



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, March 10, 2026

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-26:023](#) Minutes from MAPC 02.10.26

Attachments: [MAPC Minutes 02.10.26](#)

4. Rezoning

[RZ-26-04](#) The Applicant Kristie Lands is requesting for a rezoning of the property from C-2 to C-3 at 2005 East Highland Drive

Attachments: [EAAAA - Certified Mail Receipts](#)

[Application](#)

[Deed](#)

[plat](#)

[Staff Summary RZ_26-04](#)

5. Staff Comments

6. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:023

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes from MAPC 02.10.26

MAPC Meeting February 10th, 2026

1. Call to order

2. Roll Call

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

Absent (2): Dennis Zolper, Stephanie Nelson

3. Approval of minutes

MIN-26:013 MINUTES January 13th, 2025 MAPC

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

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

Nay (0)

Absent (2): Dennis Zolper, Stephanie Nelson

4. Preliminary Subdivisions

6. Conditional Use

7. Rezoning

RZ-26-03 **Rezoning: 900 N Caraway Road**

Klaus Property Management is requesting a rezoning from R-1 to RS-6 single family residential district at 900 N Caraway Road

Lonnie Roberts (Chair): Do we have the proponent for the item here tonight? Okay. I guess, I'll proceed with our discussion. City Planner, do you have staff comments on this?

Derrel Smith (City Planner): Yes, I do. It does meet all the criteria for rezoning. 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. And that will be it.

Lonnie Roberts: Okay, this is a rezoning so I'll open for public comments, is there anyone here with questions or public comments? If not, I'll open up for commissioner questions or comments, for the city staff?

Jimmy Cooper (Commission): Cooper, move that we approve the request with stipulations.

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

Jim Little: Little, second.

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

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

Nay (0)

Absent (2): Dennis Zolper, Stephanie Nelson

8. Miscellaneous Items

9. Staff Comments

Lonnie Roberts (Chair): Anybody have any additional comments?

Derrel Smith (City Planner): I want to remind everybody that on Thursday we are going to have a public input session for the Comprehensive Land Use Plan, from 5 to 7 at Earl Bell. It's going to be a drop-in session. There will be consultants there that will take everybody's input and we'll have some boards and stuff put together to see what we've got.

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-26-04

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

The Applicant Kristie Lands is requesting for a rezoning of the property from C-2 to C-3 at 2005 East Highland Drive

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

Brookland, AR 72417

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent
 Street: GAMBLE LAND COMPANY, LLC &
 MATH INVESTMENTS, LLC
 24 CRAIGHEAD 912
 City: BROOKLAND, AR 72417

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

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Brooklyn, NY 11234

Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent
 Street: BERNARD COURT MS REALTY, LLC
 3119 QUENTIN ROAD
 City: BROOKLYN, NY 11234-4234

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

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Brookland, AR 72417

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent
 Street: NORTHROCK PARTNERS, LLC
 24 CRAIGHEAD 912
 City: BROOKLAND, AR 72417

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

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Walnut Ridge, AR 72476

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent
 Street: CAVENAUGH PROPERTIES, LLC
 P.O. BOX 429
 City: WALNUT RIDGE AR 72476-0429

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

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Jonesboro, AR 72401

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
Total Postage and Fees	\$10.48

Sent
 Street: ELITE 412 REAL ESTATE, LLC
 1000 WINDOVER, SUITE "C"
 City: JONESBORO, AR 72401

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

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Jonesboro, AR 72401

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<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.78
Total Postage and Fees	\$10.48

Sent
 Street: EAST ARK. AREA AGENCY ON AGING
 2005 EAST HIGHLAND DRIVE
 City: JONESBORO AR 72401

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

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Springdale, AR 72766

Certified Mail Fee \$5.30

- Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) \$
 - Return Receipt (electronic) \$
 - Certified Mail Restricted Delivery \$
 - Adult Signature Required \$
 - Adult Signature Restricted Delivery \$

