



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, June 9, 2026

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-26:051](#) Minutes from MAPC 05.26.26

Attachments: [MAPC Minutes 05.26.26](#)

4. Preliminary Subdivisions

[PP-26-06](#) Woodridge Place Subdivision Phase IV

Attachments: [02-PRELIMINARY PLAT PLN 8460](#)
[Staff Report Woodridge Place](#)

[PP-26-08](#) Skypointe Landing Phase I

Attachments: [SKYPOINTE LANDING PHS 1 PRELIM](#)
[Staff Report Skypointe](#)

5. Final Subdivisions

[PP-26-07](#) Whitetrail Crossing Subdivision Phase II

Attachments: [WHITETAIL PHS 2 FINAL](#)
[Staff Report Whitetail](#)

7. Rezonings

RZ-26-08

The Applicant David Tapp is requesting a rezoning of the property from R-1 to PD at 1004 N Caraway Rd

Attachments: [Rezoning-Application 1004 N Caraway Plat](#)
[0480 001](#)
[Staff Summary RZ 26-08](#)

RZ-26-09

The applicant NK & Sons Investments is requesting a rezoning of the property from C-3 to RM-16 at 2038 N Caraway St

Attachments: [2038 N Church Rezoning Plat](#)
[Kumar Rezoning-Certified Mail Receipts](#)
[rezoning application signed](#)
[rezoning information](#)
[Staff Summary RZ 26 09](#)

8. Staff Comments

9. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:051

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes from MAPC 05.26.26

MAPC Meeting May 5^h, 2026

1. Call to order

2. Roll Call

Present (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Mitch Johnson, Stephanie Nelson

Absent (2): Kevin Bailey, Monroe Pointer

3. Approval of minutes

MIN-26:032 MINUTES April 14th, 2026 MAPC

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

Aye (7): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Lonnie Roberts, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

4. Preliminary Subdivisions

PP-26-05 **Preliminary Subdivision: Fountain Square Park**

The applicant John Easley is requesting an approval of the Preliminary Subdivision at Fountain Square Park.

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

John Easley (Proponent): John Easley with Associated Engineering on behalf of Northeast Arkansas Area on Agency. We're asking for preliminary approval on the Fountain Square Park. The old Malco Theater Park and the old Fountain Square Park, seven lots with new right-of-way, we submitted the plans, the subdivision plans, the water and sewer plans. We've also had a traffic study done. We've met with Engineering last week. The recommendation was a traffic light and re-alignment of the intersection. We've talked. That's out of the city's budget and sure, out of the

East Arkansas budget. So, we've talked about solutions and alternatives. East Arkansas is going to put in a designated right turn lane. On the south side of Highland Dr and Bernard Street. We all know it's a bad intersection but just not much we can do with it.

Lonnie Roberts: Anik, do you have staff comments?

Anik Goula (Senior Planner): Yes, sir. The site meets all the requirements for preliminary subdivision approval, and the preliminary plan complex with the purposes, standards, and criteria for subdivision design and site protection, setbacks and minimum square footage requirements are properly depicted by the applicant as required.

Lonnie Roberts: Commissioners have any questions for the city staff or applicant?

Jeff Steiling (Commission): I have a question, is one of these existing buildings on these properties already or is it not on one of these properties?

John Easley: They've torn down all the buildings.

Jeff Steiling: There's one on the south end that's still there.

John Easley: The one that's on the south and the old Fountain Square? That's the East Arkansas Office. The new office will be in the southeast corner, lot 7 down on Grant Street.

Lonnie Roberts: But does it sit on one of these lots right now?

John Easley: Right now, they're building on, The property's been re-platted into one lot or a minor plat for one lot. At the southeast corner is where the new office is going. As part of this process, we'll dedicate a lot to them through the record plat. That answer your question?

Jeff Steiling: What I'm trying to figure out is where this actually sits on that lot over there and I was referencing the existing building that still remains.

Unable to Transcribe

Lonnie Roberts: Are they going to tear down the building that's still there?

John Easley: Once the new office is complete, they will.

Lonnie Roberts: Right. Any other questions?

Dennis Zolper (Commission): Zolper, make a motion to approve the preliminary plat as submitted.

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

Jim Little (Commission): Little, second.

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 (6): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Mitch Johnson, Stephanie Nelson

Nay (0)

Absent (2): Kevin Bailey, Monroe Pointer

6. Conditional Use

7. Rezonings

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.



