



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, January 13, 2026

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-26:003](#) Minutes from MAPC 12/9/25

Attachments: [MAPC Minutes 12.09.2025](#)

4. Preliminary Subdivisions

[PP-26-02](#) The Applicant Mark Morris is requesting for approval of The Orchard Phase 3 Preliminary Subdivision of 13.61 Acres

Attachments: [ORCHARD PHASE 3 PRELIM](#)
[Staff Report_26-02](#)

5. Final Subdivisions

[PP-26-01](#) The Applicant Carlos Wood is requesting for approval of Twin Oaks Reserve Commercial Subdivision of 17.23 Acres

Attachments: [Twin Oaks Reserve Plat](#)
[Staff Report_PP-26-01](#)

6. Conditional Use

[CU-26-01](#) HERC rentals is requesting conditional use to construct gravel storage area for rental equipment adjacent to existing rental center at 2210 DR MLK JR DR.

Attachments: [HERC Plan](#)
[MailReceipts_HERC](#)
[Staff Report-CU-26-01](#)

7. Rezoning

RZ-26-01 The Applicant Weston Wagner is requesting for a rezoning of the property at 1306 Charles Dr from R-1 single family residential to RS-7 Single Family Residential

Attachments: [App_1306CharlesDr](#)
[MailReceipts_1306CharlesDr](#)
[Staff Report- RZ-26-01](#)

RZ-26-02 The Applicant Dustin White is requesting for a rezoning of the property at 2620 Alexander Dr from R-1 Single family residential to C-3 General Commercial District

Attachments: [App_2620Alexander](#)
[MailReceipts_2620Alexander](#)
[Staff Summary RZ_26-02](#)

8. Miscellaneous Items

COM-26:001 Sidewalk fee in lieu letter. The applicant John Easley is requesting a waiver to the sidewalk ordinance at 2210 MLK JR Blvd

Attachments: [25143 - HERC - Sidewalk in Lieu](#)
[25143 - SDP-R1 3](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:003

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes from MAPC 12/9/25

MAPC Meeting December 9th, 2025

1. Call to order

2. Roll Call

Present (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford, Stephanie Nelson

Absent (1): Kevin Bailey

3. Approval of minutes

MIN-25:086 MINUTES November 12th, 2025 MAPC

A motion was made by Paul Ford, seconded by Jeff Steiling, that the minutes be approved, the motion was PASSED with the following vote:

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford, Stephanie Nelson

Nay (0)

Absent (1): Kevin Bailey

4. Final Subdivisions

5. Preliminary Subdivisions

6. Miscellaneous Items

7. Conditional Use

8. Rezonings

RZ-25-18 **Rezoning: East Warren St. and South of Jonathan Dr.**

The Applicant Marque Mealing is requesting a rezoning of the property from R-1 Single Family to PD-R; LUO Planned Development-

Residential; Limited Use Overlay, at East of Warren St. and South of Jonathan Dr.

Lonnie Roberts (Chair): Do we have the proponent for this item?

George Hammon (Proponent): These are pictures of a duplicate development that is existing that we've done in Jonesboro. Started in 2013 and Dr. Abraham did it in Oak Tree Manor. Up off North Culberhouse. But this is a proposed gated community, for primarily senior living. That's the targeted market for this. And we had a product that we wanted to be able to present and we've worked with the various departments in the city, Engineering, Planning, Fire Department, and we talked to City Water and Light as well. And we've made some adjustments to it to hopefully make it a good fit for this area. Traditionally a street development like this would be probably 24 feet wide. But we've enlarged those to thirty and part of that is to accommodate fire code, just to make sure we have plenty of room for firetrucks to maneuver. We also enlarged the Cul-de-sac at the end. One thing we are asking Planning Commission Approval for, is traditionally 400 feet is a maximum street length. This one will be 830 feet long. But we do have a good fire coverage, and all of the buildings will be sprinklered. So we've made those adjustments to accommodate what we wanted to do here. We are proposing this as a private street and we will be making sure that City Council knows that there is a waiver involved in that. To have a private street. Those are no longer approved in traditional subdivisions, but in plan development with a waiver from City Council, we can still do that. We got plenty of greenspace to meet the requirements, again each building will be sprinklered and it will be a gated community. There'll be a common building, there is 30 buildings proposed. 29 will be occupied by residents, one building will remain as the community building that residents can use or borrow if they have a family gathering or something like that. Each building will have one enclosed garage and a parking space out front. We're including site lighting, and plan to install 5 different pavilions scattered through the development for the residents to be able to use for just sitting out in the shade or you know, whatever outdoor activities they would like to do. But we appreciate you letting us present this tonight and I would certainly be glad to entertain any questions that anyone might have.

Lonnie Roberts: Anyone have any questions at this point?

Paul Ford (Commission): I do, the question that I have is, that I thought, I heard you say single family residents. And I thought that's what I read in the material.

George Hammon: It's single-family attached, is what it's classified as. Each building would have, two separate units.

Paul Ford: Okay, maybe I'm just dense, but I thought, I would refer to those as a duplex, not a single-family residence. It's single-family because it's owned individually.

Marque Mealing: They will be set up that they could be individually owned, yes.

Paul Ford: Okay, alright. And where did you say this property was?

George Hammon: This is actually an existing development up off of North Culberhouse. Close to Bradley St. Just north of Johnson. Oak Tree Manor, is the name of it. Dr. Abraham developed that starting back in 2013.

Lonnie Roberts: Okay, I'll open up, City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, we do. This does meet all 6 requirements for the zoning criteria. So, we 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 with this rezoning request, is there anybody here to give public comments? If you would come up to the mic and state your name for the record please.

Randy Willet (Public): My name is Randy Willet.

Lonnie Roberts: Okay, and what's your question for the commission?

Randy Willet: I'm curious if it will have fencing, if it'll be encompassed by a fence all the way around. I understand it's gated but would that just be the entrance or?

George Hammon: We would have a perimeter fence all the way around, yes.

Randy Willet: Okay, and I'm guessing from your comment a moment ago, it'll be, it could be rentals as well?

George Hammon: It could be, they will be constructed so that they will be sold.

Randy Willet: Okay. That satisfies me.

Lonnie Roberts: Alright, thanks for your comments. Anyone else here to give public comments or questions? If not, I'll open up for Commissioners questions for the applicant or city staff?

Monroe Pointer (Commission): My question is, I know when I read through the application that it did say, senior living. So, does the approval mean that it could only be used for senior living purposes?

Derrel Smith: It does not. That's who they're going to market it too, but if this rezoning goes through the way it is, we can't put an age limit on housing.

Monroe Pointer: Then why present it that way? Is it easier to be moved through or, this is just a question for me because if I think we had one several months ago that was in the Valley View area and they said that, that was one of the reason, that they was going to do that was to help grow and give housing for senior living and it was, I think it was kind of, that everybody thought the same way that we needed that in Jonesboro. But I don't want everybody to use that, just to get it through and not be able to do that.

Derrel Smith: There is a lot of underserved areas in Jonesboro with housing seniors being one of them. So, I'm sure that's who the applicant will try to market it to, but if that doesn't work, if you, I'm not saying that you are a senior but if you decided you wanted to buy a unit out there, I'm sure he would sell you one.

Jeff Steiling (Commission): George, do you know if there is a better answer for that? Is there a bill of assurances or anything that goes with this development that will say 55 and older as ownership or anything like that, or how? How do you define that as senior living, why is that part of the application?

Derrel Smith: We can't accept a bill of assurances on it. We can't enforce it.

Unable to transcribe

Derrel Smith: If there is an POA and we can't make them have a POA, but if there was and it was enforced then yes. But we can't do that. That would be up to the developer.

Jeff Steiling: So, is that something in the works? Or is that not being considered?

George Hammon: There is not a POA right now, right now, it would be, constructed and maintained by the owner, until the unit is rented or sold. And if it's rented, he'll continue to maintain it.

Jeff Steiling: So, as Monroe was suggesting, we should probably strike the senior living portion because that's just an initial marketing effort. That's not necessarily a real requirement.

Carol Duncan (City Attorney): It can't be legally, a requirement from us. They can still say that's who they intend to market it to. We just need to understand it's not a legal requirement from us.

Lonnie Roberts: Any other commissioners have questions?

Jim Little (Commission): I have a question, You say that these are sprinklered.

George Hammon: Yes, sir.

Jim Little: And they're duplexes, that's not really a requirement by code. So, I'm curious why are they sprinklered? Is it a square footage thing? Or you know, why are they sprinklered?

George Hammon: The primary reason for it, is the configuration of the property, and the presence or lack of street infrastructure around it. We really only have one place where we could enter this place.

Jim Little: It doesn't have two exits, okay I see.

George Hammon: Correct. And that reason is why we made the cul-de-sac bigger for firetruck maneuvering, made the street wider. That was a voluntary thing. But we don't have a second exit to get out of here, and so that's why all the buildings will be sprinklered.

Lonnie Roberts: Anyone else? Anyone ready with a motion?

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

Lonnie Roberts: I have a motion to approve, do I hear a second?

Jim Little: Little, second.

Lonnie Roberts: Ms. Nelson is excusing herself from voting.

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

Aye (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford

Nay (0):

Absent (1): Kevin Bailey

Abstain (1): Stephanie Nelson

9. Staff Comments

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-26-02

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

The Applicant Mark Morris is requesting for approval of The Orchard Phase 3 Preliminary Subdivision of 13.61 Acres

LINE	BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH
1	N 00°00'00" E	120.00						
2	N 00°00'00" E	120.00						
3	N 00°00'00" E	120.00						
4	N 00°00'00" E	120.00						
5	N 00°00'00" E	120.00						
6	N 00°00'00" E	120.00						
7	N 00°00'00" E	120.00						
8	N 00°00'00" E	120.00						
9	N 00°00'00" E	120.00						
10	N 00°00'00" E	120.00						
11	N 00°00'00" E	120.00						
12	N 00°00'00" E	120.00						
13	N 00°00'00" E	120.00						
14	N 00°00'00" E	120.00						
15	N 00°00'00" E	120.00						

DESCRIPTION:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD TO COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 Beginning at the center of said Section 4; Thence South 00°17'52" West 571.08 feet to the Point of Beginning of Proper;
 Thence continue South 00°17'52" West 639.00 feet; Thence South 89°55'58" West 291.35 feet; Thence South 50°02'00" West 108.89 feet; Thence South 00°09'48" West 262.13 feet; Thence South 89°00'35" West 221.53 feet; Thence South 39°00'48" West 71.64 feet; Thence South 27°43'52" West 160.39 feet; Thence North 89°08'51" West 70.44 feet; Thence South 07°45'57" West 58.25 feet; Thence South 44°34'29" West 81.45 feet; Thence South 63°23'01" West 107.29 feet; Thence North 00°34'14" West 5.24 feet; Thence North 29°32'47" West 41.28 feet; Thence North 00°34'14" West 64.14 feet; Thence with a curve bearing to the left with an arc length of 85.82 feet with a radius of 230.00 feet, with a chord bearing of North 55°50'09" East, with a chord length of 96.53 feet; Thence North 49°31'15" West 110.62 feet; Thence North 00°34'14" West 111.95 feet; Thence North 37°18'00" East 1058.24 feet; Thence North 00°34'14" West 81.93 feet; Thence North 89°25'48" East 137.80 feet; Thence North 00°33'30" West 39.00 feet; Thence North 89°25'48" East 227.81 feet to the Point of Beginning of Proper, containing 552882.30 Sq. Feet, 13.61 Acres, more or less and being subject to all public and private roads and easements.

PROPERTY ZONED: RS3 LUD
BUILDING SETBACKS:
 FRONT: 15'
 REAR: 15'
 SIDE: 7.5'

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 050310045D, effective date of 3/26/2024. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property is NOT in a Special Flood Hazard Area.

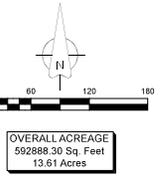
POINT OF COMMENCEMENT:
 CENTER OF SECTION SEC. 4-T13N-R3E

OWNER CERTIFICATION:
 WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

JONESBORO LD, LCC. (JUSTIN COX) DATE:

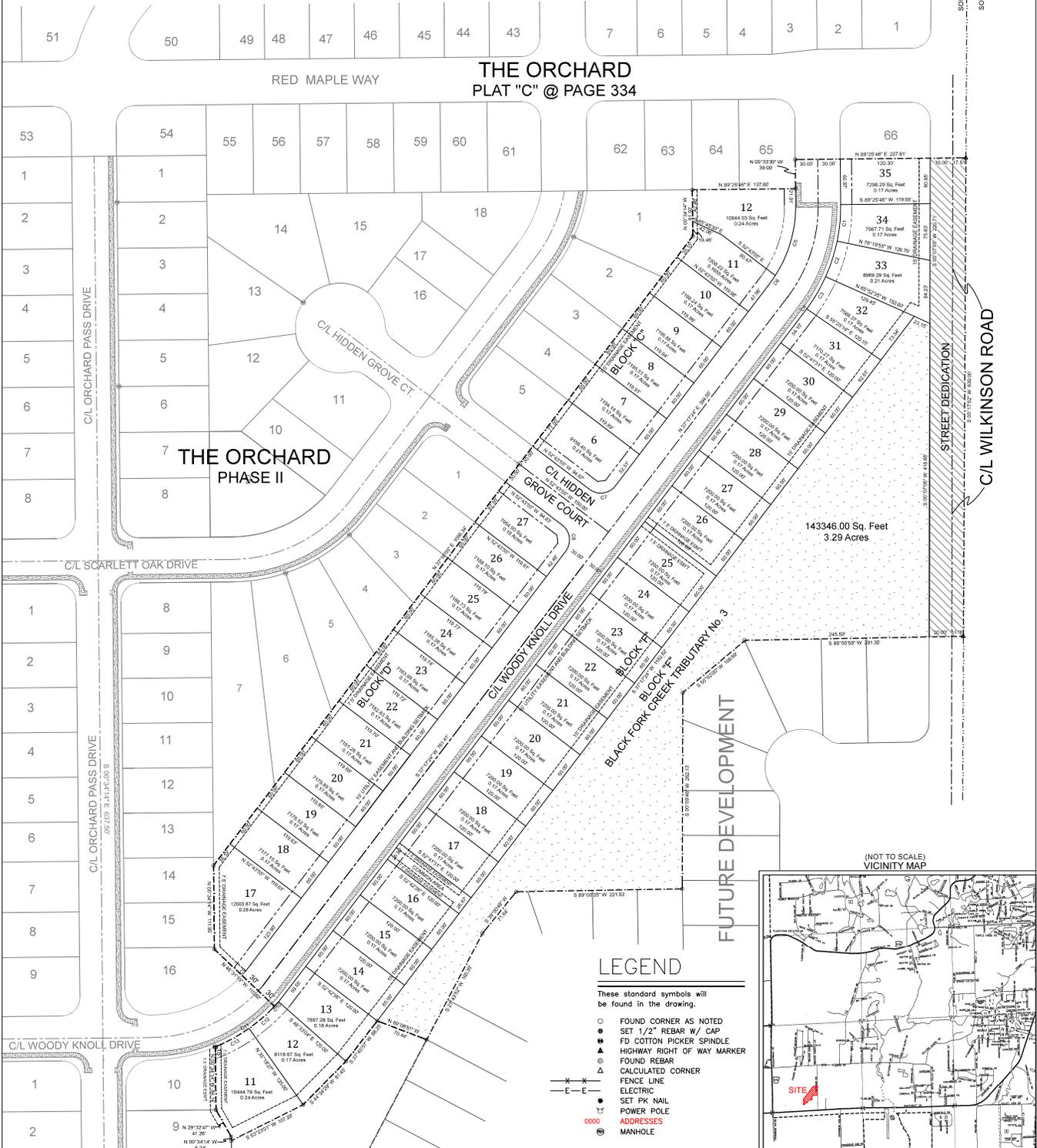
SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.
 H&S HIME PROFESSIONAL SURVEYING SERVICES
 1817 WOODSPRINGS RD., STE. "F"
 JONESBORO, ARKANSAS 72401

SURVEYOR'S NOTES:
 1. BEARINGS ARE STATE PLANE GRID BEARINGS (NAD 83 DATUM) AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
 2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.
 3. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 4. ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF ASPHERENKAWES, MARKINGS, AND/OR UTILITY COMPANY MAPS. THE SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT. IT SHALL BE CLIENT/COUNTERPARTY RESPONSIBILITY TO COORDINATE WITH UTILITY COMPANIES TO VERIFY ANY AND ALL UTILITY LOCATIONS AND/OR DEPTHS BEFORE EXCAVATION.



