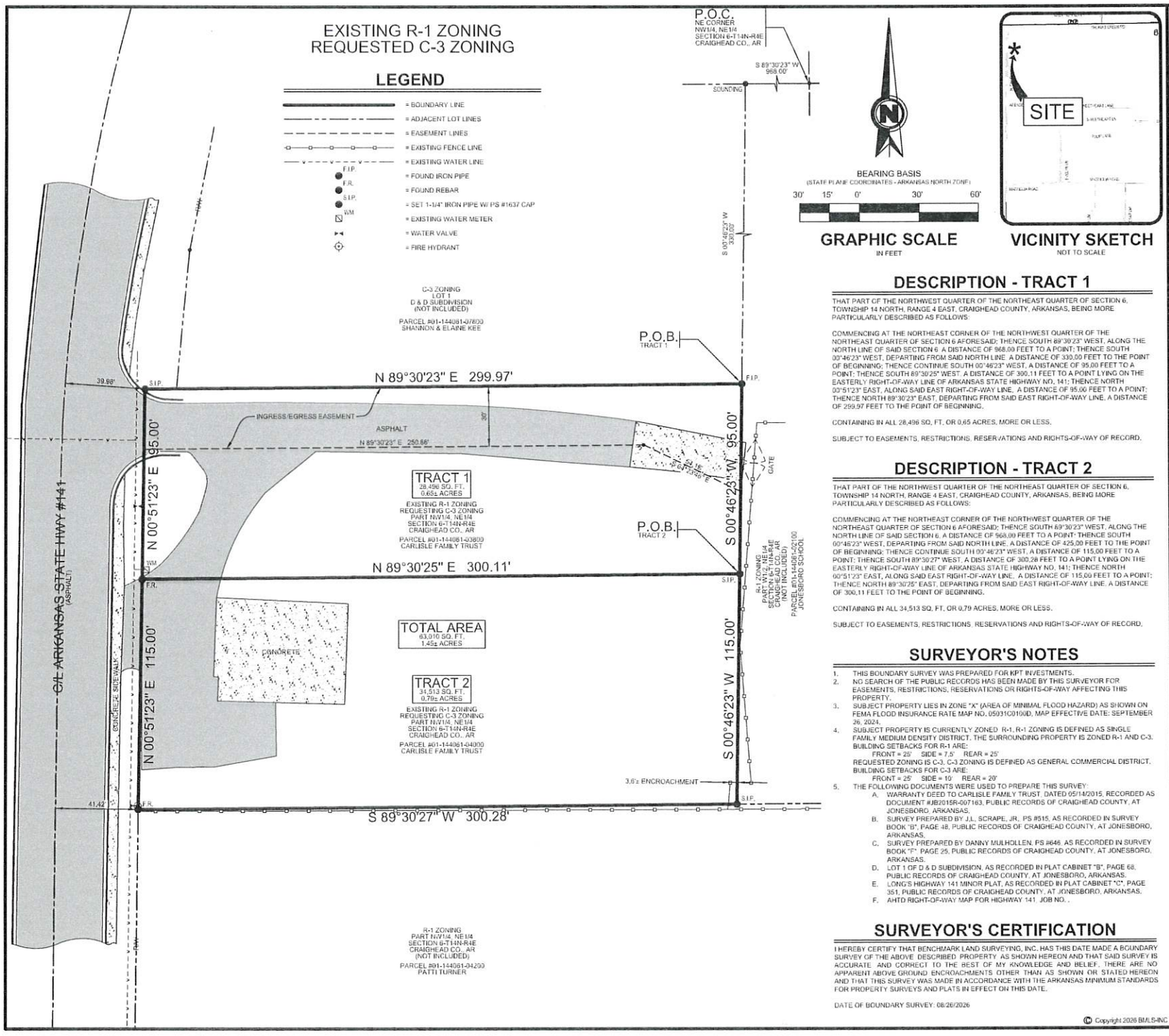
The current owner of the property is:
Carlisle Family Trust
1415 Hidden Cove
Jonesboro, AR 72401

Owner

The Current Applicant is:
KPT Investments
2114 East Matthews Avenue
Jonesboro, AR 72401