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Text File

File Number: PP-26-06

Agenda Date:

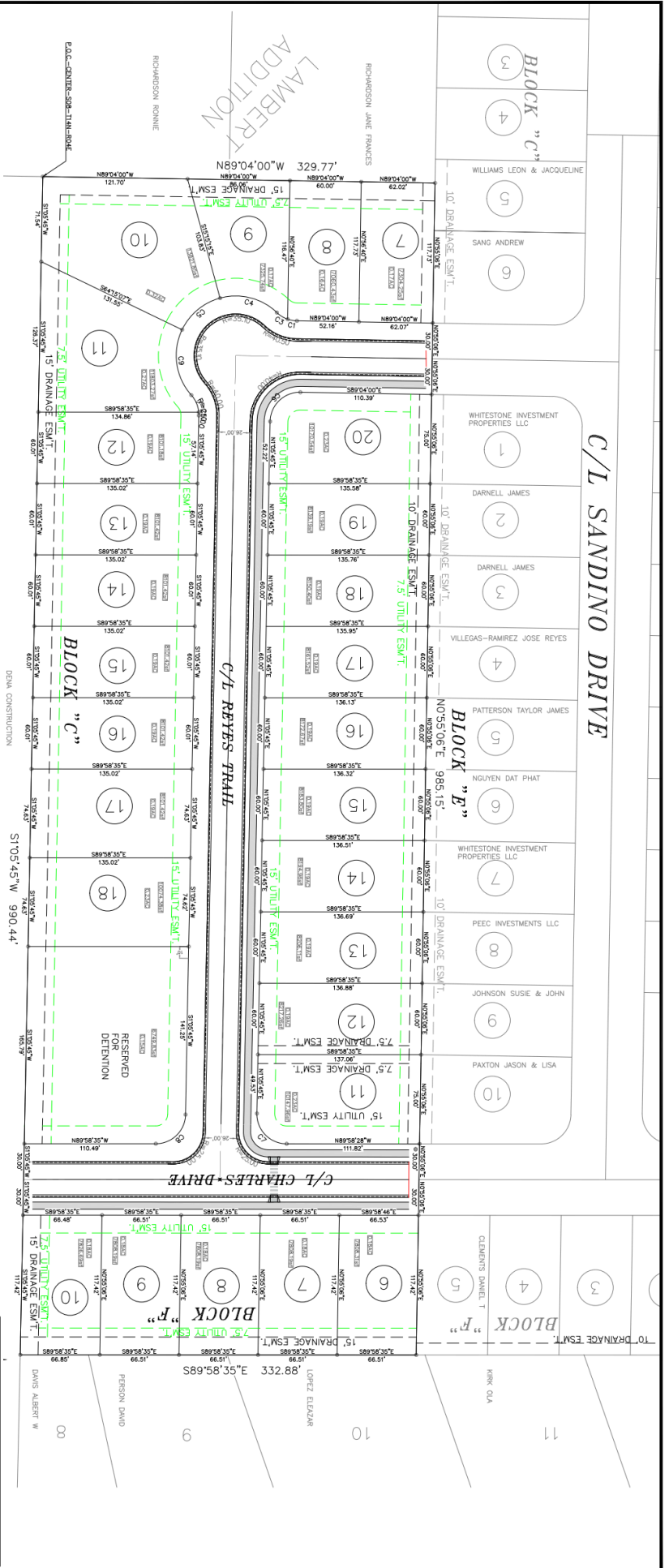
Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Woodridge Place Subdivison Phase IV



Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	7.97	25.00	18.27	N79° 55' 47"W	7.94	
C2	10.72	25.00	24.56	N58° 30' 47"W	10.63	
C3	51.51	50.00	59.02	N75° 44' 37"W	49.28	
C4	42.78	50.00	49.00	S50° 14' 49"W	41.47	
C5	39.20	25.00	89.84	N46° 00' 53"E	35.31	
C6	38.74	25.00	91.07	N44° 26' 25"W	35.68	
C7	38.80	25.00	88.53	S46° 33' 35"W	35.02	
C8	58.89	50.00	67.49	S77° 59' 41"E	55.55	
C9	15.82	25.00	36.25	S23° 38' 40"E	15.56	

NOTES:

1. PROPERTY OWNER: ISAS INVESTMENTS, LLC.
2. THE SUBJECT PROPERTY LIES WITHIN THE JONESBORO SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE 2013 FLOOD HAZARD ZONE MAP, AS SHOWN ON FEMA FLOOD INSURANCE MAP - PANEL NO. 0503102560, EFFECTIVE DATE: 9/26/2024.
3. MAX GFE: 905.2'
4. ZONING INFORMATION - RESIDENTIAL R-3.
5. SUBJECT TO BILL OF ASSURANCE RECORDED IN DEED RECORD 565 PAGE 432 AT JONESBORO, ARKANSAS.
6. TOTAL ACRES: 7.31 ACRES.
7. 20' BUILDING SETBACK FRONT AND REAR.
8. 7.5' SIDE YARD BUILDING SETBACK.
9. BASIS OF BEARINGS ON THIS PLAN ARE STATE PLANE GRID BEARINGS AS PER LOCAL POSITIONING OBSERVATION TO THE CITY OF JONESBORO, ARKANSAS CONTROL DATUM.
10. THIS IS A REQUIREMENT BY ORDINANCE TO PREPARED SUBDIVISION PLATS IN THE CITY OF JONESBORO, ARKANSAS.
11. BEARING WILL NOT MATCH EXISTING ASSUMED BEARING ON PREVIOUS SUBDIVISION PLATS AND EXISTING SURVEYS OF AREA, HOWEVER WILL MATCH EXISTING STAKED LINES IN THE FIELD.