OVERALL ACREAGE:
 592882.30 Sq. Feet
 13.61 Acres

SOUTHWEST QUARTER SEC. 4-T13N-R3E
 CENTER OF SECTION
 SEC. 4-T13N-R3E
 SOUTHEAST QUARTER SEC. 4-T13N-R3E

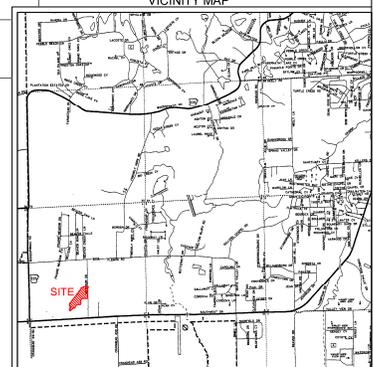


THE ORCHARD
 PLAT "C" @ PAGE 334

THE ORCHARD
 PHASE II

FUTURE DEVELOPMENT

(NOT TO SCALE)
 VICINITY MAP



LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - ⊙ FD COTTON PICKER SPINDLE
 - ⊕ HIGHWAY RIGHT OF WAY MARKER
 - ⊙ FOUND REBAR
 - △ CALCULATED CORNER
 - FENCE LINE
 - ELECTRIC
 - SET PK NAIL
 - ⊕ POWER POLE
 - ADDRESSES
 - ⊕ MANHOLE

Professional seals and stamps for the surveyor and state of Arkansas.

THE ORCHARD, PHASE 3
JONESBORO, ARKANSAS
 OF A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD TO COUNTY, ARKANSAS
 (PRELIMINARY PLAT)

H&S HIME PROFESSIONAL SURVEYING SERVICES
 1817 WOODSPRINGS RD. - STE. "F"
 JONESBORO, ARKANSAS 72401
 PHONE: 870-972-1288
 E-MAIL: hatime_dutch@yahoo.com

Preliminary Subdivision: The Orchard- Phase 3

For consideration by Metropolitan Planning Commission on January 13, 2026.

Applicant/Agent/ Owner: Mark Morris P.E

Engineer: Mark Morris

Surveyor: Mark Morris

Property Location:

Total Acres: 29.18

Proposed Lots: 43

Zoning:

District: **RS-8 LUO**, Single Family Residential with a Limited Use Overlay

Required Min. Lot Size: NA, *Min. Lot Width:* NA.

Proposed Lot: 13.61 acres – 592,888.30 sq. ft.

District: **RS-8**, Single Family Residential

Required Min. Lot Size: 5,445 sq. ft., *Min. Lot Width:* 50 ft.

Proposed Min. Lot Size: 0.1655 acres – 7208.22 sq. ft.

Proposed Max. Lot Size: 0.24 acres – 10644,03 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Woody Knoll Dr, Black Fork Creek, Grove CT, Red Maple Way

Compliance with Address Policy: In Progress

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for preliminary subdivision plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the RS-8, Single Family Residential District with a Limited Use Overlay.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-26-01

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

The Applicant Carlos Wood is requesting for approval of Twin Oaks Reserve Commercial Subdivision of 17.23 Acres

- SURVEYOR'S NOTES:**
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
 - ANY UTILITIES SHOWN ARE FROM FIELD OBSERVANCE OF APPURTENANCES, MARKINGS, AND/OR UTILITY COMPANY MAPS. THIS SURVEY MAKES NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS PLAT.
 - THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - DEED - AR MANAGEMENT GROUP TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-007762.
 - DEED - R&R REAL ESTATE INVESTMENTS TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-007763.
 - DEED - R&R REAL ESTATE INVESTMENTS TO CFK LLC, CRAIGHEAD COUNTY DOCUMENT # 2017R-007764.
 - DEED - R&R REAL ESTATE INVESTMENTS TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-007765.
 - DEED - CFK LLC TO FUTRELL CONSTRUCTION, CRAIGHEAD COUNTY DOCUMENT # 2017R-005947.
 - EASEMENT - ELECTRIC, CITY WATER & LIGHT, CRAIGHEAD COUNTY DEED BOOK 577 PAGES 797-798.
 - EASEMENT - ELECTRIC, CITY WATER & LIGHT, CRAIGHEAD COUNTY DOCUMENT # 2021R-017115.
 - PLAT - SARTIN MINOR PLAT, MACALISTER PS 1303, CRAIGHEAD COUNTY BOOK 'C' PAGE 187.
 - PLAT - CELL TOWER PARCEL, MACALISTER PS 1303, CRAIGHEAD COUNTY DOCUMENT # 2016R-020103.
 - PLAT - TWIN OAKS SUBDIVISION, HIME PS 1142, CRAIGHEAD COUNTY DOCUMENT # 2017R-013456.
 - PLAT - TWIN OAKS SUBDIVISION REPLAT LOTS 1-7 BLOCK 'C', HIME PS 1142, CRAIGHEAD COUNTY DOCUMENT # 2017R-020037.
 - PLAT - HARLAN PS 1538, ARKANSAS DIV LAND SURVEYS DOCUMENT # 20170605521
 - PLAT - HARLAN PS 1538, ARKANSAS DIV LAND SURVEYS DOCUMENT # 20170605523.
 - THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 05031C0150C, EFFECTIVE DATE 09/27/1991.
 - SIDEWALK & MULTI-USE TRAIL LOCATIONS DEPICTED HEREON ARE APPROXIMATE AND SHOWN FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE PRECISE LOCATION, DIMENSIONS, OR CONFORMANCE OF SIDEWALKS & MULTI-USE TRAILS.
 - PROPERTY ZONING IS AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 10 & 14 ARE ZONED **C-4 LUO** LOTS 6, 7, 8, 9, 11, 12, 13 & 15 ARE ZONED **C-3 LUO** BUILDING SETBACKS: STREET - 25', SIDE - 10', REAR - 20'
 - THE FOLLOWING USES ARE NOT ALLOWED PER ZONING ORDINANCE ORD-23-041:
 - AUDITORIUM OR STADIUM
 - CARWASH
 - CEMETERY
 - COMMUNICATION TOWER
 - CONSTRUCTION SALES & SERVICE
 - ENTERTAINMENT, ADULT
 - GOLF COURSE
 - HOMELESS SHELTER
 - HOTEL OR MOTEL, (EXCEPT FOR SMALL BOUTIQUE LODGING, 30 ROOMS OR LESS)
 - MEDICAL, MARIJUANA DISPENSARY
 - PARKING LOT, COMMERCIAL
 - PAWN SHOPS
 - RECREATIONAL VEHICLE PARK
 - SERVICE STATION
 - SIGN, OFF-PREMISES
 - UTILITY, MAJOR
 - UTILITY, MINOR
 - FREIGHT TERMINAL
 - AGRICULTURAL, ANIMAL
 - ANY BUSINESS THAT REMAINS OPEN 24 HOURS PER DAY

DESCRIPTION (PER SURVEYED):

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 03 EAST, CRAIGHEAD COUNTY, ARKANSAS, ALSO BEING A PART OF LOT 1 SARTIN MINOR PLAT AS RECORDED IN BOOK C, PAGE 187 OF THE CRAIGHEAD COUNTY CIRCUIT CLERK'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 00°08'46" WEST 495.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°03'36" EAST 369.67 FEET; THENCE NORTH 89°00'25" EAST 802.41 FEET; THENCE SOUTH 01°03'25" EAST 169.90 FEET; THENCE NORTH 89°02'05" EAST 465.84 FEET; THENCE SOUTH 00°48'47" WEST 199.94 FEET; THENCE SOUTH 00°32'27" EAST 300.59 FEET; THENCE SOUTH 29°26'55" WEST 11.84 FEET; THENCE SOUTH 00°09'17" EAST 45.14 FEET; THENCE SOUTH 37°35'41" EAST 10.13 FEET; THENCE SOUTH 00°26'20" EAST 130.05 FEET; THENCE SOUTH 89°00'20" WEST 761.74 FEET; THENCE NORTH 00°08'00" WEST 394.87 FEET; THENCE NORTH 89°00'04" EAST 130.01 FEET; THENCE SOUTH 00°08'26" WEST 100.00 FEET; THENCE SOUTH 89°00'04" WEST 130.01 FEET; THENCE NORTH 01°04'11" WEST 9.96 FEET; THENCE SOUTH SOUTH 89°03'06" WEST 300.31 FEET; THENCE SOUTH 01°51'57" EAST 9.98 FEET; THENCE SOUTH 89°05'31" WEST 210.18 FEET TO THE POINT OF BEGINNING PROPER.

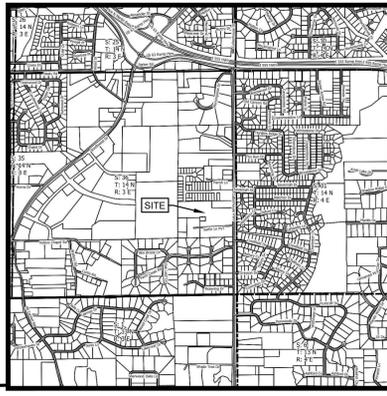
HAVING AN AREA OF 750,342.6 SQUARE FEET, 17.23 ACRES MORE OR LESS.

BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

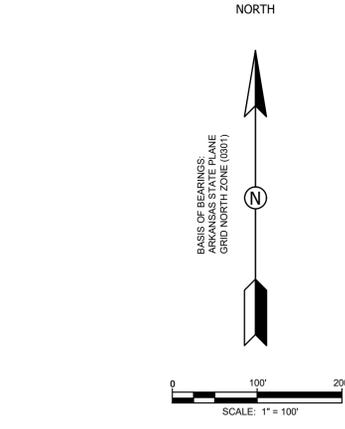
OWNER'S CERTIFICATION

WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AS SHOWN HEREON AND DEDICATE THE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED.

PRINTED NAME: _____ PRINTED NAME: _____
 SIGNATURE: _____ SIGNATURE: _____
 TITLE: _____ TITLE: _____

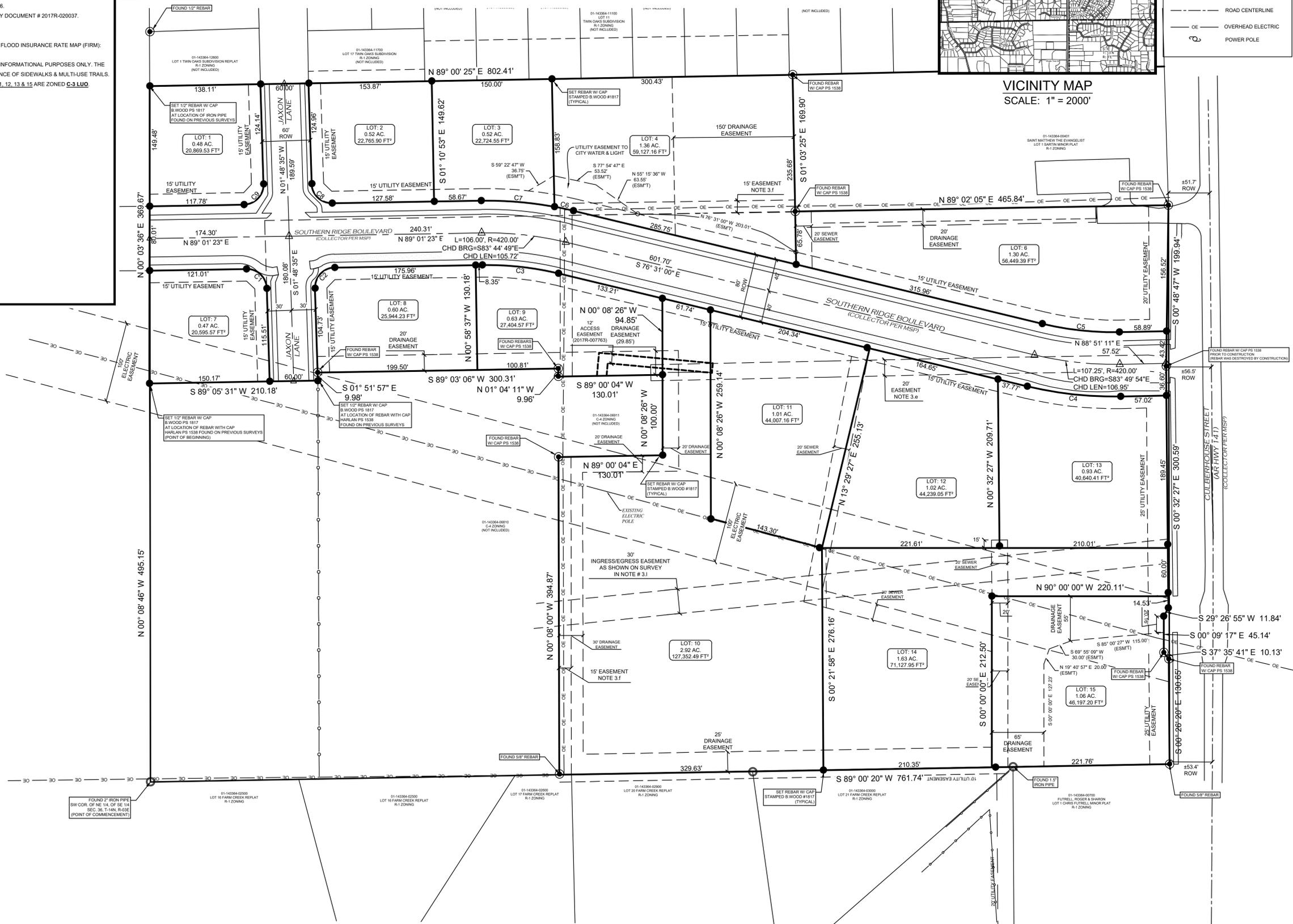


- LEGEND**
- FOUND IRON PIPE (AS NOTED)
 - FOUND REBAR (AS NOTED)
 - SET 1/2" REBAR W/ B. WOOD P.S. # 1817 CAP
 - △ CALCULATED CORNER
 - BOUNDARY LINE
 - - - EASEMENT LINE
 - ROAD CENTERLINE
 - OE OVERHEAD ELECTRIC
 - POWER POLE



Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length
C1	38.85'	25.00'	N46° 19' 49"W	35.06'
C2	39.69'	25.00'	N43° 40' 06"E	35.65'
C3	95.90'	380.00'	S83° 44' 49"E	95.65'
C4	117.46'	460.00'	S83° 49' 54"E	117.14'
C5	97.03'	380.00'	N83° 49' 54"W	96.77'
C6	24.12'	460.00'	N78° 01' 07"W	24.11'
C7	91.98'	460.00'	N85° 14' 55"W	91.83'
C8	38.91'	25.00'	N46° 23' 36"W	35.10'
C9	39.48'	25.00'	N43° 25' 28"E	35.50'

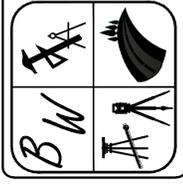


TWIN OAKS RESERVE
 COMMERCIAL SUBDIVISION
 JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
 CLIENT: FUTRELL CONSTRUCTION

DATE: 11/24/2025
 REV:

DRAWN BY: BGW

BRANDON WOOD, P.E., P.S.
 ENGINEERING & SURVEYING
 112 CR 7625
 BROOKLAND, AR 72417
 PH: (870) 930-7504
 FAX: (870) 972-0027
 BWOOD@WOODENGR.COM
 WWW.BWOODENGINEERING.COM



Final Subdivision: Twin Oaks Reserve- Commercial Subdivision

For consideration by Metropolitan Planning Commission on January 13, 2026.