Applicant

Deed: *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*



DESCRIPTION - TRACT 1

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 AFORESAID; THENCE SOUTH 89°30'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 968.00 FEET TO A POINT; THENCE SOUTH 00°46'23" WEST, DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°46'23" WEST, A DISTANCE OF 95.00 FEET TO A POINT; THENCE SOUTH 89°30'25" WEST, A DISTANCE OF 300.11 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 141; THENCE NORTH 00°51'23" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 95.00 FEET TO A POINT; THENCE NORTH 89°30'23" EAST, DEPARTING FROM SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 299.97 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 28,496 SQ. FT, OR 0.65 ACRES, MORE OR LESS.

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

DESCRIPTION - TRACT 2

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6 AFORESAID; THENCE SOUTH 89°30'23" WEST, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 968.00 FEET TO A POINT; THENCE SOUTH 00°46'23" WEST, DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 425.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°46'23" WEST, A DISTANCE OF 115.00 FEET TO A POINT; THENCE SOUTH 89°30'27" WEST, A DISTANCE OF 300.28 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF ARKANSAS STATE HIGHWAY NO. 141; THENCE NORTH 00°51'23" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 115.00 FEET TO A POINT; THENCE NORTH 89°30'25" EAST, DEPARTING FROM SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 300.11 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 34,513 SQ. FT, OR 0.79 ACRES, MORE OR LESS.

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

SURVEYOR'S NOTES

1. THIS BOUNDARY SURVEY WAS PREPARED FOR KPT INVESTMENTS.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
3. SUBJECT PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 05031C0100D, MAP EFFECTIVE DATE: SEPTEMBER 26, 2024.
4. SUBJECT PROPERTY IS CURRENTLY ZONED R-1. R-1 ZONING IS DEFINED AS SINGLE FAMILY MEDIUM DENSITY DISTRICT. THE SURROUNDING PROPERTY IS ZONED R-1 AND C-3. BUILDING SETBACKS FOR R-1 ARE:
   FRONT = 25' SIDE = 7.5' REAR = 25'
   REQUESTED ZONING IS C-3. C-3 ZONING IS DEFINED AS GENERAL COMMERCIAL DISTRICT. BUILDING SETBACKS FOR C-3 ARE:
   FRONT = 25' SIDE = 10' REAR = 20'
5. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
   A. WARRANTY DEED TO CARLISLE FAMILY TRUST, DATED 05/14/2015, RECORDED AS DOCUMENT #JB2015R-007163, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   B. SURVEY PREPARED BY J.L. SCRAPE, JR., PS #515, AS RECORDED IN SURVEY BOOK "B", PAGE 48, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   C. SURVEY PREPARED BY DANNY MULHOLLEN, PS #646, AS RECORDED IN SURVEY BOOK "F", PAGE 25, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   D. LOT 1 OF D & D SUBDIVISION, AS RECORDED IN PLAT CABINET "B", PAGE 68, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   E. LONG'S HIGHWAY 141 MINOR PLAT, AS RECORDED IN PLAT CABINET "C", PAGE 351, PUBLIC RECORDS OF CRAIGHEAD COUNTY, AT JONESBORO, ARKANSAS.
   F. AHTD RIGHT-OF-WAY MAP FOR HIGHWAY 141. JOB NO. .

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT BENCHMARK LAND SURVEYING, INC. HAS THIS DATE MADE A BOUNDARY 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: 08/26/2026

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BENCHMARK LAND SURVEYING, INC.
LAND SURVEYING - CONSTRUCTION LAYOUT SERVICES
2500 ALEXANDER DR., SUITE A
P.O. BOX 1921 - JONESBORO, AR 72403
FAX: 870-336-2060 PH: 870-336-2059

REZONING PLAT

KPT INVESTMENTS

A PART OF THE NW1/4, NE1/4 SECTION 6 - T14N - R4E CRAIGHEAD COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION
BENCHMARK LAND SURVEYING, INC.
NO. 3020
ARKANSAS
BENCHMARK LAND SURVEYING, INC.
ARKANSAS C.O.A. #3020