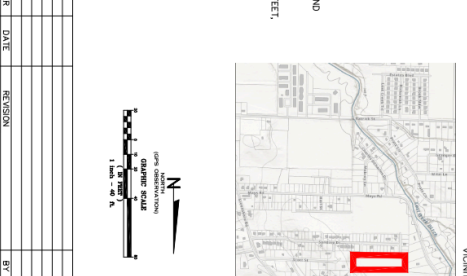
REFERENCE DOCUMENTS:

1. ABSTRACT AND DESCRIPTION OF PROPERTY, PROVIDED BY CLIENT.
2. 2005 SURVEY OF PROPERTY AS SHOWN ON PLAT BY CARLOS G WOOD AND ASSOCIATES.
3. PRELIMINARY PLAT OF HOORIDGE PHASE IV BY CARLOS G WOOD OF WOOD AND ASSOCIATES.

DESCRIPTION:

A PART OF THE WEST HALF OF THE SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, GARFIELD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 8, THENCE N69°00'00" W 103.37', THENCE N09°00'00" W 88.51', THENCE S89°53'32" E 33.88', THENCE S07°05'45" W 99.44', THE POINT OF BEGINNING, HAVING AN AREA OF 37256.82 SQUARE FEET, 7.31 ACRES MORE OR LESS AND BEING SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.



PRELIMINARY PLAT

RESIDENTIAL SUBDIVISION PLAN

WOODRIDGE PLACE SUBDIVISION PHASE IV

JONESBORO, ARKANSAS

DRAWN BY: DW	CHECKED BY: CWM
SCALE: 1"=40'	DATE: 05MAY2026
CAD FILE: WOODRIDGE PHASE IV.DWG	
DWG REF: 508-114-R04	
JOB NO. 21107532	SHEET 02/12
FOLDER: PROJ05121	

MCAISTER ENGINEERING PLLC
CIVIL ENGINEERING AND LAND SURVEYING
1000 W. WOODRIDGE PLACE
JONESBORO, AR 72401
870-931-1420

CLARENCE W. MCAISTER, PE, PS



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Preliminary Subdivision: Woodridge Place Subdivision Phase IV

For consideration by Metropolitan Planning Commission on June 9, 2026

Applicant: McAlister Engineering
Engineer: McAlister Engineering
Surveyor: McAlister Engineering

Property Location: A Part of the west half of the section 8, Township 14 North, Range 4 East

Proposed Lots: 27

Zoning:

District: R-3, Single Family Residential District
Required Min. R-3- 14,520 Sq ft Lot Size: 7.51 acres
Proposed Min. Lot Size: 0.15 acres
Proposed Max. Lot Size: 0.27 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Reyes Tr

Other Departmental Reviews: Pending

Findings:

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

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-3 Single Family Residential District



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Text File

File Number: PP-26-08

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Skypointe Landing Phase I

Preliminary Subdivision: Skypointe Landing Phase 1

For consideration by Metropolitan Planning Commission on June 9, 2026

Applicant: Mark Morris Engineering
Engineer: Mark Morris Engineering
Surveyor: H&S Hime Professional Surveying Services

Property Location: A part of the Northeast Quarter of the Southwest Quarter and a part of the Northwest Quarter of the Southwest Quarter

Proposed Lots: 20

Zoning:

District: R-1, Single Family Residential District
Required Min. R-1- 43,560 Sq ft Lot Size: 6.33 acres
Proposed Min. Lot Size: 0.19 acres
Proposed Max. Lot Size: 0.41 acres

Special Conditions: N/A
Water/Sanitary Sewerage: Public
Sidewalks: Required
Public Streets: Skypointe Dr, Brookshire Dr

Other Departmental Reviews: Pending

Findings:

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

The preliminary plan complies with the purposes, standards and criteria for subdivision design and site protection. Setbacks and minimum square footage requirements are properly depicted and satisfied by the applicant as required in the R-1 Single Family Residential District



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Text File

File Number: PP-26-07

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Whitetrail Crossing Subdivision Phase II

Final Subdivision: Whitetail Crossing Subdivision Phase II

For consideration by Metropolitan Planning Commission on June 9, 2026

Applicant: Mark Morris

Engineer: Mark Morris

Surveyor: H & S Hime Professional Surveying Services

Property Location: A Part of the Southeast Quarter of the northeast quarter of section 10, Township 13 north, Range 3 East.