Applicant/Agent/ Owner: Carlos Wood, P.E

Engineer: Brandon Wood

Surveyor: Brandon Wood

Property Location:

Total Acres: 17.23 Acres or 750,342.6 Sq Ft

Proposed Lots: 15

Zoning:

Lot 1-5,10,14 – C-4 LUO; Neighborhood Commercial District Limited Use Overlay

Lot 6-9,11-13,15- C-3; LUO; General Commercial District Limited Use Overlay

Required Min. Lot Size: 6500 Sq Ft, Min. Lot Width: 50 ft

Proposed Lot: 17.23 Acres or 750,342.6 Sq Ft

Required Min. Lot Size: 6500 sq. ft., Min. Lot Width: 50 ft.

Proposed Min. Lot Size: 0.47 acres – 20,595.57 sq. ft.

Proposed Max. Lot Size: 2.92 acres – 127,352.49 sq. ft.

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Yes

Public Streets: Southern Ridge Blvd

Compliance with Address Policy: In Progress

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for preliminary subdivision plan approval, Chapter 113, Subdivisions of the City of Jonesboro, Code of Ordinances.

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the C-3 Neighborhood Commercial District and C-3 General Commercial District with a Limited Use Overlay.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: CU-26-01

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Conditional Use

HERC rentals is requesting conditional use to construct gravel storage area for rental equipment adjacent to existing rental center at 2210 DR MLK JR DR.

SITE DEVELOPMENT PLANS

EQUIPMENT STORAGE AREA

HERC RENTALS

PREPARED FOR
HERC RENTALS

JONESBORO, ARKANSAS
NOVEMBER, 2025



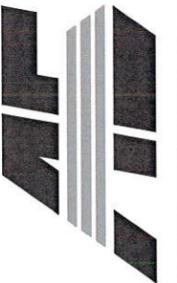
VICINITY MAP
NOT TO SCALE

INDEX TO SHEETS

- CO01 COVER SHEET
- CO02 GENERAL NOTES
- CO03 TOPOGRAPHIC SURVEY
- CO04 SITE/UTILITY PLAN
- CO05 GRADING PLAN
- CO06 EROSION PLAN
- CO07 LANDSCAPE PLAN
- CO08 STANDARD DETAILS

EQUIPMENT STORAGE AREA
HERC RENTALS
2210 MARTIN LUTHER KING, JR. BLVD.
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

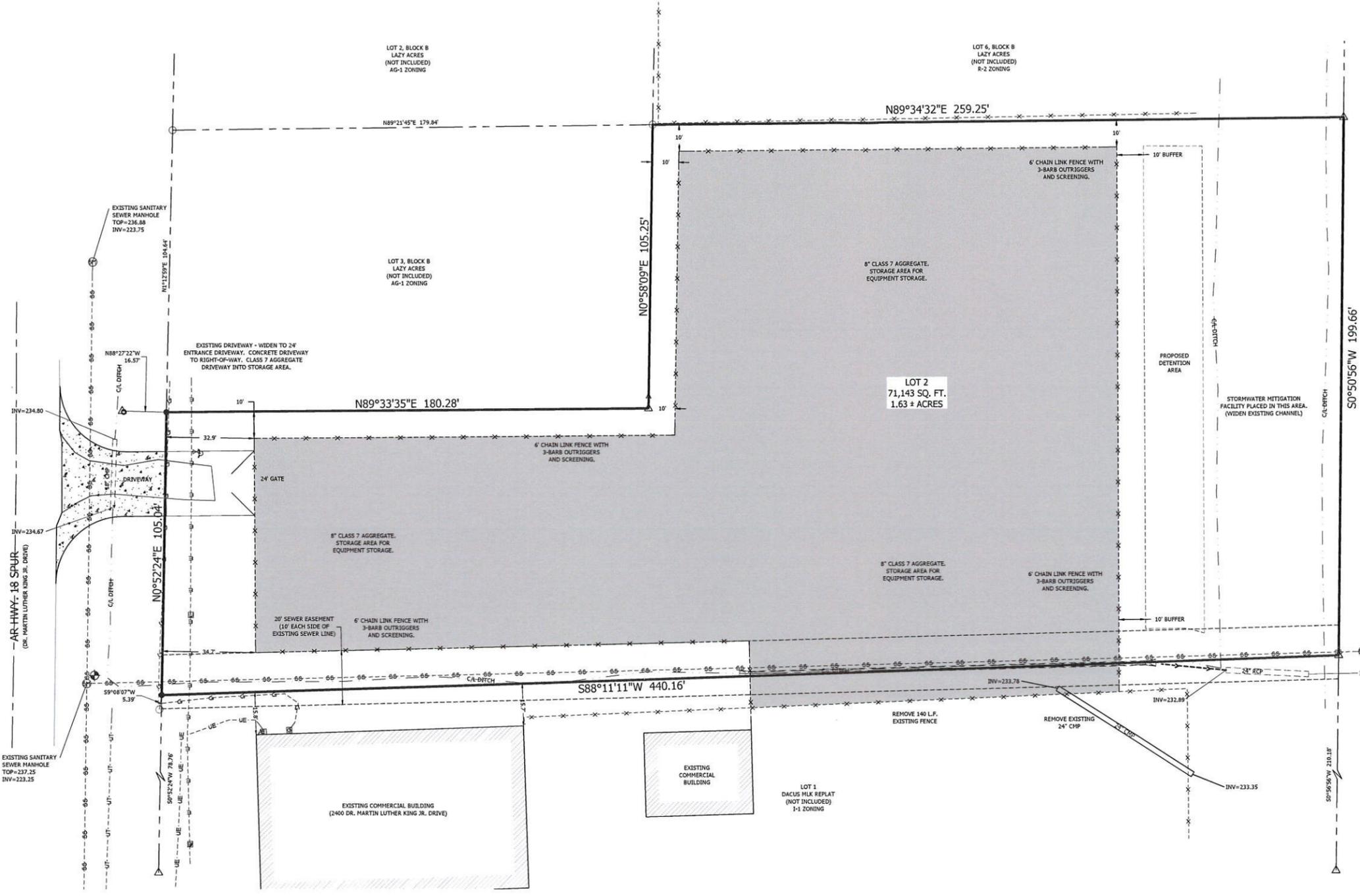
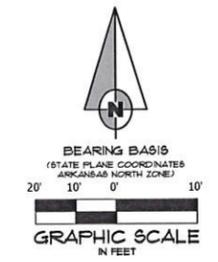


NO.	DESCRIPTION	DATE

COVER SHEET



DATE: 11/19/2025	DRAWN: CCH
CADD FILE: 25143-SDP	CHECKED: JME
DWG# XXXXXXXX.XXXX	SHEET 04/01
SCALE: N.T.S.	CO01



EXISTING SANITARY SEWER MANHOLE
TOP=236.88
INV=223.75

LOT 2, BLOCK B
LAZY ACRES
(NOT INCLUDED)
AG-1 ZONING

LOT 6, BLOCK B
LAZY ACRES
(NOT INCLUDED)
R-2 ZONING

LOT 3, BLOCK B
LAZY ACRES
(NOT INCLUDED)
AG-1 ZONING

LOT 2
71,143 SQ. FT.
1.63 ACRES

LOT 1C
DACUS HXK REPLAT OF
LOT 1C DACUS INDUSTRIAL
SUBDIVISION REVISED
(NOT INCLUDED)
I-1 ZONING

EXISTING SANITARY SEWER MANHOLE
TOP=237.25
INV=223.25

EXISTING COMMERCIAL BUILDING
(2400 DR. MARTIN LUTHER KING JR. DRIVE)

EXISTING COMMERCIAL BUILDING

LOT 1
DACUS HXK REPLAT
(NOT INCLUDED)
I-1 ZONING

EXISTING SANITARY SEWER MANHOLE
TOP=235.66
INV=224.63

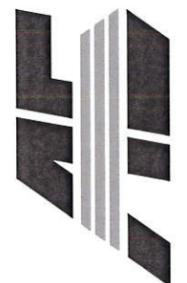
SITE NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
2. ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
3. PROJECT SITE IS CURRENTLY VACANT.
4. THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
5. WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
6. ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
7. ALL SPOT ELEVATIONS ARE AS SHOWN.
8. REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
9. ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
10. TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.



EQUIPMENT STORAGE AREA
HERC RENTALS
2210 MARTIN LUTHER KING, JR. BLVD.
JONESBORO, ARKANSAS

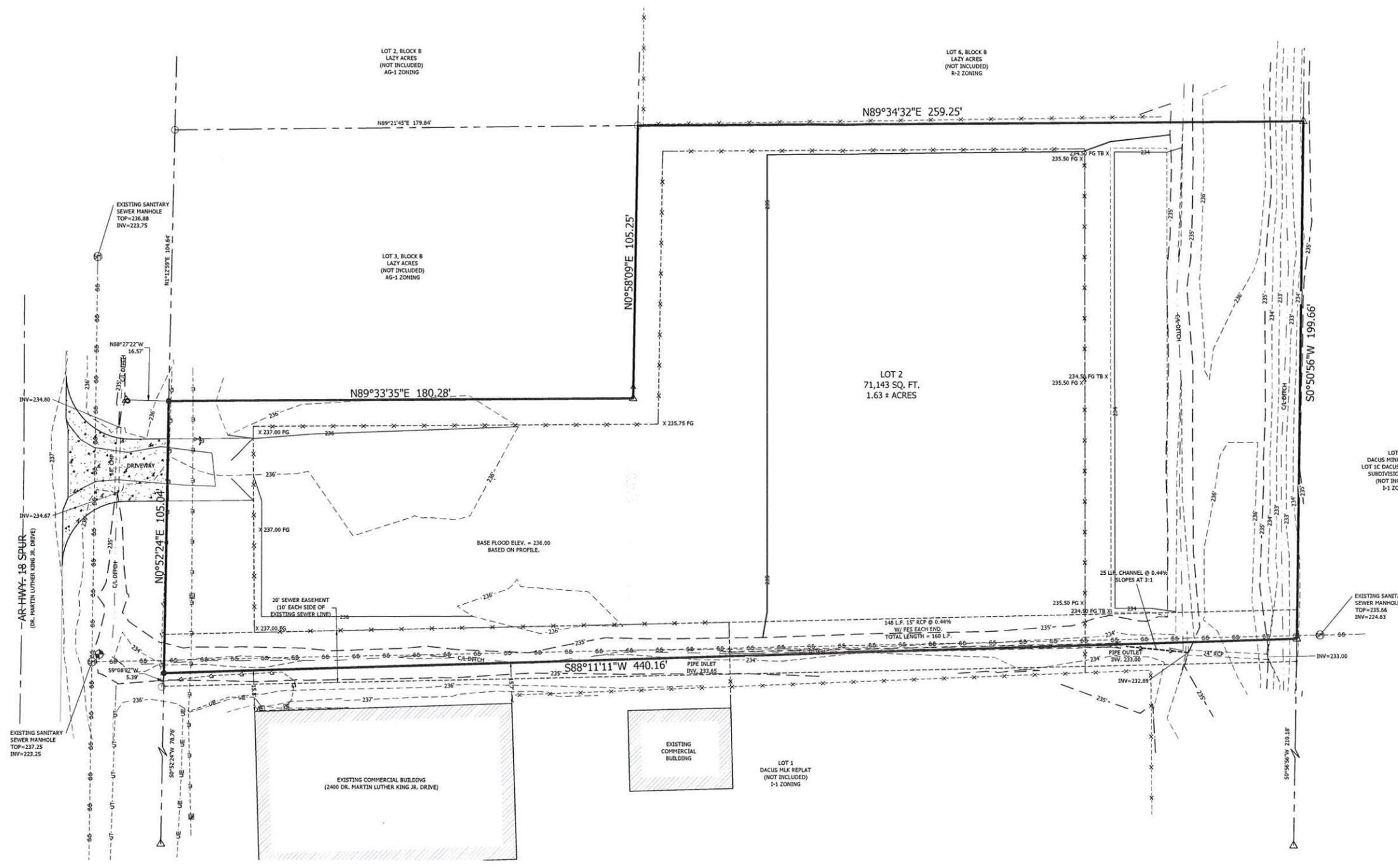
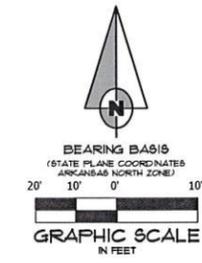
ASSOCIATED ENGINEERING, LLC
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
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JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

SITE PLAN

DATE: 11/19/2025	DRAWN: CCH
CADD FILE: 25143-SDP	CHECKED: JME
DWG# 0414254-XXXX	SHEET 54
SCALE: 1" = 20'	C004



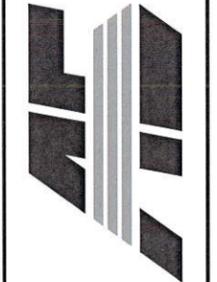
GRADING NOTES

- ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- PROJECT SITE IS CURRENTLY COMMERCIAL.
- THROUGHOUT ALL EXCAVATION ACTIVITIES, POSITIVE DRAINAGE SHALL BE MAINTAINED WITHIN MINIMUM SLOPES OF 0.50% OR GREATER AND SURFACE DRAINAGE GENERALLY IN THE DIRECTION PROVIDED BY EXISTING TOPOGRAPHY.
- WORK SHALL PROGRESS IN SUCH A MANNER AS TO ALLOW THE EXISTING VEGETATION TO REMAIN AS LONG AS POSSIBLE, CONSISTENT WITH THE SCOPE OF WORK.
- ALL ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A MAXIMUM SLOPE OF 2.0% IN ALL DIRECTIONS.
- REMOVE AND DISPOSE OF ALL DEBRIS AND OTHER MATERIAL AS SHOWN IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS.
- ACCESS ALONG ROADWAY SHALL BE MAINTAINED AT ALL TIMES. CONSTRUCTION IN CITY, COUNTY OR STATE RIGHT OF WAY SHALL BE COORDINATED WITH THE RESPECTIVE AUTHORITY.
- TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES. THE CONTRACTOR SHALL GIVE AFFECTED PROPERTY OWNERS SUFFICIENT NOTICE PRIOR TO CONSTRUCTION OPERATIONS.