Postage \$0.78

Total Postage and Fees \$10.48



RNR INVESTMENTS, LLC
P.O. BOX 8140
SPRINGDALE, AR 71766-8140

9589 0710 5270 1698 9417 57



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 3/10/26
2/24/26 Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 2005 East Highland Drive, East of Bernard Street

Side of Street: South between Bernard Street and Caraway Road

Quarter: Northeast Section: 29 Township: 14 North Range: 4 East

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

SITE INFORMATION:

Existing Zoning: Commercial C-2 Proposed Zoning: Commercial C-3

Size of site (square feet and acres): 321.234 SF / 7.37 Acres Street frontage (feet): 334' Highland

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Highland Drive - asphalt (5 lanes), Grant Avenue - asphalt (2 lanes)

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Commercial C-3

South Commercial C-3

East Commercial C-3

West Commercial C-3

Physical characteristics of the site: Vacant lot - Old Malco Site

Characteristics of the neighborhood: Commercial Development.

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? C-2 Downtown Fringe Commercial District
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of commercial office and retail development, which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To develop commercial office and retail space.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Commercial development with 7 lots. Density not determined at this time.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes. with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be in the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide commercial development.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for the property.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property. This rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? +/- 20 years
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 months.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.* A neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: East Arkansas Area Agency on Aging
 Address: 2005 East Highland Drive
 City, State: Jonesboro, AR ZIP 72402
 Telephone: 870 930 2700
 Facsimile: 870 930 2709
 Signature: *Kristie Landis*

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

Applicant:

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

Name: *Kristie Landis*
 Address: _____
 City, State: _____ ZIP _____
 Telephone: _____
 Facsimile: _____
 Signature: _____

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



**CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, March 10, 2026 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a Zoning Request **on property within 200' 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 that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: East Arkansas Area Agency on Aging DATE: February 17, 2026

DESCRIPTION OF REQUESTED USE: From existing C-2, Downtown Fringe Commercial District to C-3, General Commercial District

LOCATION OF REQUESTED USE: 2005 East Highland Drive, East of Bernard Street

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

Printed Name of Property Owner within 200'

(Signature)

Date

Address

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, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

4/30



JB2011R-008892
ANN HUDSON
CRAIGHEAD COUNTY
RECORDED ON:
06/09/2011 02:52PM

Please Return To:

BY Scott Neate, D. C.

Lenders Title Company
2207 Fowler Avenue
Jonesboro, AR 72401

11-059230-300

FOR RECORDER'S USE ONLY

		WARRANTY DEED (CORPORATION)			
--	--	--	--	--	--

KNOW ALL MEN BY THESE PRESENTS:

That, MALCO THEATRES, INC. and HRM ENTERPRISES, INC., collectively, Grantor, both corporations organized under and by virtue of the laws of the State of Arkansas, by and through their Presidents, duly authorized by proper resolution of the Board of Directors, for and in consideration of the sum of ---TEN AND 00/100 --- DOLLARS --- (\$10.00) and other good and valuable consideration, in hand paid by EAST ARKANSAS AREA AGENCY ON AGING, INC., Grantee, the receipt and sufficiency of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the Grantee and unto its successors and assigns forever, the following described land, situated in the County of Craighead and the State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT 'A'

Subject to existing assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, of record, if any, including but not limited to the non-exclusive ingress-egress and parking rights over the hereinabove described property granted in the Warranty Deed of record in the Circuit Clerk's Office of Craighead County, AR in Deed Book 443, Page 397.

The following covenant and restriction is a part of this Deed, shall run with the land and shall bind the successors and assigns of the Grantee forevermore: The hereinabove described property and any improvements thereon may not be used for the operation of a commercial theatre or theatre exhibiting motion pictures.

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-
-
-
-

-
-
-

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

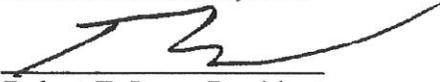
And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

IN TESTIMONY WHEREOF, the name of each Grantor is hereunto affixed by its duly authorized officer and its seal affixed this 7 day of June, 2011.

MALCO THEATRES, INC.