Proposed Lots: 85

Zoning:

District: RS-8, Single Family Residential District

Required Min. RS-8- 5445 Sq ft Lot Size: 18.55 acres

Proposed Min. Lot Size: 0.11 acres

Proposed Max. Lot Size: 0.21 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Milo CT, Crockett Dr, Young Dr, Jordan St

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



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File Number: RZ-26-08

Agenda Date:

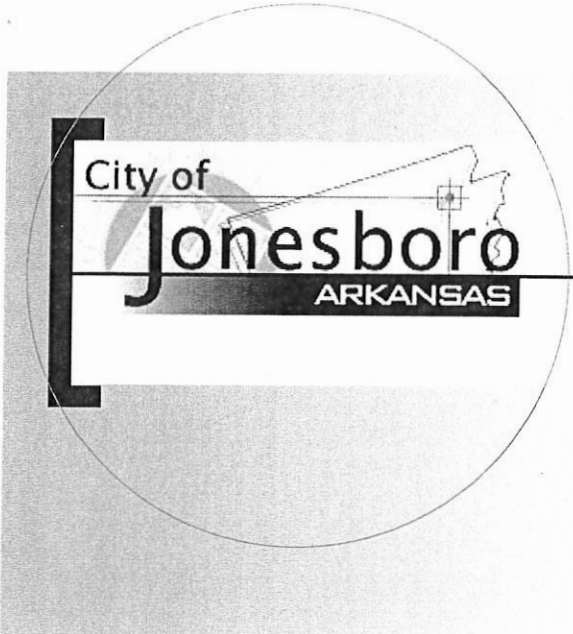
Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