REGISTERED
STATE OF ARKANSAS
KEVIN L. SCRAPE
1637
09/30/2026
PROFESSIONAL SURVEYOR
KEVIN L. SCRAPE
ARKANSAS PS#1637

DATE:	BY:	DESCRIPTION:

500-14N-04E-0-06-140-16-1637

CADD FILE: 26250-001	SCALE: 1"=30'
DATE: 09/02/2026	DRAWN BY: AJ
DWG#: 041406I-0043	SHEET: 1 OF 1

Outlook

Purchase Receipt

From PAK MAIL 0487 <mailserver@notify.postalmate.net>
Date Wed 09/16/26 1:56 PM
To george civilogic.net <george@civilogic.net>

e-Receipt

PAK MAIL 0487
361 Southwest Dr
JONESBORO, AR 72401
870-931-5151 Store: 487

Shipment--------------------
USPS First Class Mail Flat
Ship To:
MRS MISTY DOYLE, SUPERINTENDENT
JONESBORO PUBLIC SCHOOL
2506 SOUTHWEST SQ
JONESBORO, AR 72401-5982
Package ID: 925800 12.36
Tracking #: 9407111899561395445513
Actual Wt: 0.01 lbs
Rating Wt: 0.06 lbs
Certified [$8.69]
Shipment--------------------
USPS First Class Mail Flat
Ship To:
SHANNON & ELAINE KEE
PO BOX 27
JONESBORO, AR 72403
Package ID: 925801 12.36
Tracking #: 9407111899561395442932
Actual Wt: 0.01 lbs
Rating Wt: 0.06 lbs
Certified [$8.69]
Shipment--------------------
USPS First Class Mail Flat
Ship To:
RICHARD WAYNE LACKEY
11239 HIGHWAY 37 N
NEWPORT, AR 72112-7002
Package ID: 925804 12.36
Tracking #: 9407111899561395442420
Actual Wt: 0.01 lbs
Rating Wt: 0.06 lbs
Certified [$8.69]
Shipment--------------------
USPS First Class Mail Flat
Ship To:
ABLILITES UNLIMITED OF JONESBORO
PO BOX 1207
JONESBORO, AR 72403
Package ID: 925811 12.36
Tracking #: 9407111899561395440273
Actual Wt: 0.01 lbs
Rating Wt: 0.06 lbs
Certified [$8.69]
Shipment--------------------
USPS First Class Mail Flat
Ship To:

SADDLEWOOD, LLC
2705 WOODSTOCK ST
JONESBORO, AR 72404-0908
Package ID: 925814 12.36
Tracking #: 940711189956139544O785
Actual Wt: 0.01 lbs
Rating Wt: 0.06 lbs
Certified [$8.69]
Shipment----------
USPS First Class Mail Flat
Ship To:
MRS PATTI TURNER
2726 N CHURCH ST
JONESBORO, AR 72401-8306
Package ID: 925819 12.36
Tracking #: 940711189956139544O143
Actual Wt: 0.01 lbs
Rating Wt: 0.06 lbs
Certified [$8.69]
Packaging Mat 5 @ 0.49 2.45 TX

SUBTOTAL	76.61
TAX	
State Tax on 2.45	0.16
County Tax on 2.45	0.02
City Tax on 2.45	0.02
TOTAL	76.81
TEND Visa	76.81

Total shipments: 6
GEORGE HAMMAN: CIVILOGIC
REBECCA 09/16/2026
#285111 01:55 PM
Workstation: 24 - Aux-1
CCTran# db9970b5-2688-4b59-bad1-5a9336dd0515

Signature_____

NOTICE
During Holiday Season all carriers discontinue their delivery quarantees.Expedited shipments still get higher priority but they do not offer money back quarantees if s

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Thank you for your business
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TRACK YOUR PACKAGE AT:
https://www.pakmail.com/stores/pak-mail-jonesboro

City of Jonesboro Metropolitan Area Planning Commission

Staff Report – RZ 26-16 2732 North Church

300 S. Church Street/Municipal Center

For Consideration by Planning Commission on October 13, 2026

REQUEST: To consider a rezoning of 2732 North Church St. +/- 1.45 Acres

PURPOSE: A request to consider recommendation to Council for a rezoning from "R-1", single family medium density district, to "C-3", general commercial district