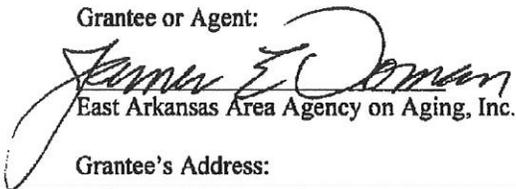
By: 
Stephen P. Lightman, President

HRM ENTERPRISES, INC.

By: 
Robert T. Levy, President

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

Grantee or Agent:


East Arkansas Area Agency on Aging, Inc.

Grantee's Address:

P.O. Box 5035
Jonesboro, AR 72403 5035

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
) SS.
COUNTY OF SHELBY)

BE IT REMEMBERED that on this 7th day of June, 2011, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Stephen P. Lightman, to me personally well known (or satisfactorily proven to be), who stated that he is the President of Malco Theatres, Inc., a corporation, and was duly authorized in his capacity to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of June, 2011.

Dianne G. Fortner
Notary Public
My Commission Expires:



STATE OF TENNESSEE MY COMM. EXP. APRIL 6, 2014
) SS.
COUNTY OF SHELBY)

BE IT REMEMBERED that on this 7th day of June, 2011, came before me, the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, Robert T. Levy, to me personally well known (or satisfactorily proven to be), who stated that he is the President of HRM Enterprises, Inc., a corporation, and was duly authorized in his capacity to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 7th day of June, 2011.

Dianne G. Fortner
Notary Public
My Commission Expires:



MY COMM. EXP. APRIL 6, 2014

EXHIBIT "A"

Part of the West Half of the Northeast Quarter of the Northeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Northeast corner of Section 29, Township 14 North, Range 4 East; thence West along the section line a distance of 660.10 feet; thence South 00 degrees 47' West a distance of 62.30 feet to the South right of way line of Highland Drive to the Northeast property corner and the point of beginning; thence South 0 degrees 47' West a distance of 958.00 feet to the Southeast property corner on the North line of Grant Avenue; thence North 89 degrees 18' 30" West along said right of way line a distance of 150.55 feet to a point; thence along a curve to the left (Rad.=1586.50, Chd.= South 88 degrees 50' 45" West 102.20 feet) a distance of 102.22 feet to a point; thence South 87 degrees 00' 00" West a distance of 82.77 feet to the Southwest property corner; thence North 0 degrees 49' East a distance of 169.86 feet to a point; thence North 89 degrees 11' West a distance of 295.00 feet to a found iron pin on the East line of Bernard Street; thence North 0 degrees 49' East along said East line a distance of 222.46 feet to a found iron pin; thence South 89 degrees 11' East a distance of 295.00 feet to a found iron pin; thence North 0 degrees 49' East a distance of 567.66 feet to a found iron pin in the South line of Highland Drive; thence North 89 degrees 33' 30" East along said South line a distance of 334.80 feet to the point of beginning, containing 8.863 acres, more or less.



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-03
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 10, 2026

REQUEST: To consider a rezoning of 2005 East Highland Drive, East of Bernard St

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-2”, downtown fringe commercial district, to “C-3” general commercial district

APPLICANT: **Kristie Lands**

LOCATION: 2005 East Highland Dr

SITE DESCRIPTION: **Total Size:** Approx. 7.37 Acre- 321,234 S.F.
Street Frontage: Approx. 334’ ft along Bernard St

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision.

Physical Characteristics of the Site: Vacant Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3
South	C-3
East	C-3
West	C-3

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 High Intensity Growth Sector.