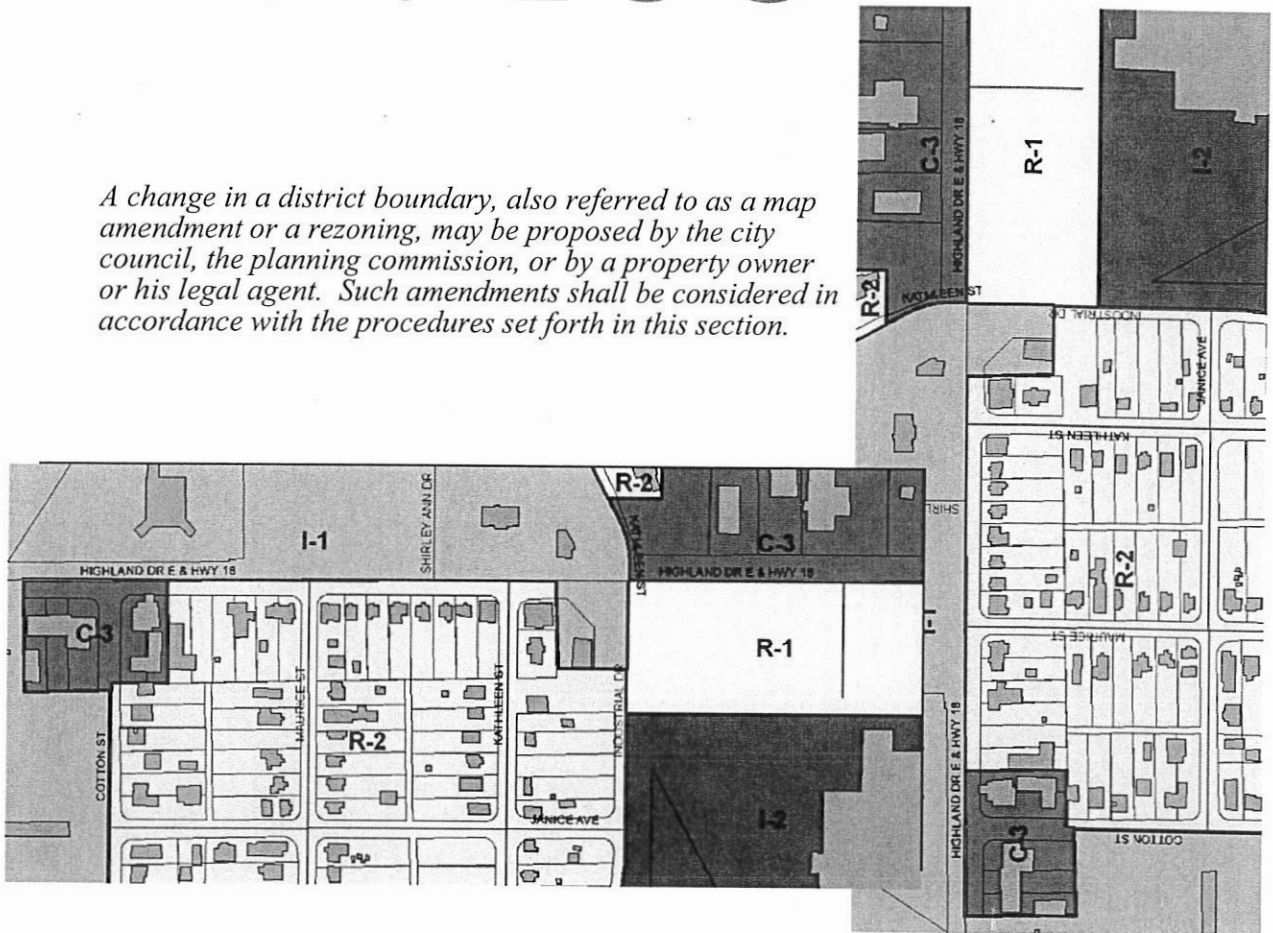
File Type: Rezoning

The Applicant David Tapp is requesting a rezoning of the property from R-1 to PD at 1004 N Caraway Rd



REZONING PROCESS

A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.



Amendments & Rezoning

14.44.05 Amendments. Two (2) types of amendments to this zoning ordinance are recognized; one being a revision in the textual provisions of the ordinance, and the other being a change of boundary in a zoning district.

(a) Amendment to Text. Amendments to the text may be initiated by the planning commission, the city council, or by the mayor. Proposed amendments shall be processed in accordance with the procedures set forth in this section.

(1) Notice. The City Planner shall be responsible for scheduling a public hearing before the planning commission. He shall prepare the content of a public notice, and ensure that the notice is published in a newspaper of general circulation with the city at least fifteen (15) days before the public hearing.

(2) Hearing and Recommendation by the Planning Commission. The planning commission shall conduct a public hearing on the proposed amendment, hearing both the proponents and opponents, if any. Following the public hearing, the commission shall determine its recommendation(s) regarding the proposed amendment, and make such known to the city council.

(3) Action by the City Council. After receiving the recommendation of the planning commission, the city council may approve the amendment as submitted; may approved a revised version they deem appropriate; refer it back to the planning commission for further study and consideration; table it; or deny it. If the city council action does not take place with six (6) months after the planning commissions public hearing, the amendment process must begin anew.

(b) Change in District Boundary. A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.

(1) Application Submittal. A complete application for change in district boundary or map amendment, hereafter referred to as a rezoning, shall be submitted to the city planner in a form established by him, along with the non-refundable processing fee (see attached fee schedule). Applications shall be filed by the 17th of the month in order to be placed on the planning commission agenda for the subsequent months meeting, which is held on the second Tuesday thereof. No application shall be processed until the city planner determines that the application is complete and the required fee has been paid.

(2) Notice. Promptly upon determining that the application if complete, the city planner shall schedule a public hearing date before the planning commission, notify the applicant of the hearing date, and provide at least



fifteen (15) days notice of the hearing in a newspaper of general circulation in the city. The notice shall indicate the time and place of the public hearing; give the general location and description of the property, such as the street address and acreage involved; describe the nature, scope and purpose of the application; and indicate where additional information about the application can be obtained.

The applicant shall (1) post notice on weatherproof signs provided by the City; (2) place the signs on the property that is the subject of the application at least ten (10) days before the public hearing; and (3) ensure that the signs remain continuously posted until a final decision is made by the city council. At least one (1) sign shall be posted by the applicant for each one hundred and fifty feet (150') of street frontage, up to a maximum of five (5) signs. Signs shall be placed along each abutting street in a manner that makes them clearly visible to neighboring residents, and passers-by. There shall be a minimum of one (1) sign along each abutting street.

(3) Hearing and Recommendation by the Planning Commission. The planning commission shall hold a public hearing on the proposed rezoning. At the conclusion of the hearing, and after deliberation, the commission shall recommend approval as submitted; may recommend approval of less area and/or of a lesser intense, but like classification than what was applied for; table with cause, not to exceed one time for consideration at the next meeting; or deny the application, and submit an accurate written summary of the proceedings to the city council.

(4) Hearing and Action by the City Council. After the planning commission recommends approval of an application, the applicant shall be responsible for preparing the appropriate ordinance and requesting that the City Clerk place it on the city council's agenda. Agenda item requests and all documentation shall be submitted in a form established by the City Clerk, and be accompanied by a publication fee prescribed by law.