EQUIPMENT STORAGE AREA
HERC RENTALS
 2210 MARTIN LUTHER KING, JR. BLVD.
 JONESBORO, ARKANSAS

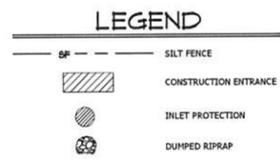
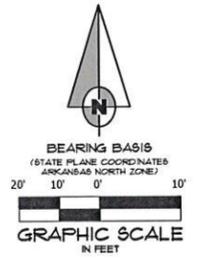
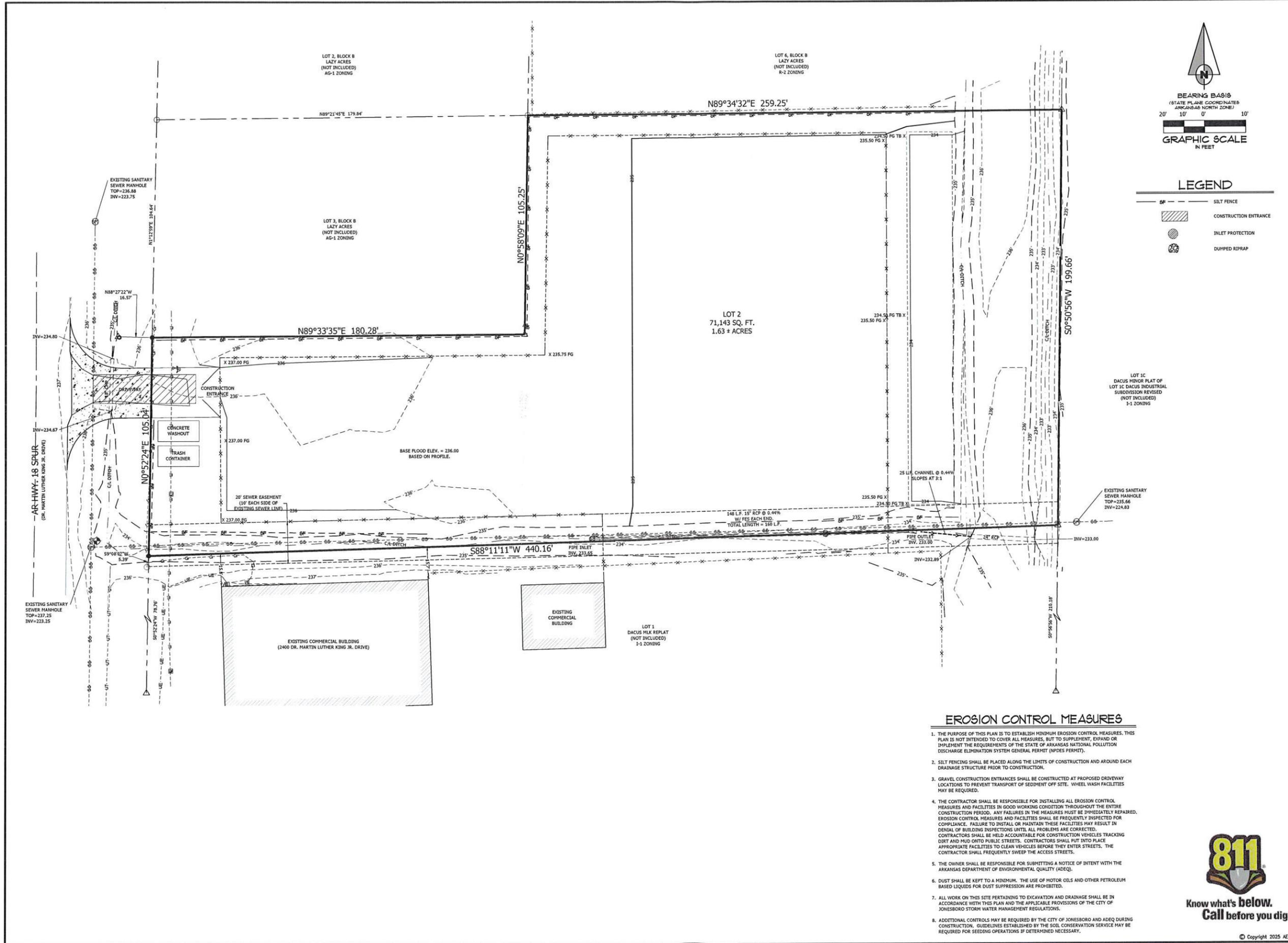
ASSOCIATED ENGINEERING, LLC
 CIVIL ENGINEERING • LAND SURVEYING
 LAND PLANNING
 103 SOUTH CHURCH STREET • P.O. BOX 1462
 JONESBORO, AR 72403
 PH: 870-932-3994 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

GRADING PLAN

DATE: 11/19/2025	DRAWN: CH
CADD FILE: 25143-SDP	CHECKED: JHE
DWG# 0414254-XXXX	SHEET
SCALE: 1" = 20'	C005



EQUIPMENT STORAGE AREA
HERC RENTALS
 2210 MARTIN LUTHUT KING, JR. BLVD.
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EROSION CONTROL MEASURES

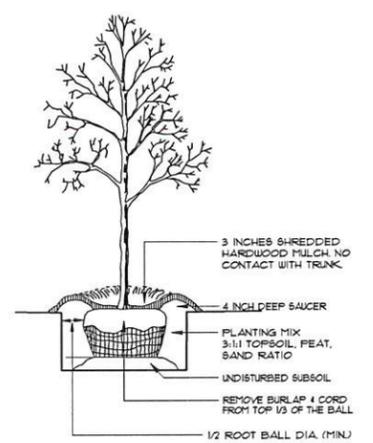
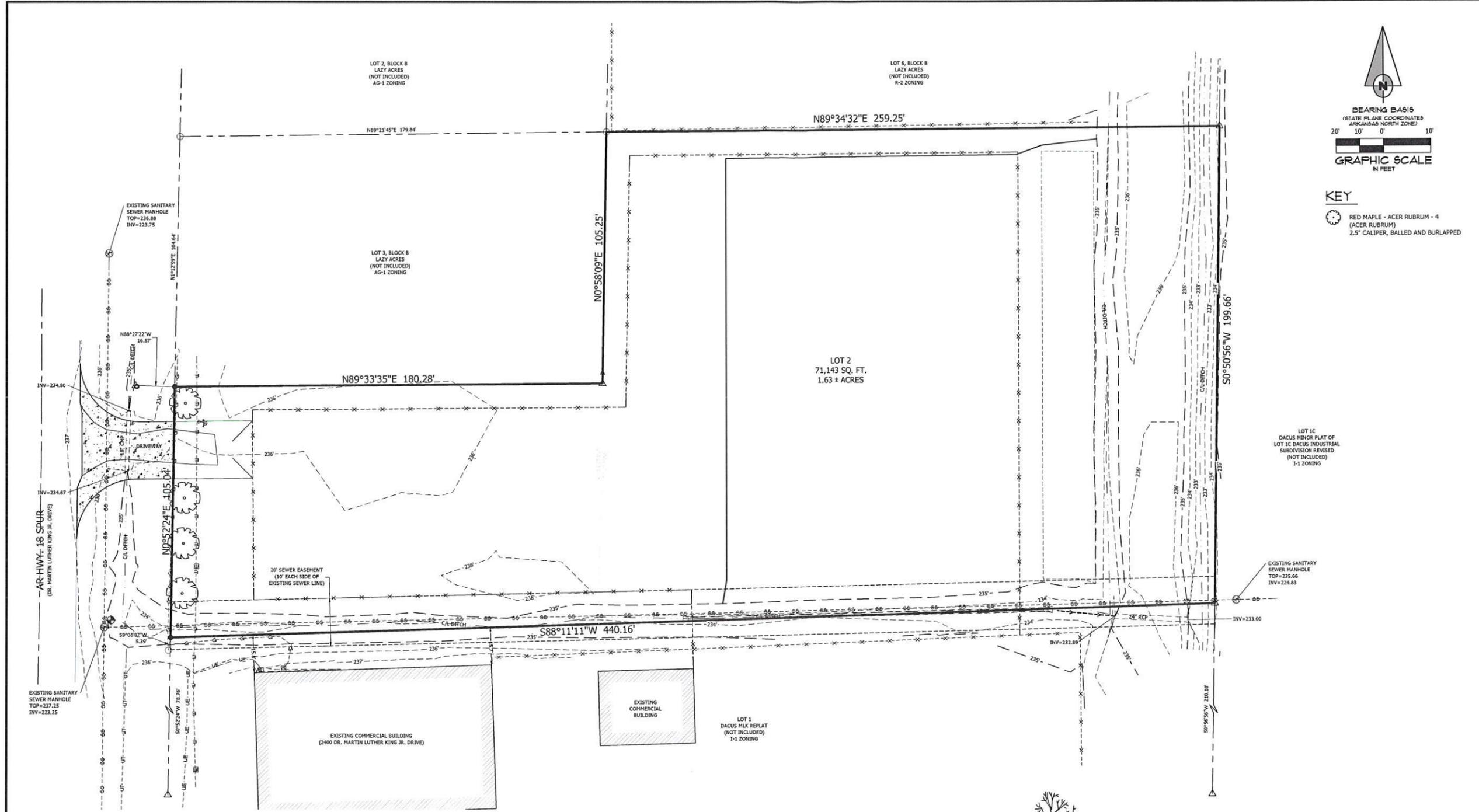
1. THE PURPOSE OF THIS PLAN IS TO ESTABLISH MINIMUM EROSION CONTROL MEASURES. THIS PLAN IS NOT INTENDED TO COVER ALL MEASURES, BUT TO SUPPLEMENT, EXPAND OR IMPLEMENT THE REQUIREMENTS OF THE STATE OF ARKANSAS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT).
2. SILT FENCING SHALL BE PLACED ALONG THE LIMITS OF CONSTRUCTION AND AROUND EACH DRAINAGE STRUCTURE PRIOR TO CONSTRUCTION.
3. GRAVEL CONSTRUCTION ENTRANCES SHALL BE CONSTRUCTED AT PROPOSED DRIVEWAY LOCATIONS TO PREVENT TRANSPORT OF SEDIMENT OFF SITE. WHEEL WASH FACILITIES MAY BE REQUIRED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL EROSION CONTROL MEASURES AND FACILITIES IN GOOD WORKING CONDITION THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ANY FAILURES IN THE MEASURES MUST BE IMMEDIATELY REPAIRED. EROSION CONTROL MEASURES AND FACILITIES SHALL BE FREQUENTLY INSPECTED FOR COMPLIANCE. FAILURE TO INSTALL OR MAINTAIN THESE FACILITIES MAY RESULT IN DENIAL OF BUILDING INSPECTIONS UNTIL ALL PROBLEMS ARE CORRECTED. CONTRACTORS SHALL BE HELD ACCOUNTABLE FOR CONSTRUCTION VEHICLES TRACKING DIRT AND MUD ONTO PUBLIC STREETS. CONTRACTORS SHALL PUT INTO PLACE APPROPRIATE FACILITIES TO CLEAN VEHICLES BEFORE THEY ENTER STREETS. THE CONTRACTOR SHALL FREQUENTLY SWEEP THE ACCESS STREETS.
5. THE OWNER SHALL BE RESPONSIBLE FOR SUBMITTING A NOTICE OF INTENT WITH THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
6. DUST SHALL BE KEPT TO A MINIMUM. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED LIQUIDS FOR DUST SUPPRESSION ARE PROHIBITED.
7. ALL WORK ON THIS SITE PERTAINING TO EXCAVATION AND DRAINAGE SHALL BE IN ACCORDANCE WITH THIS PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF JONESBORO STORM WATER MANAGEMENT REGULATIONS.
8. ADDITIONAL CONTROLS MAY BE REQUIRED BY THE CITY OF JONESBORO AND ADEQ DURING CONSTRUCTION. GUIDELINES ESTABLISHED BY THE SOIL CONSERVATION SERVICE MAY BE REQUIRED FOR SEEDING OPERATIONS IF DETERMINED NECESSARY.



NO.	DESCRIPTION	DATE

EROSION PLAN

DATE: 11/19/2025	DRAWN: CCH
CADD FILE: 25143-SDP	CHECKED: JHE
DWG# 0414254-XXXX	SHEET 04/06
SCALE: 1" = 20'	C006

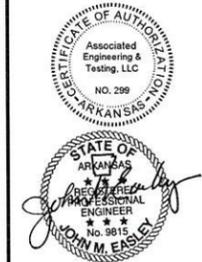
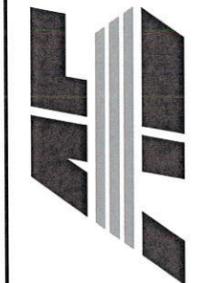


BALL AND BURLAP PLANTING
NOT TO SCALE

- PLANT MATERIAL NOTES:
1. COMPLETE BERMUDA GRASS COVER SHALL BE ESTABLISHED FOR ALL AREAS OF DISTURBANCE THAT ARE NOT SCHEDULED FOR ANOTHER MATERIAL.
 2. ALL PLANT MATERIAL SHALL COMPLY WITH WITH THE LATEST AMENDED EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".

EQUIPMENT STORAGE AREA
HERC RENTALS
2210 MARTIN LUTHER KING, JR. BLVD.
JONESBORO, ARKANSAS

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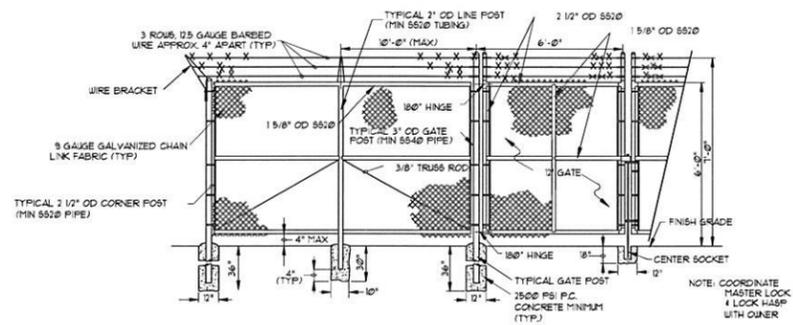
NO.	DESCRIPTION	DATE

LANDSCAPE
PLAN

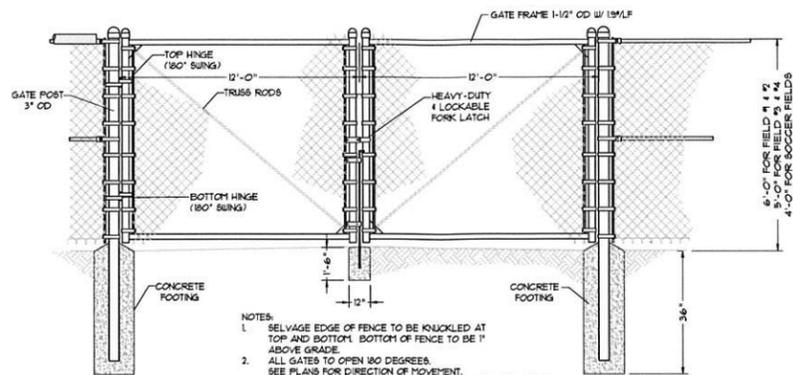
DATE: 11/19/2025	DRAWN: CCH
CADD FILE: 25143-SDP	CHECKED: JME
DWG# 0414254-XXXX	SHEET 64/62
SCALE: 1" = 20'	C007



Know what's below.
Call before you dig.