High Intensity:

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

Typical Land Uses:

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

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

Height: 150 feet

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

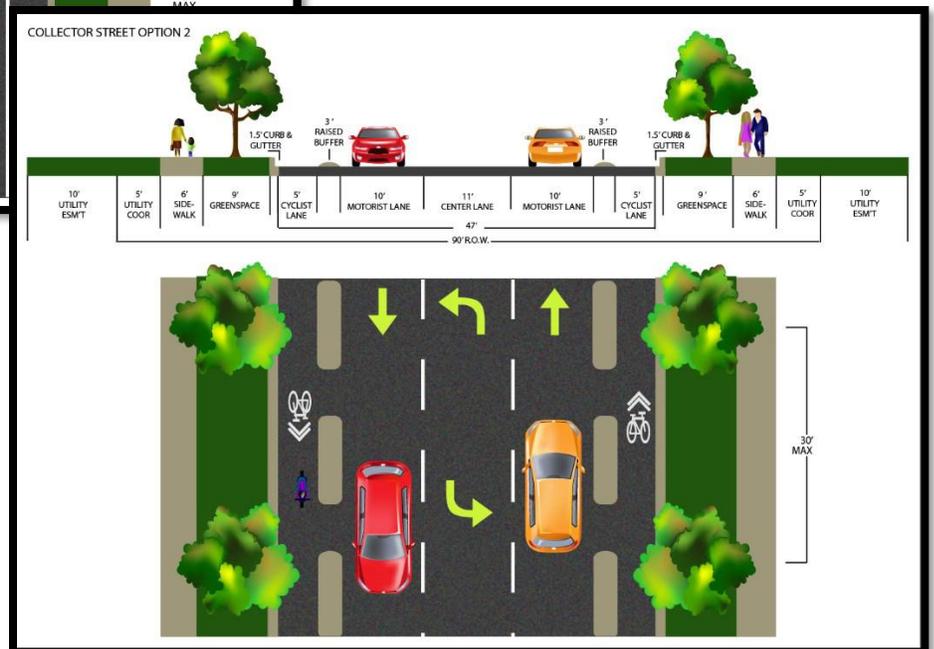
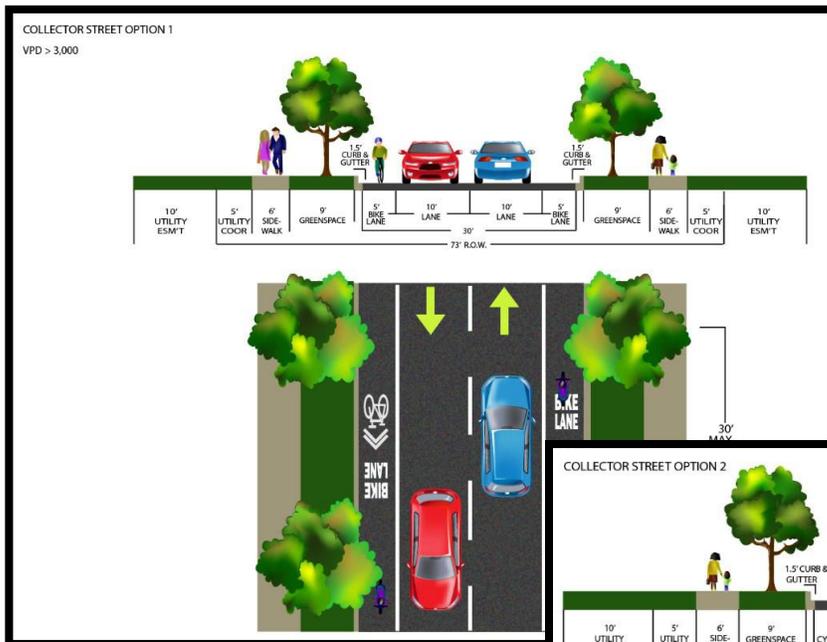
Master Street Plan/Transportation

The subject property will be served by Bernard St. The Master Street Plan classifies Bernard St as a Collector Street.

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

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

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



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 Moderate Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance 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 "C-2", downtown fringe commercial district. The applicant is applying for a rezoning to allow C-3 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:

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

Departmental/Agency Reviews:

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

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
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-26-04 ; a request to rezone property “C-2”, downtown fringe commercial 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.

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

Sample Motion:

I move that we place Case: RZ 26-04 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “C-2”, downtown fringe commercial district, to “C-3” general commercial District., will be compatible and suitable with the zoning, uses, and character of the surrounding area.