If the planning commission does not recommend approval of an application, the city council may consider the matter after an appeal is filed by the property owner with the City Clerk, and a special public hearing is set and subsequently held. Applicant responsibility with regard filing documents with the City Clerk and paying said fee as described above is also applicable.

In considering an application for approval, whether on appeal or not, the city council may reduce the amount of land area included in the application, but not increase it; and may change the requested classification in whole or in part, to a less intense zoning district classification than was indicated in the planning commissions required public notice.

(5) Approval Criteria. The criteria for approval of a rezoning are set out in this section. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:



- (a) Consistency of the proposal with the Comprehensive Plan.
- (b) Consistency of the proposal with the purpose of this ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (f) Length of time the subject property has remained vacant as zone, as well as its zoning at the time of purchase by the applicant; and
- (g) 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.

(6) Successive Applications. In the event that the city council denies an application for a rezoning, a similar application shall not be considered by the planning commission for six (6) months from the date of the denial by the city council, unless the planning commission, upon recommendation by the city planner, determines that there is a significant change in the size or scope of the project, or that conditions have changed in the area affected by the proposed rezoning.

14.44.06 Fees. Before any action shall be taken as provided in this ordinance, the applicant shall submit a fee with the application in accordance with the schedule below. Under no condition shall said sum or any part thereof be refunded for failure of said action to be approved by the city. See the attached and most current fee schedule in the appendix section.





Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

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

LOCATION:

Site Address: 01-144093-0030

Side of Street: _____ between _____ and _____

Quarter: _____ Section: 09 Township: 14 Range: 04

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

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: _____

Size of site (square feet and acres): 752,353 / 17.27 acres Street frontage (feet): 133.13 / 44.86

Existing Use of the Site: Raw land

Character and adequacy of adjoining streets: 2 lane street

Does public water serve the site? Yes

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Septic

Use of adjoining properties:

North Approximately 12 acres of undeveloped land

South Approximately 8.5 acres of undeveloped land with one single house

East Approximately 15 acres of undeveloped land

West A few single family homes with land

Physical characteristics of the site: Wooded raw land

Characteristics of the neighborhood: A few family homes but mainly a lot of undeveloped land

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: J. King LLC

Address: 2806 Martinbrook Drive

City, State: Jonesboro, AR ZIP 72401
AR

Telephone: _____

Facsimile: N/A

Signature: _____

Applicant:

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

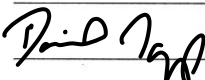
Name: David Tapp

Address: 1000 SWN Drive Suite 101

City, State: Conway, AR ZIP 72032

Telephone: 501-450-0449

Facsimile: N/A

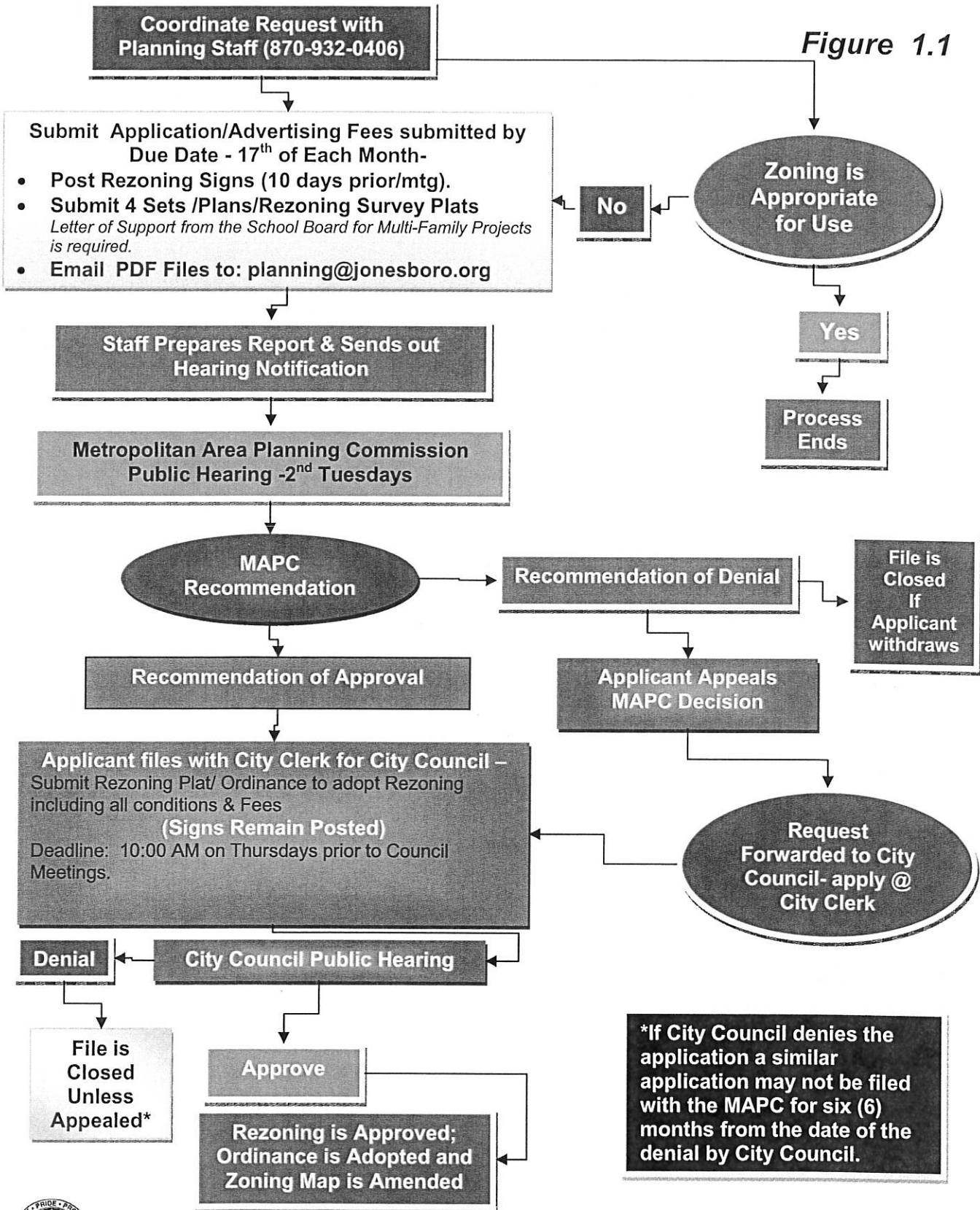
Signature: 