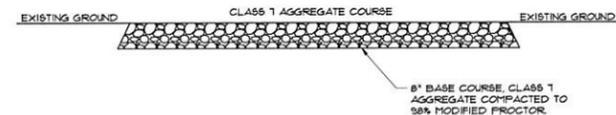
6' PERIMETER FENCE DETAIL



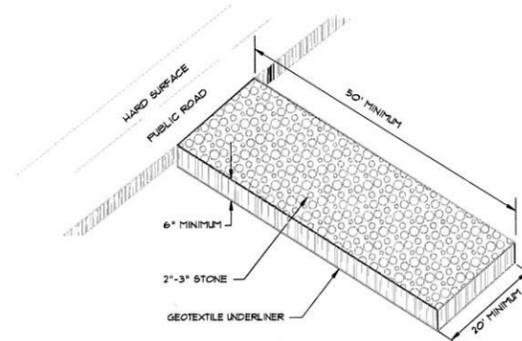
24' FT. GATE

- NOTES:
1. SELVAGE EDGE OF FENCE TO BE KNUCKLED AT TOP AND BOTTOM. BOTTOM OF FENCE TO BE 1\"/>

SCALE 1/2\"/>

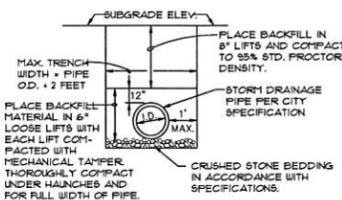


TYPICAL GRAVEL STORAGE AREA SECTION



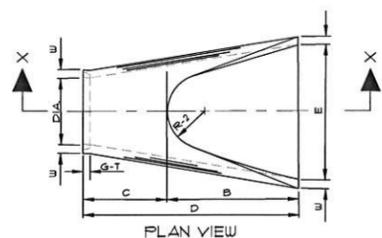
CONSTRUCTION ENTRANCE

NOT TO SCALE

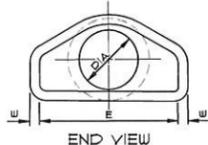


DRAINAGE PIPE TRENCH DETAIL

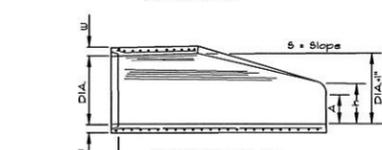
- NOTE: TO BE USED WITH NEW STREET CONSTRUCTION. SEE DRAWING NO. P1-1 FOR EXISTING STREET CUTS.



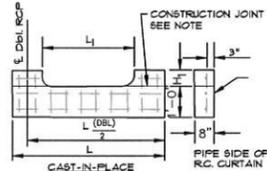
PLAN VIEW



END VIEW



SECTION "X-X"



R.C. CURTAIN WALL DETAIL

PIPE PAY LENGTH

TABLE OF DIMENSIONS

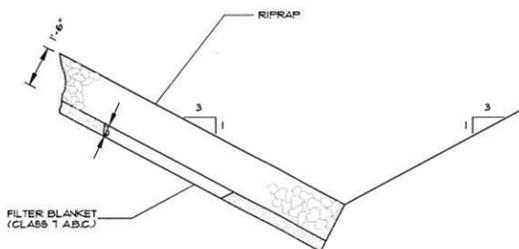
DIA.	WALL	A	B	C	D	E	S	DIA. ±1"	P	R-1	R-2	G-T	WT	h
18"	2 1/2"	9"	2'-3"	3'-10"	6'-1"	3'-0"	3.1	19"	29"	15 1/2"				
24"	3"	9 1/2"	3'-7 1/2"	2'-6"	6'-1 1/2"	4'-0"	3.1	25"	33 3/16"	16 13/16"				
30"	3 1/2"	1'-0"	4'-8"	1'-7 3/4"	8'-1 3/4"	5'-0"	3.1	31"	37"	18 1/2"				
36"	4"	1'-3"	5'-3"	2'-10 3/4"	8'-1 3/4"	6'-0"	3.1	37"	47 13/16"	24 5/16"				
42"	4 1/2"	1'-9"	5'-3"	2'-11"	8'-2"	6'-6"	3.1	43"	53 7/8"	27 1/2"				
48"	5"	2'-0"	6'-0"	2'-2"	8'-2"	7'-0"	3.1	49"	58 1/2"	28 1/2"				
54"	5 1/2"	2'-4"	6'-6"	1'-10"	8'-4"	7'-6"	3.1	55"	65 1/2"	33 1/8"				
60"	6"	2'-10"	8'-4"	1'-10"	8'-4"	8'-0"	3.1	61"	72 1/2"	36 11/16"				
72"	7"	3'-10"	6'-6"	1'-10"	8'-4"	9'-0"	3.1	73"	77 13/16"	38 15/16"				

NOTES:

1. THE PORTION OF THE R.C. CURTAIN WALL BENEATH THE FLARED END SECTION (LOWER 1'-0") SHALL BE PLACED MONOLITHICALLY. THE FLARED END SECTION SHALL THEN BE SET IN PLACE AND THE REMAINING PORTIONS OF THE R.C. CURTAIN WALL PLACED.
2. ALL REINFORCING STEEL ARE #4 BARS AT 6" O.C.
3. NO SEPARATE PAYMENT WILL BE MADE FOR THE CURTAIN WALLS. THEY SHALL BE CONSIDERED SUBSIDIARY TO THE FLARED END SECTIONS.
4. TONGUE END ON UPSTREAM SECTION. GROOVE END ON DOWNSTREAM SECTION.

FLARED END SECTION DETAILS FOR REINFORCED CONCRETE PIPE CULVERT

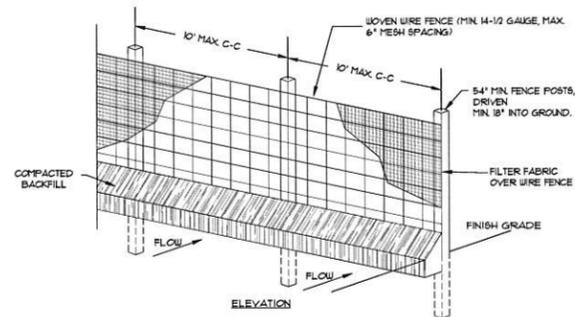
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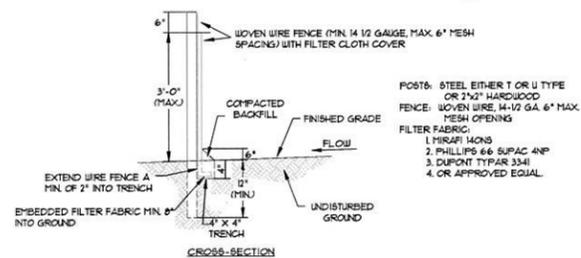
- NOTE: IN LIEU OF AN AGGREGATE FILTER BLANKET, A SYNTHETIC FIBER GEOTEXTILE FABRIC MEETING THE REQUIREMENTS OF AASHTO M288 MAY BE USED. IN LIEU OF RIPRAP, AN EROSION CONTROL MAT MAY BE USED.

SECTION - DUMPED RIPRAP

TOE EXCAVATION IN SOIL



ELEVATION



CROSS-SECTION

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE

NOT TO SCALE

EQUIPMENT STORAGE AREA
HERC RENTALS
2210 MARTIN LUTHER KING, JR. BLVD.
JONESBORO, ARKANSAS

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JONESBORO, AR 72403
PH: 870-932-3594 • FAX: 870-935-1263



NO.	DESCRIPTION	DATE

DETAIL SHEET

DATE: 11/19/2025	DRAWN: CMH
CADD FILE: 25143-SDP	CHECKED: JHE
DWG# 0414254-0000	SHEET
SCALE: 1" = 20'	0008

9589 0710 5270 1698 9416 65

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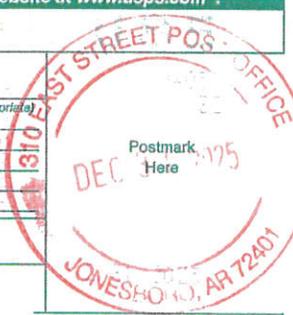
For delivery information, visit our website at www.usps.com®.

Jonesboro AR 72405

Certified Mail Fee	\$ 5.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 3.72
Total Postage and Fees	\$ 8.72

HISREALTY INVESTMENTS LLC
 319 COUNTY ROAD 7598
 JONESBORO AR 72405-8596

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Jonesboro AR 72401

Certified Mail Fee	\$ 5.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.72
Total Postage and Fees	\$ 6.72

ABB INSTALLATION PRODUCTS INC
 5601 E HIGHLAND DR
 JONESBORO AR 72401-6810

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Jonesboro AR 72401

Certified Mail Fee	\$ 5.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 3.72
Total Postage and Fees	\$ 8.72

TOUCHSTONE GERALD & LINDA
 1706 N PATRICK ST
 JONESBORO AR 72401-8625

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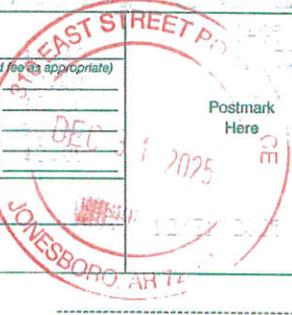
For delivery information, visit our website at www.usps.com®.

Lake City AR 72437

Certified Mail Fee	\$ 5.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 3.72
Total Postage and Fees	\$ 8.72

FLETCHER BRENDA
 1795 COUNTY ROAD 817
 LAKE CITY AR 72437

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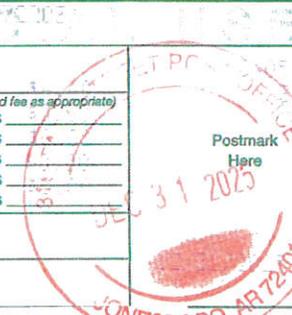
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Little Rock AR 72203

Certified Mail Fee	\$ 5.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 1.72
Total Postage and Fees	\$ 6.72

ARKANSAS STATE HIGHWAY COMMISSION
 PO BOX 2261
 LITTLE ROCK AR 72203-2261

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Baton Rouge LA 70809

Certified Mail Fee	\$ 5.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 3.72
Total Postage and Fees	\$ 8.72

H & E EQUIPMENT SERVICES INC
 7500 PECUE LN
 BATON ROUGE LA 70809-5107

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

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- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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DACUS MAX E & PATSY J TRUST
1804 W WASHINGTON AVE
JONESBORO AR 72401-3413

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



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- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

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Total Postage and Fees

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DACUS MAX E JR
1804 W WASHINGTON AVE
JONESBORO AR 72401-2577

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – CU 26-01, 2210 MLK JR DR.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 13, 2026

REQUEST: Applicant is requesting conditional use approval to construct gravel storage area for rental equipment.

APPLICANT OWNER: HERC Rentals, 2400 MLK JR DR
 Max Dacus Sr Trust

LOCATION: 2210 MLK JR DR

SITE DESCRIPTION: Tract Size: 1.63 +/- Acres
 Frontage: Approx. 105.4’ along Dr MLK Jr Dr.
 Topography: Flat Lot.
 Existing Development: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	AG-1	Agricultural
South:	I-1	Industrial
East:	I-1	Industrial
West:	I-2	Industrial

HISTORY: Freight yard and office space

Zoning Code Analysis:

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific **conditional use** location.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.

- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor, are addressed. (Zoning Ord., § 14.24.02)



Land Use Map

Applicant’s Proposal:

The applicant is seeking approval to construct gravel storage area for rental equipment. The proposed use must be approved through the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

Warehousing means the storage of materials, equipment, or products within a building for manufacturing use or for distribution to wholesalers or retailers, as well as activities involving significant movement and storage of products or equipment. Typical uses include truck terminals, major mail distribution centers, frozen food lockers, motor freight terminals, and moving and storage firms, but excluding residential storage warehouses.

Conclusion:

The Planning Staff have reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. Upon issuance of the Conditional Use Approval, all other required local and statewide permits and inspections must be applied for and obtained.
2. The site shall comply with all Overlay District requirements.
3. The interior area of any salvage or wrecking operation shall be screened from view by fencing.

Respectfully Submitted for Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: CU-26-01 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-26-01

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

The Applicant Weston Wagner is requesting for a rezoning of the property at 1306 Charles Dr from R-1 single family residential to RS-7 Single Family Residential



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

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

LOCATION:

Site Address: 1306 Charles Dr. Jonesboro Ar 72405
Side of Street: North between Mays Rd. and Mabrey LN.
Quarter: _____ Section: _____ Township: _____ Range: _____

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: R1 Proposed Zoning: RS-7
Size of site (square feet and acres): 20,770.59 sq. Ft
(0.48 Acre) Street frontage (feet): 104.78'
Existing Use of the Site: Vacant R1 Lot
Character and adequacy of adjoining streets: Residential
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
South Residential
East Residential
West Residential

Physical characteristics of the site:

Vacant Lot

Characteristics of the neighborhood:

Single Family Residential Houses

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

REZONING INFORMATION:

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

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

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: Weston Wagner
 Address: 336 Natchez Dr.
 City, State: Jonesboro Ar ZIP 72404
 Telephone: 870-926-7994
 Facsimile: _____
 Signature: Weston Wagner

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: Weston Wagner

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

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

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?

- R1

2. What is the purpose of the proposed rezoning? Why is the rezoning necessary?

- My property is currently zoned R1 residential. I want to keep it as residential. My lot is .48 of an acre. I would like to build 2 single-family homes on this lot. My road frontage is 104.78'. According to the R-1 code a lot must be 60' wide and a replat would put me at 52-53 foot wide on each lot. My lot does get wider as it goes back. I took this to BZA and during the meetings there were recommendations that I try a rezoning. I would like to rezone to RS-7 because that zoning requires 50' frontage instead of 60'.

3. If rezoned, how would the property be developed and used?

- 2 new construction single family homes

4. What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

- 2 New Construction Single family homes

5. Is the proposed rezoning consistent with the Jonesboro Land Use Plan?

- Yes. It would remain residential.

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

- This lot sits in North Jonesboro where new construction single family homes are rare to see. Building new construction homes in north Jonesboro helps improve the area and contributes to helping existing property values.

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

- It would remain the same. It is currently Single family residential, and this would still be single family residential.

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

- R1 zoning requires 60' frontage where RS-7 zoning requires 50' frontage. / According to Arkansas House Bill 1503 (that was passed into law on March 18th, 2025) I can build 2 homes on this lot right now. 1 single family Home and 1 ADU up to 1000 Sq Ft. However, I feel that my site plan and property lay out would look better and be better aligned with the neighborhood to have 2 single family homes similar in size with the existing homes in the neighborhood.

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.

- With or without a rezoning I would be able to build 2 single family structures on this lot.
- Property Value: I assume it would help contribute to property value growth in this neighborhood.
- Traffic: No change
- Drainage: No Change
- Visual Appearance: It would be an improvement to have 2 new single-family homes here instead of a vacant lot.
- Odor: No Change
- Noise: No Change
- Light: improvement
- Vibration: No Change
- Hours: No Change
- Restrictions: No Change

10. How long has the property remained vacant?

- Google shows a mobile home on the property in 2008, and then vacant in 2013

11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

- No Change

12. If the rezoning is approved, when would development or redevelopment begin?

- 2026

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.