APPLICANT:
OWNER KPT Investment 2114 East Matthews Ave Jonesboro, AR 72401

LOCATION: 2732 North Church St

SITE DESCRIPTION:
Total Size: Approx. 1.45 Acres
Street Frontage: Approx. 210 feet long North Church St

Existing Development: Previously used as commercial / undeveloped woods

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 - Residential
South	R-1 –Residential
East	R-1 -Residential
West	R-1 –Residential

HISTORY: Previously was R-1 Residential

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

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)

01-144061-02100
10
01-144061-03800
0.65
2732 N
CHURCH ST
01-144061-04000
0.79
Turner Dr
2726 N
CHURCH ST
01-144061-04200
3.03
01-144061
1.38
Fisher Dr

Land Use Map

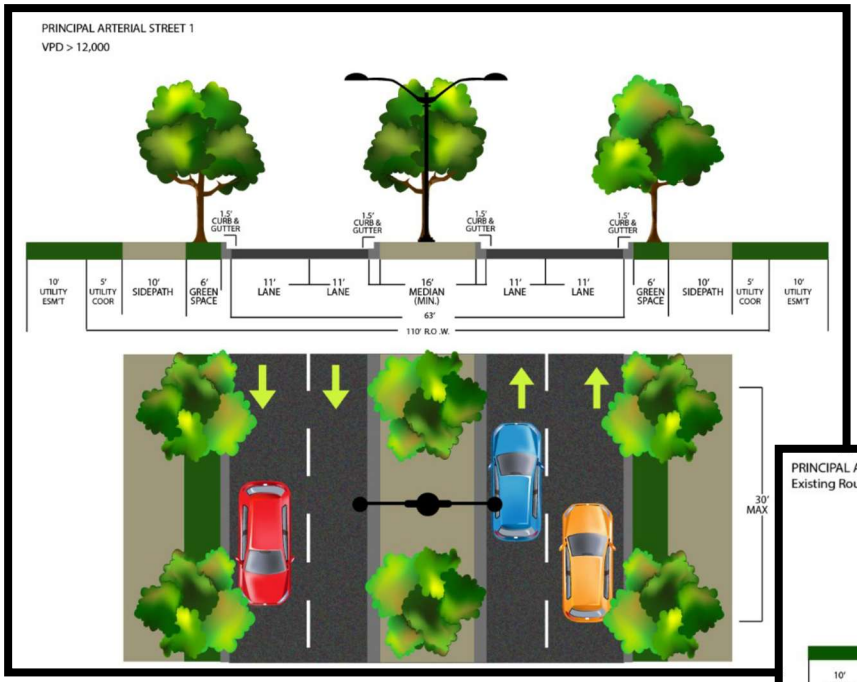
Master Street Plan/Transportation

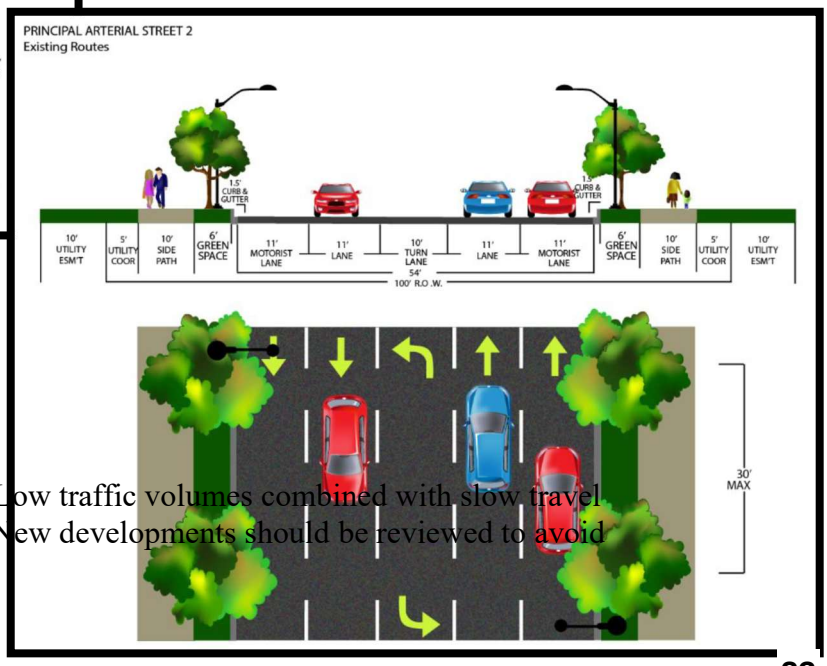
The subject property will be served by North Church