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

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Rezoning Process

Figure 1.1



Planning

Single Family Residential Approvals - Planning Review

New Single Family Dwelling (per structure)	\$50
New Multiple Family Dwellings (per plan submittal)	\$100
Additions to Residential Dwellings (increase in footprint)	\$25
Detached Buildings & Other Accessory or Temporary Structure	\$25
Alterations or Repairs of Residential Dwelling	\$25
Swimming pools (above or below ground)	\$25
Walls, fences, decks, antenna towers & satellite dishes	\$50
Multi-family Additions	\$50
Multi-family Accessory Structures	\$50
Multi-family Dwellings 5 units and above	\$500

Commercial Building Permits - Planning Review

0 sq ft to 10,000 sq ft Commercial Building Area	\$500
10,001 sq ft or more Commercial Building Area	\$1,000
Interior alterations/repairs of commercial or industrial structures	\$250
Awnings and Canopies	\$250
Accessory buildings, walls, fences, decks	\$250
Cellular towers/antenna & satellite (new)	\$100
Cellular towers/antenna & satellite (existing)	\$100
Parking Lots	\$100
Landfill and Extractions (land use only)	\$1,000
Gravel Mining	\$1,000
Change of Use Certificate	\$100
Commercial Storage Tanks	\$250
Temporary Tents, Trailers & Structures	\$250

Rezoning Fees

Base Fee +	\$500
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Special District Applications

Village Residential Overlay	\$500
JMA-O Jonesboro Municipal Airport Overlay District	\$500
Planned Development District	\$500
Fee per stage (Preliminary, Final, Modifications)	\$500

Board of Zoning Appeals Fees

Residential Appeal - Compatible Non-Conforming Use (BZA)	\$200
Commercial Appeal - Compatible Non-Conforming Use (BZA)	\$400
Conditional Use (MAPC)	\$400

Subdivision Fees

Minor Plats & Replats (Administrative Approvals)	
Base Fee	\$400

Reviews requiring MAPC Approval

Subdivisions 0 to 20 acres	
Base Fee	\$500
Per Lot Fee	\$4

Subdivisions Over 20 to 40 acres	\$1,000
Subdivisions Over 40 acres	\$1,500

On/Off Premise Sign Permits

Bill Board Base Fee	\$1,000
Construction Base Fee	\$100
Ground Sign New Base Fee	\$100
Wall & Awning Signs Base Fee	\$100
Pole Sign Base Fee	\$100
Marquee Sign Base Fee	\$100
Monument Sign Base Fee	\$100
Promotional Event Signs Base Fee	\$100
Banners	\$50

Mapping Services

Zoning Research Letter	\$500
Zoning Letter (simple)	\$50

Additional Fees Not being Charged

Multi-Family Dwelling Review (3rd submittal)	\$1,000
Commercial/Industrial Review (3rd submittal)	\$1,000