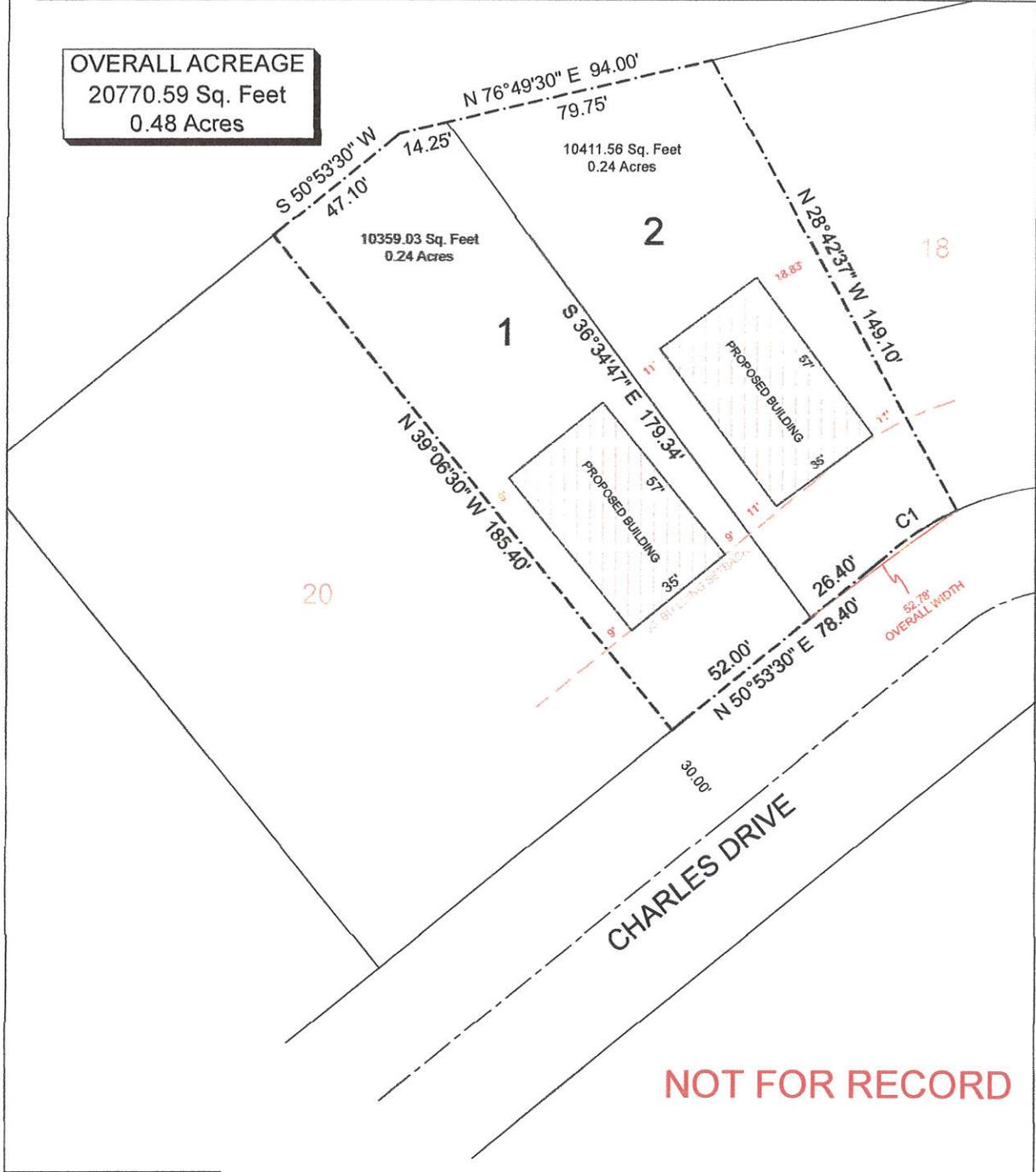
- Letters went out during the BZA process and I did not receive any letters or phone calls back addressing any issues.

14. If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

- N/A

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	84.81'	26.54'	26.43'	N 56°00'53" E	17°55'43"

OVERALL ACREAGE
20770.59 Sq. Feet
0.48 Acres

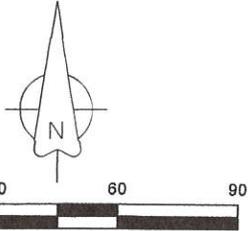


NOT FOR RECORD



LEGEND

- These standard symbols will be found in the drawing.
- FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - ⊙ FD COTTON PICKER SPINDLE
 - ▲ HIGHWAY RIGHT OF WAY MARKER
 - ⊙ FOUND REBAR
 - △ CALCULATED CORNER
 - x—x— FENCE LINE
 - E—E— ELECTRIC
 - SET PK NAIL
 - ⊕ POWER POLE

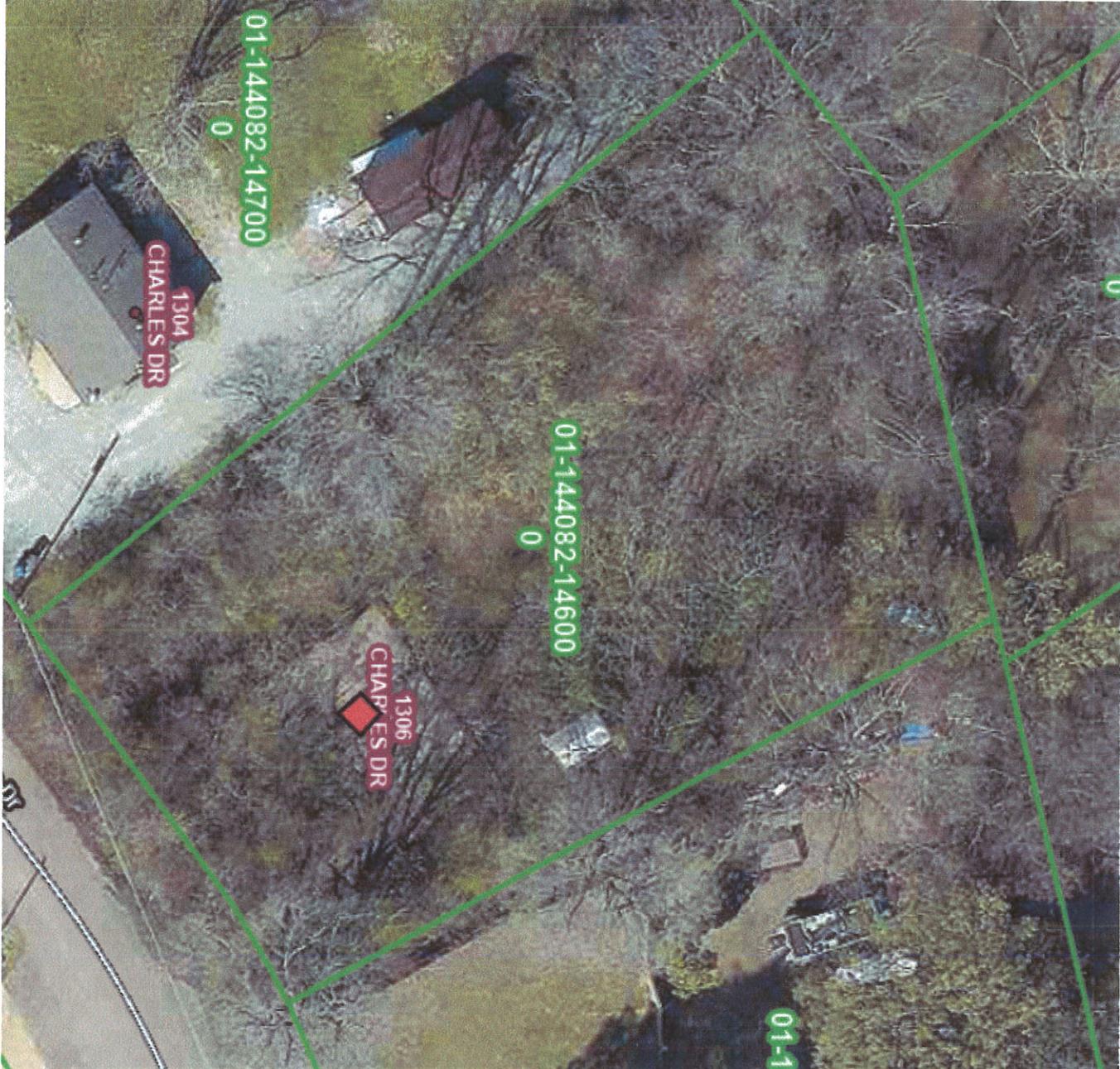


H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD. - STE. "F"
JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288
E-MAIL: hshime_butch@yahoo.com

PROPOSED DESIGN

drawn:	S. HIME
date:	1-31-2025
scale:	1"=30'
client:	WESTON WAGNER



Hello,

My name is Weston Wagner, and I own the property located at 1306 Charles Drive. I am writing this letter because I am starting the rezoning process through the city of Jonesboro and I am required to inform all neighbors whose property is within 200 feet of my property.

Instead of just filling out the bare minimum I wanted to write a narrative to inform everyone of all details.

My property is a vacant lot zoned R1 for single family residential. It is 0.48 acres. I would like to build two brand new construction single family homes on this lot giving each property a ¼ acre. The problem I have is that R1 must have a 60' frontage for each lot. My land is 105' wide (It gets wider the further it goes back) and would give each lot 52-53' of road frontage.

Therefore, I need a rezoning to RS-7 that would allow a 50' road frontage.

Nothing changes with the character of the neighborhood. Nor am I trying to build apartments. The RS-7 zoning is still single-family homes only. I am looking to improve the *neighborhood and property values by adding 2 new single-family homes on a vacant spot of land.*

As the land sits right now, I could build two single family structures. One would be the primary single-family home and the other would be an ADU (Accessory Dwelling unit). The ADU *could be up one thousand Square Feet. Arkansas House Bill 1503 (Passed March 18th, 2025) Allows an ADU on residential lots.*

However, I feel that a rezoning would allow for a better lay out and site plan for the property. I would be able to build 2 new single-family homes that would match the character of the *neighborhood.*

If you have any questions, please feel free to reach out to me.

My cell number is 870-926-7994

Thank You

-Weston Wagner



**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, , 2026 AT 5:30 PM

January 13th

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Weston Wagner
DATE: 12-15-25
SUBJECT PROPERTY ADDRESS: 1306 Charles Dr. Jonesboro
DESCRIPTION OF REZONING REQUESTED: Please see Attached Letter

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning unless so written by me to the Commission.

Tanacio Tolas
Printed Name of Property Adjacent Owner

[Signature]
(Signature) Date

9100 Hwy A9 S.
Address

(870) 268-9207
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

Hello,

My name is Weston Wagner, and I own the property located at 1306 Charles Drive. I am writing this letter because I am starting the rezoning process through the city of Jonesboro and I am required to inform all neighbors whose property is within 200 feet of my property.

Instead of just filling out the bare minimum I wanted to write a narrative to inform everyone of all details.

My property is a vacant lot zoned R1 for single family residential. It is 0.48 acres. I would like to build two brand new construction single family homes on this lot giving each property a ¼ acre. The problem I have is that R1 must have a 60' frontage for each lot. My land is 105' wide (It gets wider the further it goes back) and would give each lot 52-53' of road frontage.

Therefore, I need a rezoning to RS-7 that would allow a 50' road frontage.

Nothing changes with the character of the neighborhood. Nor am I trying to build apartments. The RS-7 zoning is still single-family homes only. I am looking to improve the neighborhood and property values by adding 2 new single-family homes on a vacant spot of land.

As the land sits right now, I could build two single family structures. One would be the primary single-family home and the other would be an ADU (Accessory Dwelling unit). The ADU could be up one thousand Square Feet. Arkansas House Bill 1503 (Passed March 18th, 2025) Allows an ADU on residential lots.

However, I feel that a rezoning would allow for a better lay out and site plan for the property. I would be able to build 2 new single-family homes that would match the character of the neighborhood.

If you have any questions, please feel free to reach out to me.

My cell number is 870-926-7994

Thank You

-Weston Wagner

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Jonas Optimal Use

Certified Mail Fee \$5.30 0405 31

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Postmark Here 12/16/2025

Postmark Here 12/16/2025

Sent To: **Islas Investments LLC**

Street and Apt. No., or PO Box No. **1100 Hwy 49 S.**

City, State, ZIP+4® **Sonensboro Ar 72404**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Jonas Optimal Use

Certified Mail Fee \$5.30 0405 31

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$6.08

Postmark Here 12/16/2025

Postmark Here 12/16/2025

Sent To: **Matthew Mullins**

Street and Apt. No., or PO Box No. **1307 Charles Dr.**

City, State, ZIP+4® **Sonensboro Ar 72405**

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City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-01
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 13, 2026

REQUEST: To consider a rezoning of 1306 Charles Dr

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, moderate intensity single family residential, to “RS-7” Single Family Residential

APPLICANT: **Weston Wagner**

LOCATION: 1306 Charles Dr. Jonesboro, AR, 72405

SITE DESCRIPTION: **Total Size:** Approx. 0.48 Acres- 20,770 S.F.
Street Frontage: Approx. 104.78 ft

Existing Development: Vacant

SURROUNDING CONDITIONS:

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

HISTORY:

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 Residential**.

Moderate Intensity:

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

Typical Land Uses:

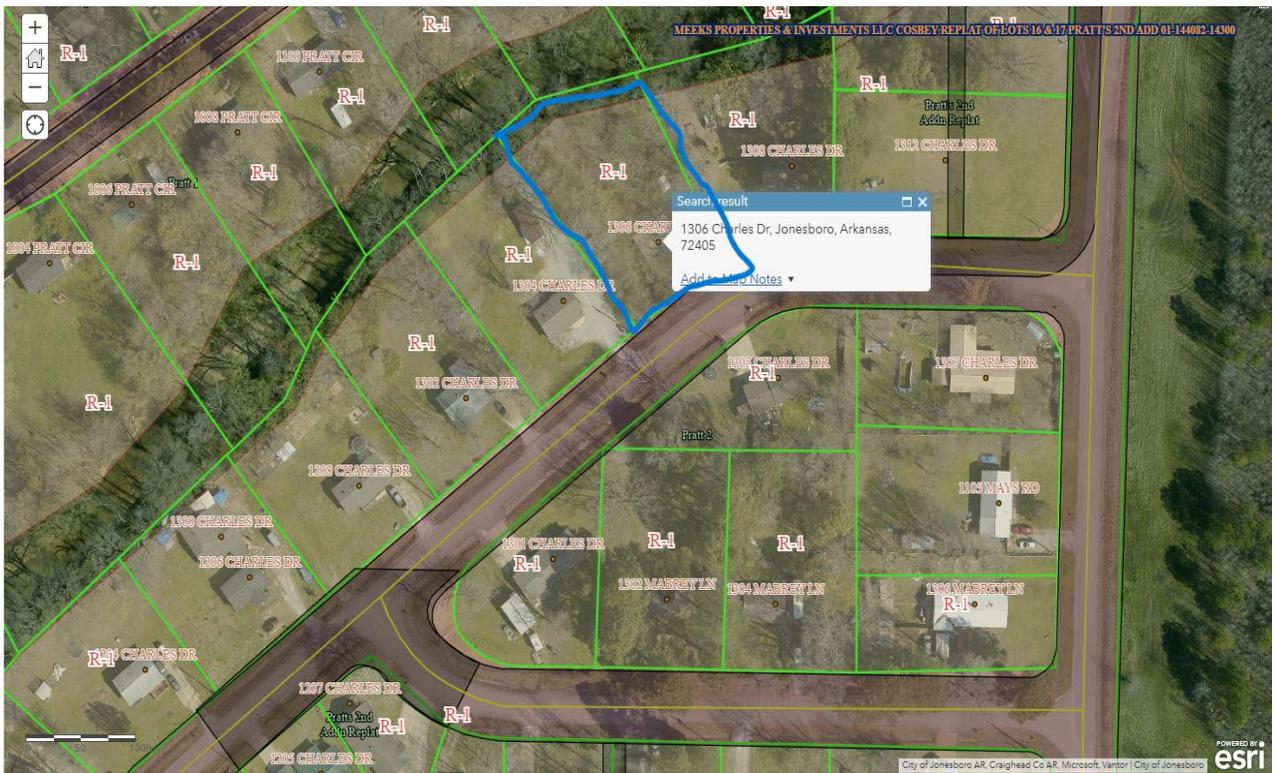
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket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

Land Use Map



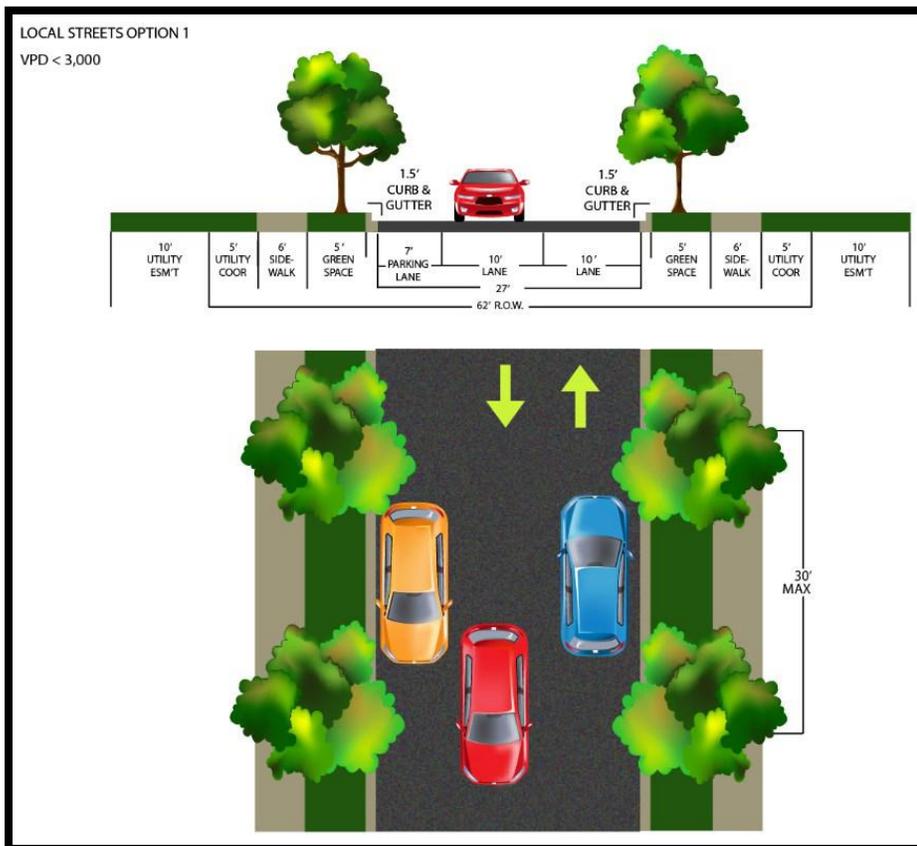
Master Street Plan/Transportation

The subject property will be served by Warren St. The Master Street Plan classifies Warren as a Local Street.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

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

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



Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the Higher 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 with 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 residential and 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 an Planned Development District 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 residential 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 “RS-7” at this location.