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. 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: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



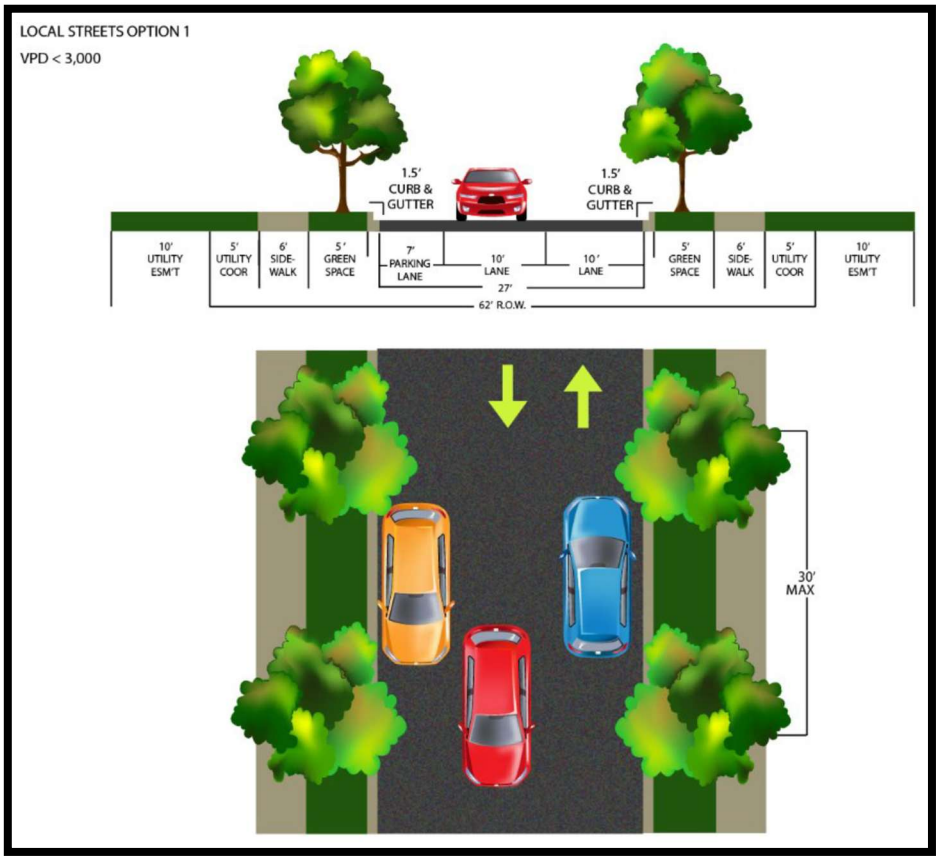


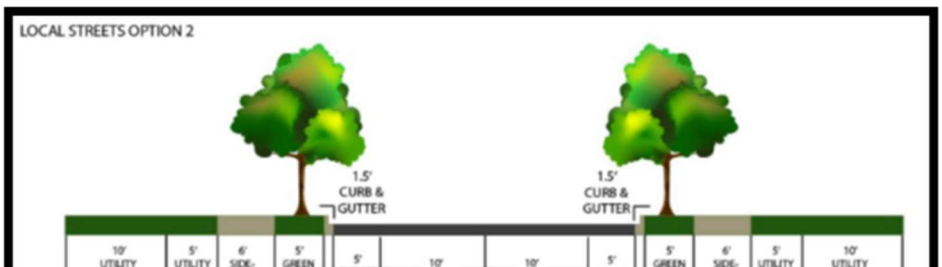
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid

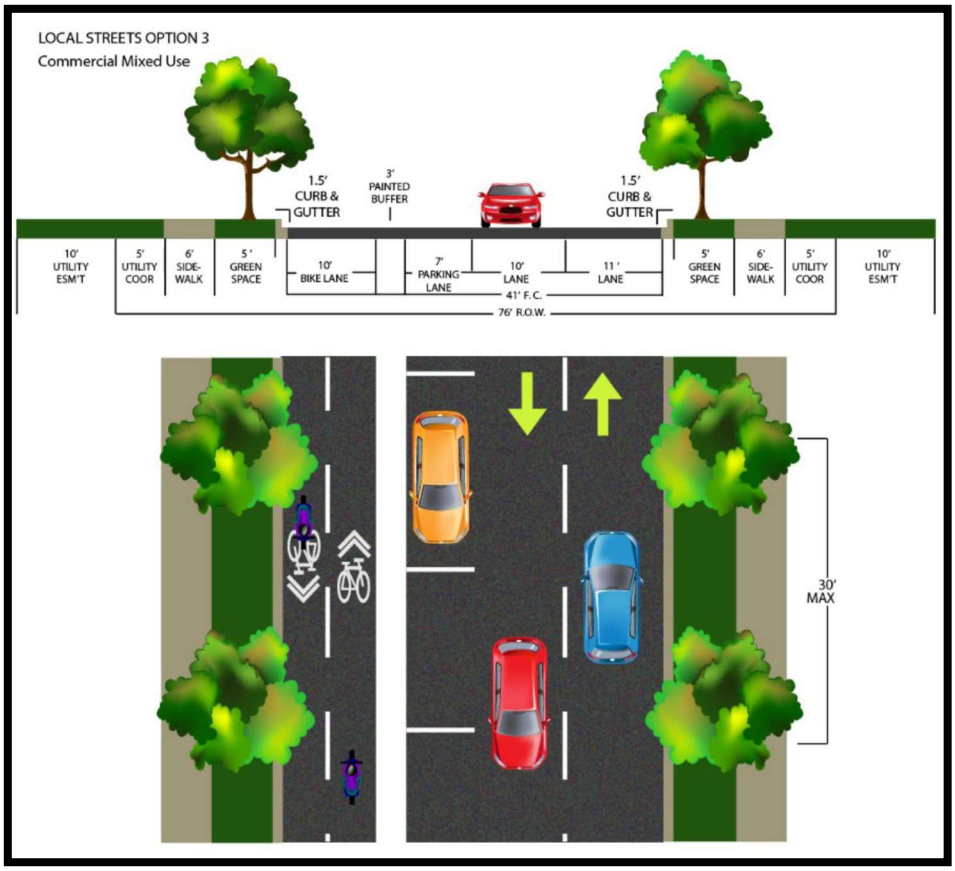
creating cut-through streets that become commuter routes that generally lower quality of life for residents.

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

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






LOCAL STREETS OPTION 3
Commercial Mixed Use
1.5' CURB & GUTTER
3' PAINTED BUFFER
1.5' CURB & GUTTER
10' UTILITY ESM'T
5' UTILITY COOR
6' SIDE-WALK
5' GREEN SPACE
10' BIKE LANE
7' PARKING LANE
10' LANE
11' LANE
5' GREEN SPACE
6' SIDE-WALK
5' UTILITY COOR
10' UTILITY ESM'T
41' F.C.
76' R.O.W.
30' MAX

Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is not consistent with the Adopted Land Use Plan. This property is 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 achieved with this rezoning considering the surrounding area includes commercial zoning and uses.	
(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 commercial 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 because the area is already equipped to handle commercial and uses.	

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 commercial uses at this location.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

C-3, general commercial *district.* The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

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

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 26-16; a request to rezone property "R-1", single family medium density district, to "C-3" general commercial district The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.

2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.

3. Any change of use shall be subject to Planning Department approval in the future.

4. The site shall comply with all overlay district standards.

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

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Sample Motion:
I move that we place Case: RZ 26-16 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from "R-1", single family medium density district, to "C-3" general commercial district with a limited use overlay, will be compatible and suitable with the zoning, uses, and character of the surrounding area.