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

Chapter 117 of the City Code of Ordinances/Zoning defines RS-7 as follows:

RS-7 Single Family Residential

General description.

There are 14 residential districts designed to meet present and future housing needs, to protect the character of, and property values in, residential areas, to encourage a suitable environment for family life and to provide choice in density, as well as in type of housing. More specific descriptions of these districts are as follows:

(1)

AG—Agricultural district. The purpose of this district is to help preserve existing agricultural resources, and to guide the conversion of rural lands to suburban use when appropriate.

(2) RS-1—Single-family residential district; minimum 43,560 sq. ft. lot required.

(3) RS-2—Single-family residential district; minimum 21,780 sq. ft. lot required.

(4) RS-3—Single-family residential district; minimum 14,520 sq. ft. lot required.

(5) RS-4—Single-family residential district; minimum 10,890 sq. ft. lot required.

(6) RS-5—Single-family residential district; minimum 8,712 sq. ft. lot required.

(7) RS-6—Single-family residential district; minimum 7,260 sq. ft. lot required.

(8) RS-7—Single-family residential district; minimum 6,222 sq. ft. lot required.

(9) RS-8—Single-family residential district; minimum 5,445 sq. ft. lot required.

(10) RM-6—Residential multifamily classification; six units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

(11) RM-8—Residential multifamily classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

(12) RM-12—Residential multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

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

(14) RMH—Residential manufactured housing district. Establishing a district with use restricted to manufactured housing unit placement. Said units no older than eight years old as measured from date the letter of approval is sought will be allowed. Manufactured housing residential style will not be affected.

(15) RI-U—Residential Intermediate-Urban District. The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments on lots less than 60 feet in width, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

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	
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 26-01; a request to rezone property “R-1”, single family medium density district, to “RS-7”. 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

Sample Motion:

I move that we place Case: RZ 26-01 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 “RS-7”, 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: RZ-26-02

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

The Applicant Dustin White is requesting for a rezoning of the property at 2620 Alexander Dr from R-1 Single family residential to C-3 General Commercial District



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 10/28/25 Date Received: 10/1/25
Meeting Deadline: _____ Case Number: _____

LOCATION: 2620
Site Address: ~~2600~~ Alexander, Jonesboro AR 72401
Side of Street: _____ between _____ and _____
Quarter: _____ Section: _____ Township: _____ Range: _____

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

SITE INFORMATION: R-1
Existing Zoning: Residential Proposed Zoning: C3
Size of site (square feet and acres): 237,288 sq ft Street frontage (feet): 819.33
5.45 acres

Existing Use of the Site: Vacant Land

Character and adequacy of adjoining streets: Adjoining existing commercial development

Does public water serve the site? yes

If not, how would water service be provided? NA

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? NA

Use of adjoining properties:

North Residential

South Highway

East Residential

West Commercial

Physical characteristics of the site: Vacant land

Characteristics of the neighborhood: NA

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

REZONING INFORMATION:

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

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

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: Paula Thompson
 Address: 1908 Catharine
 City, State: Jonesboro AR ZIP 72401
 Telephone: 870-926-8855
 Facsimile: N/A
 Signature: Paula Thompson

Applicant:

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

Name: Dustin White
 Address: 202 E Washington Ave
 City, State: Jonesboro AR ZIP 72401
 Telephone: 870-219-2858
 Facsimile: N/A
 Signature: [Handwritten Signature]

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

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



(1) How was the property zoned when the current owner purchased it?

The property was zoned for residential use at the time of purchase.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The purpose of this rezoning request is to bring the property into alignment with the *City of Jonesboro's Comprehensive Plan and Future Land Use Plan*, which designate this tract for commercial development. Rezoning is necessary to allow for appropriate and orderly growth, provide additional opportunities for economic development, and avoid land use conflicts that arise when properties are left under residential zoning despite being identified for commercial use in the city plan.

(3) If rezoned, how would the property be developed and used?

The property is intended for commercial use, consistent with the city's land use plan. Potential development may include retail, office, service-oriented businesses, or mixed commercial uses that will serve surrounding neighborhoods and the broader community.

(4) What would be the density or intensity of development?

At this time, the precise intensity will depend on end-user demand and development plans. The intent is to provide commercial square footage that is compatible with adjacent uses and infrastructure capacity, while remaining consistent with development standards set by the city.

(5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?

Yes. The rezoning request is fully consistent with both the Jonesboro Comprehensive Plan and the Future Land Use Plan, both of which designate this tract for commercial use.

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

Rezoning will provide space for commercial services that benefit surrounding neighborhoods, create new job opportunities, expand the city's tax base, and support orderly growth consistent with the adopted city plan. It will also provide residents convenient access to goods and services.

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

The tract fronts Alexander Drive and is adjacent to or near other commercially zoned and developed properties. Rezoning this property is compatible with existing development patterns and will create a logical transition between residential areas and higher-intensity uses.

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

Yes. While the property is zoned residential, its location, size, and designation in the city's Future Land Use Plan make residential development inconsistent with long-term growth objectives. Residential development would underutilize the site and potentially create conflicts as the surrounding area continues to develop commercially.

(9) How would the proposed rezoning affect nearby property including 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?

The proposed rezoning is expected to enhance surrounding property values by introducing new commercial opportunities and amenities. Development will comply with all city regulations regarding traffic, drainage, utilities, landscaping, and design, which will mitigate potential impacts related to traffic, lighting, or noise.

(10) How long has the property remained vacant?

The property has never been developed.

(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 property is already located within the city's service area, with access to existing utilities and public services. Any future development will be subject to city review and approval processes to ensure adequate capacity for utilities, traffic, and emergency services.

(12) If the rezoning is approved, when would development or redevelopment begin?

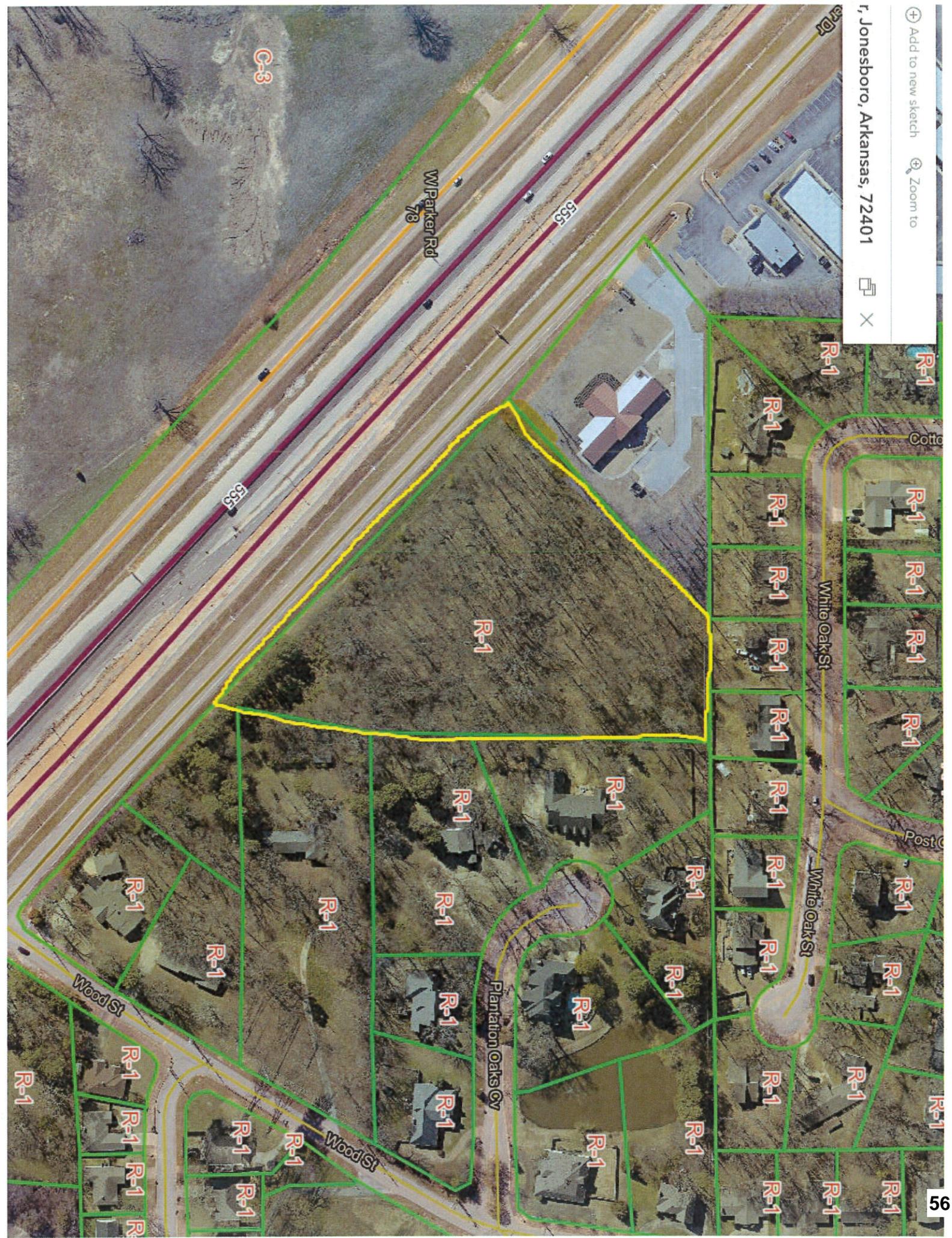
The applicant anticipates marketing the site for development promptly upon rezoning approval.

(13) How do neighbors feel about the proposed rezoning?

No formal neighborhood meetings have been held at this time. Because the rezoning request is consistent with the City of Jonesboro Comprehensive Plan and Future Land Use Plan, we anticipate that neighboring property owners will recognize the appropriateness of the request. The applicant is willing to meet with neighbors and address any questions or concerns as part of the rezoning review process.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

N/A — this request is for standard commercial zoning consistent with the Future Land Use Plan.





**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, Oct 28, 2025 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Dustin White
DATE: 10-1-25
SUBJECT PROPERTY ADDRESS: 2100 Alexander, Jonesboro AR 72401
DESCRIPTION OF REZONING REQUESTED: From residential to C3
R-1 to C-3

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

Printed Name of Property Adjacent Owner (Signature) Date

Address Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

NOTICE OF INTENT TO REZONE

The property owners have requested the Jonesboro Planning Commission to set a public hearing date to consider rezoning the following property from Residential to Commercial.

The common description of the property is: 2620 Alexander Dr, Jonesboro AR 72401.

The public hearing will be held on January 13th 2026. The hearing will be held at the Jonesboro City Hall / Planning Department, located at 300 S. Church Street, Jonesboro, AR 72401.

This notification is provided in accordance with the requirement that all property owners within 200 feet of the subject property be notified.

For additional information, contact the Jonesboro Planning Department at (870) 933-1041.

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City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-02
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 13, 2026

REQUEST: To consider a rezoning of 2620 Alexander Dr, Jonesboro

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: **Dustin White**

LOCATION: 2620 Alexander Dr

SITE DESCRIPTION: **Total Size:** Approx. 5.45 Acres- 237,288 S.F.
Street Frontage: Approx. 819.33 ft along Warren St

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision. An unusual set of circumstances occurred and a portion of the development started, though there was never enough completed to apply for any building permits.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	Highway
East	R-1 – Residential
West	C-3 –Commercial

HISTORY:

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

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

High Intensity:

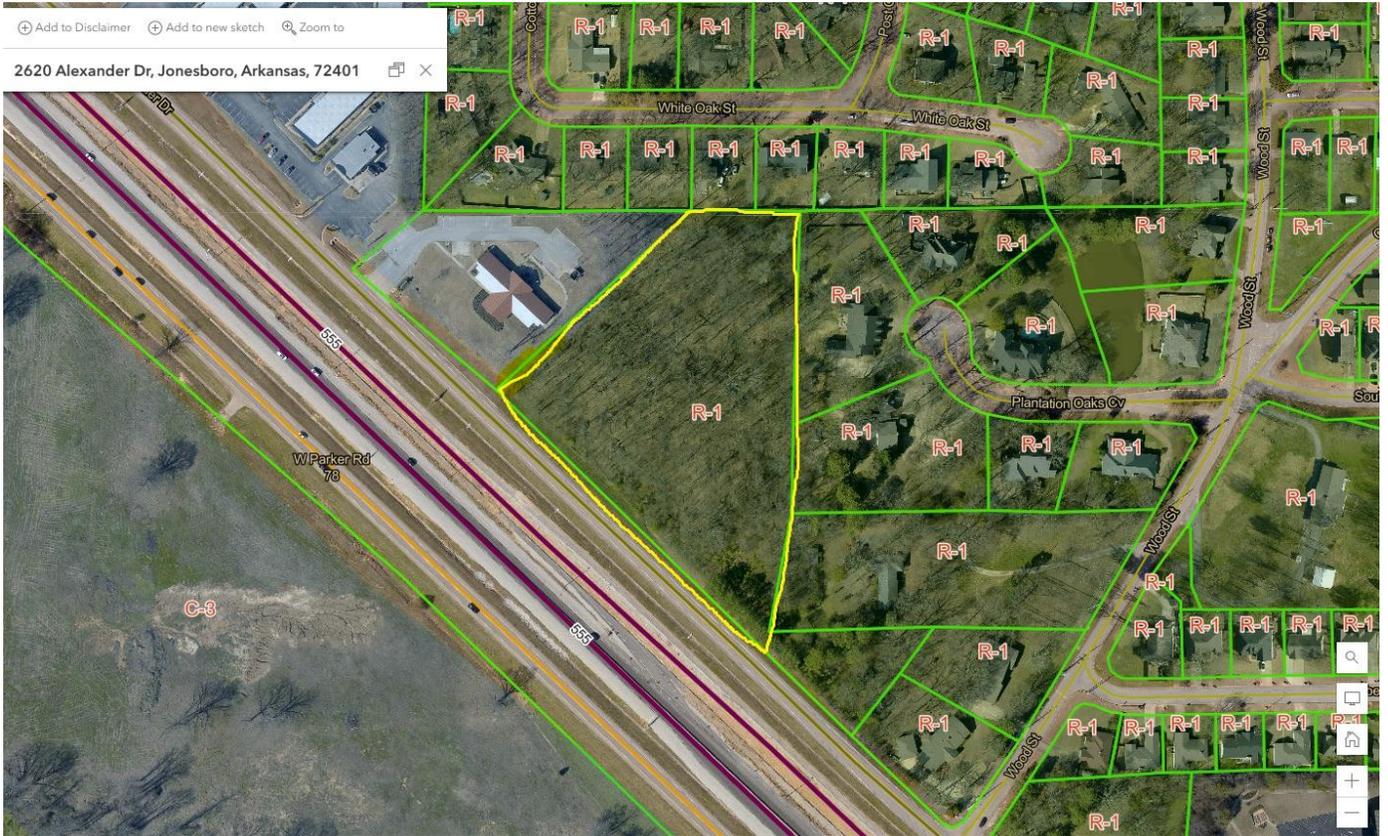
A wide range of land uses is appropriate in the high intensity zone, from multifamily to fast food to class A office space to outdoor display, highway oriented businesses like automotive dealerships, because they will be located in area where sewer service is readily available and transportation facilities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

Typical Land Uses:

- Multi Family Residential
- Regional Shopping Centers
- Automotive Display/ Retail
- Fast Food Restaurants
- Service Stations
- Commercial and Office
- Call centers
- Research and Development
- Bank
- Big box commercial
- Hotel

Density: Multi family 8-14 Dwelling Units Per Acre

Height: 10 stories



Land Use Map

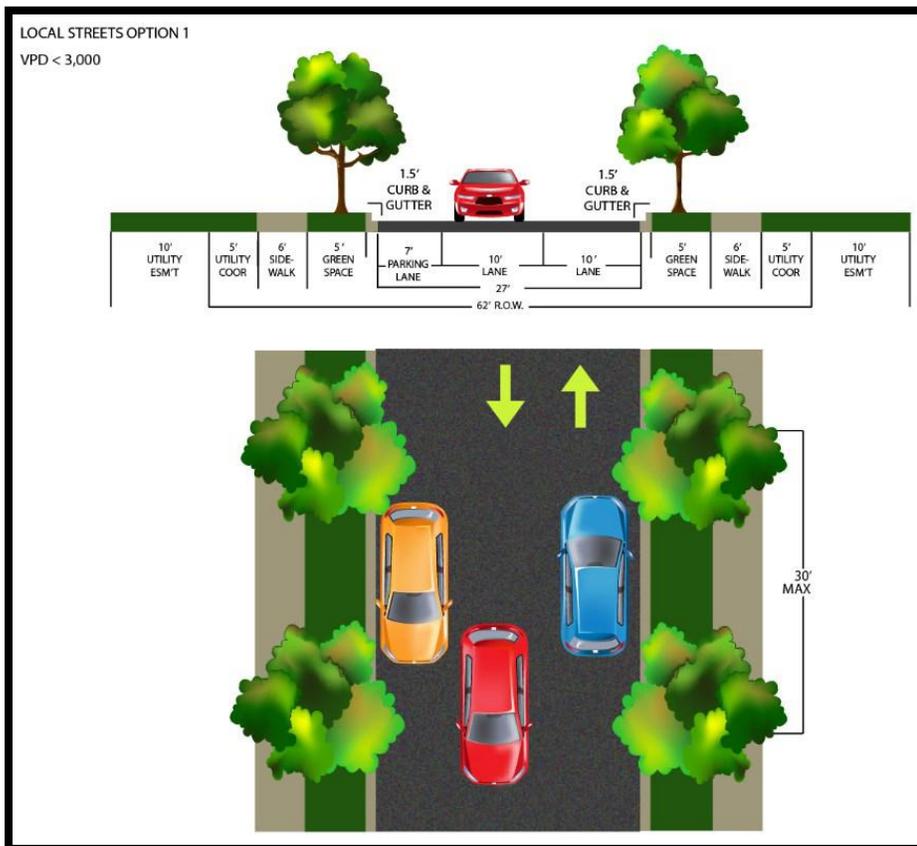
Master Street Plan/Transportation

The subject property will be served by Warren St. The Master Street Plan classifies Warren as a Local Street.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

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

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



Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the High Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with 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 residential and 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 an Planned Development District 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 residential 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 General Commercial at this location.

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

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

C3- General Commercial District.

General description.

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	
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-26-02 ; a request to rezone property “R-1”, single family High intensity 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

Sample Motion:

I move that we place Case: RZ 26-02 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 high intensity district, to “C-3” General Commercial, 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-26:001

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Other
Communications

Sidewalk fee in lieu letter. The applicant John Easley is requesting a waiver to the sidewalk ordinance at 2210 MLK JR Blvd



January 5, 2026

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

Re: Sidewalk Waiver– HERC Rentals, Inc.
2210 Martin Luther King, Jr., Blvd.
Jonesboro, Arkansas

Dear Mr. Smith,

On behalf of HERC Rentals, Inc., we are requesting a waiver to the Sidewalk Ordinance for the following reason based on Number 4 in the Exceptions listed in the Ordinance:

Sec 117-330.b: (4) Other unusual circumstances make the sidewalk installation requirement unreasonable or inappropriate.

The Arkansas Department of Transportation Job No. 100657 will install sidewalks along Martin Luther King, Jr. Blvd. (MLK, Jr.) across this property. The project will consist of widening MLK, Jr., Blvd. and installing sidewalks and curbs. It is unreasonable to install sidewalks now when ArDOT will also install sidewalks as part of their project.

The total frontage for the project is 105.04 l.f. (70 s.y.), resulting in a payment of \$ 4,816.43, using the current bid price of \$ 68.78/s.y.

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

Respectfully submitted,


John M. Easley, PE, PLS
Project Engineer

SURVEYOR'S NOTES

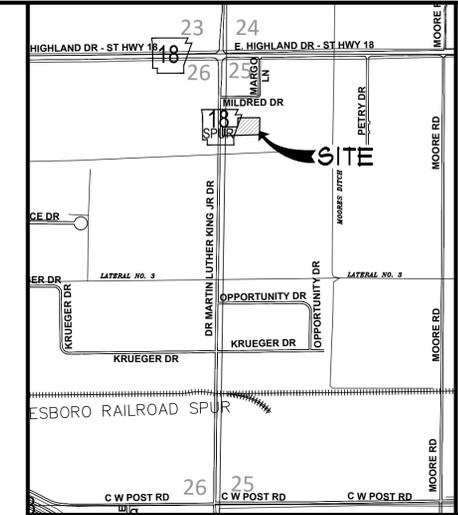
- THIS PARTIAL TOPOGRAPHIC SURVEY DRAWING WAS PREPARED FOR H & E EQUIPMENT SERVICES, INC. AND IS NOT ASSIGNABLE.
 - NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS SURVEYOR FOR EASEMENTS, RESTRICTIONS, RESERVATIONS OR RIGHTS-OF-WAY AFFECTING THIS PROPERTY.
 - ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND REFER TO MSL DATUM.
 - BENCHMARK #1 (ELEV. +237.25) IS THE TOP OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 4' NORTH AND 28' WEST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY LYING ON THE EAST SIDE OF DR. MARTIN LUTHER KING JR. DRIVE.
 - 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 AS TO THE ACCURACY OF EXISTING UTILITY MAPS. IF PRECISE LOCATIONS OF UNDERGROUND UTILITIES ARE REQUIRED THE CLIENT/ 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 AG-1, AGRICULTURAL DISTRICT AND I-1, LIMITED INDUSTRIAL DISTRICT AS SHOWN. ADJACENT PROPERTIES ARE ZONED AG-1, I-1 AND R-2, MULTI-FAMILY LOW DENSITY DISTRICT AS SHOWN.
- THE STANDARD BUILDING SETBACKS FOR AG-1 ZONING ARE AS FOLLOWS: STREET=30' SIDE=10' REAR=30'
THE STANDARD BUILDING SETBACKS FOR I-1 ZONING ARE AS FOLLOWS: STREET=25' SIDE=10' REAR=20'
- THE MAXIMUM HEIGHT LIMITATION FOR AG-1 ZONING IS FORTY-FIVE FEET (45'). THERE IS NO MAXIMUM HEIGHT LIMITATION IN I-1 ZONING.
- MAXIMUM LOT COVERAGE IN I-1 ZONING IS SIXTY PERCENT (60%).
- THERE IS NO MAXIMUM TOTAL BUILDING FLOOR AREA IN AG-1 ZONING OR I-1 ZONING.
- SUBJECT PROPERTY IS LOCATED WITHIN "AE", SPECIAL FLOOD HAZARD AREAS WITH BFE OR DEPTH, AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR CRAIGHEAD COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL 05031C0278D (PANEL 278 OF 525). EFFECTIVE DATE: SEPTEMBER 26, 2024.
 - THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS SURVEY:
 - RECORD PLAT OF THE DACUS MLK REPLAT, RECORDED IN PLAT CABINET 'D', PAGE 3 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF THE DACUS MINOR PLAT OF LOT 1C OF THE DACUS INDUSTRIAL SUBDIVISION REVISED, RECORDED IN PLAT CABINET 'C', PAGE 199 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.
 - RECORD PLAT OF LAZY ACRES, RECORDED IN PLAT BOOK 123, PAGE 109 IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS.

DESCRIPTION

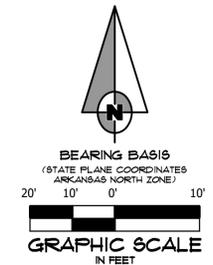
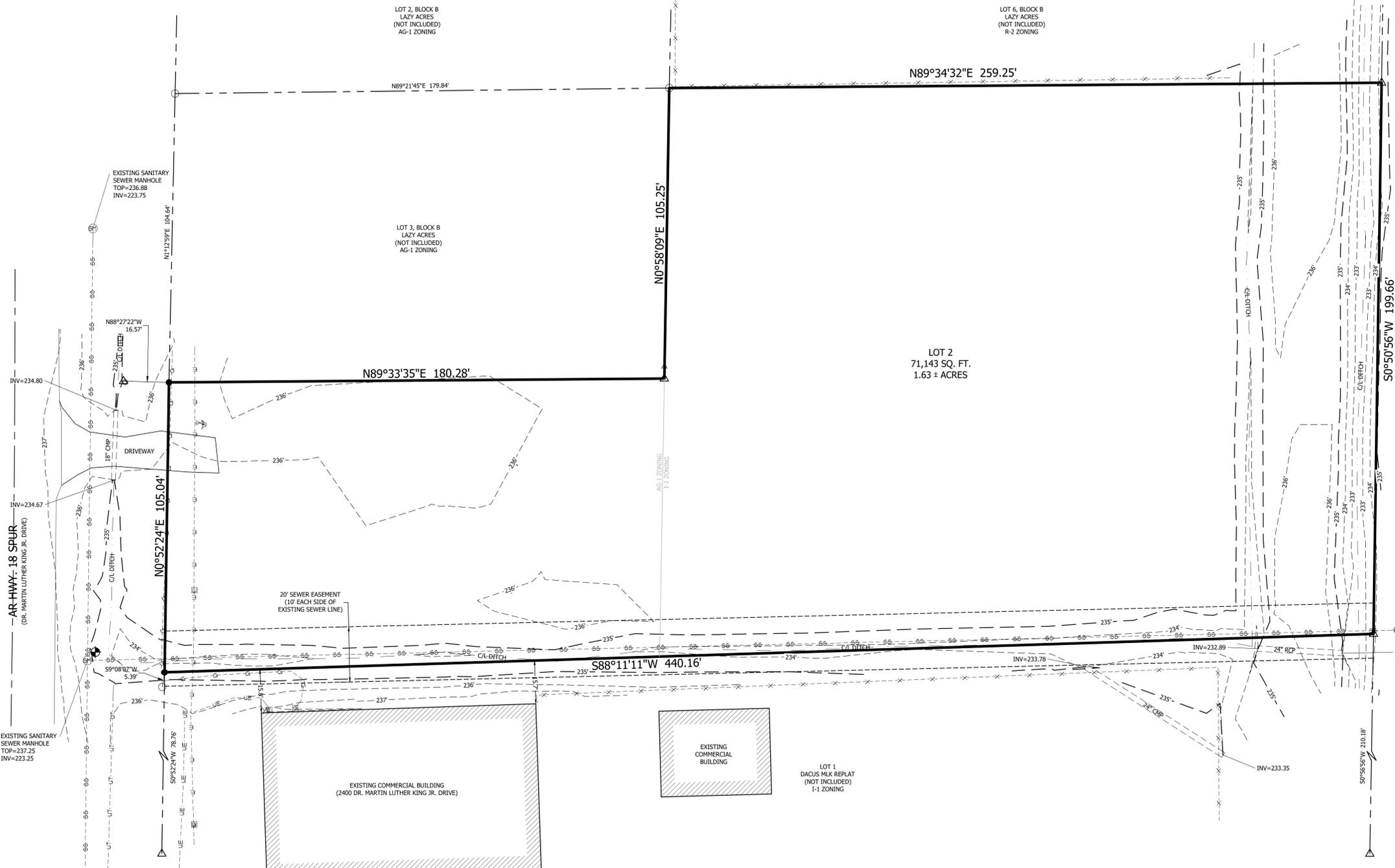
LOT 2 OF THE DACUS MLK REPLAT, AS RECORDED IN PLAT CABINET 'D', PAGE 3, IN THE PUBLIC RECORDS FOR CRAIGHEAD COUNTY AT JONESBORO, ARKANSAS, CONTAINING IN ALL 71,143 SQ. FT. OR 1.63 ACRES, MORE OR LESS. SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGEND

- = BOUNDARY LINE
- = ADJACENT LOT LINE
- = EASEMENT LINE
- = SETBACK LINE
- = FOUND IRON PIPE
- = FOUND REBAR / NAIL
- = SET 5/8" REBAR W/ PS #1314 CAP
- = EXISTING SANITARY SEWER LINE
- = EXISTING WATER LINE
- = WATER METER
- = WATER / IRRIGATION CONTROL VALVE
- = FIRE HYDRANT
- = EXISTING OVERHEAD ELECTRICAL LINE
- = POWER POLE
- = ELECTRIC BOX / TRANSFORMER
- = ELECTRIC METER
- = TELEPHONE PEDESTAL / BOX
- = EXISTING FENCE LINE
- = GAS METER
- = EXISTING GAS LINE
- = EXISTING GROUND CONTOUR
- = BENCHMARK

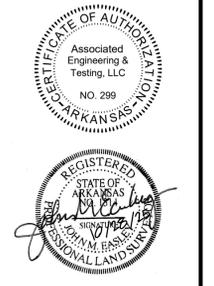
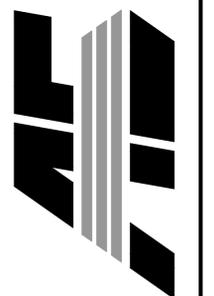


VICINITY SKETCH
NOT TO SCALE



H & E EQUIPMENT SERVICES INC.
2210 DR. MARTIN LUTHER KING JR. DRIVE
SECTION 25, T14N, R4E
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

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ASSOCIATED ENGINEERING, 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: 10/24/2025

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

TOPOGRAPHIC SURVEY

DATE: 10/28/2025 DRAWN: CCH
CADD FILE: 25143-001 CHECKED: JME
DWG#: 0414254.XXXX SHEET
SCALE: 1" = 20' 1 OF 1