INSPECTIONS & PLANNING

FEES

THE CITY OF
JONESBORO



INSPECTIONS
300 S. Church St.
Jonesboro, AR 72401
870-933-4602

PLANNING
300 S. Church St.
Jonesboro, AR 72401
870-932-0406

www.jonesboro.org

Planning: RES-17 091
Inspections: RES-17 092

Inspections

Swimming Pool Elec Bond	\$50	RElectrical Reconnect	\$50	Commercial Sewer Connection & Street Cut	\$100
Street Cut Permit	\$40	Plumbing Chargeout	\$40	Commercial Plumbing	07 sq ft
Storm Shelter	\$50	Multi-family Building Permit	Project Cost	Commercial HVACR	07 sq ft
Residential Water Meter Permit	\$40	Multi Family Plumbing	06 sq ft	Commercial Gas Test	\$50
Residential Swimming Pool	Project Cost	Multi Family HVAC	06 sq ft	Commercial Electric - Site Trailer	\$100
Residential Storage	Project Cost	Multi Family Electric	06 sq ft	Commercial Electric Reconnect	\$55
Residential Sprinkler Permit	\$60	Mobile Vending Permit	\$40	Commercial Electric Alteration	\$55
Residential Single Family	Project Cost	HVAC C/O VentAHood	\$40 C/a \$55 C/O & Duct	Commercial Electric	07 sq ft
Residential Sewer Stubout Permit	\$40	Grading Permit	Engineering Fee	Commercial Building Permit	Project Cost
Residential Sewer Permit	\$40	Fire Sprinkler Permit	\$50 - Fire Dept.	Commercial Alterations	Project Cost
Residential Sewer Connection & Street Cut	\$80	Fire Alarm	\$50 - Fire Dept.	Commercial Additions	Project Cost
Reinspection Fee	R - \$40 C - \$100	Fence Permit	Planning Fee	Commercial Additions	Project Cost
Residential Plumbing	05 sq ft	Existing Structure CO	\$50	Canopy Permit	\$50
Residential HVAC	05 sq ft	Driveway Permit	Engineering Fee	Backflow Permit	C - \$50 R - \$40
Residential Gas Test	\$40	Demolition Permit	R - \$100 C - \$250	Temp Pole	\$55
Residential Electrical	05 sq ft	Communication Tower	Project Cost	Low Voltage	R - \$50 C - \$100
Residential Electric Alteration	\$50	Commercial Water Meter Permit	\$50	Temp Co	R - \$50 C - \$500
Residential Building - Duplex	Project Cost	Commercial Temp Power	\$55	Foundation & Footing	040,000 sq ft \$50 10,001+ sq ft \$1,000
Residential Alterations	\$100 min.	Commercial Storage	Project Cost	Tent Permit	\$50
Residential Additions	Project Cost	Commercial Sprinkler Permit	\$85	Moving Permit	\$50
Re-Roofing Permit	R - \$100 C - Project Cost	Commercial Signs	Project Cost	HVAC Duct Only	\$40
		Commercial Sewer/Stubout	\$50		

ENGINEERING & STREET DEPARTMENTS

Engineering Fees

Street Fees

FEES

Driveway Permit (per driveway).....	\$50	Street Plate - 1st plate delivered (up to 60 days)	\$45
<i>(includes one form inspection & one final inspection)</i>		<i>(includes one form inspection & one final inspection)</i>	
Driveway Re-Inspection Fee	\$30	Each additional street plate delivered (up to 60 days).....	\$15
Lane/Traffic Closure Permit:		Street Repair	\$200
One Traffic Lane Closure Permit	\$25	Base Asphalt	\$30
Street Closure (Collector)	\$100	Barricades (contractors - street cuts and repairs)	\$75/ea
Street Closure (Arterial)	\$200	Barricades (block parties, etc.)	\$10/ea
Floodplain Development Permit	\$100 per acre (\$25 min.)	Cones	\$5/ea
Drainage Alteration/Modification Permit	\$25	Replacement of Regulatory Sign & Post - accidents, etc.	\$150
<i>(plus \$0.10 per linear ft. of drainage system modification/alteration)</i>		Replacement of Street Identifier Sign & Post - accidents, etc.	\$150
Grading Permit	\$100 per acre (\$50 minimum)	New Regulatory Sign & Post for Subdivisions	\$150
Stormwater Management Plan Permit:		New Street Identifier Sign & Post for Subdivisions	\$250
for subdivision	\$1,000 minimum	Replacement for Damaged Sign Post - accidents, etc.	\$50
<i>additional lots over 10</i>	\$100 per lot		
for commercial site	\$350 minimum		
<i>additional acres over 3.5 acres</i>	\$100 per acre		
Stormwater Appeal Fee	\$200		
Encroachment Permit	\$50		
Residential Site Permit	\$25		



www.jonesboro.org

Engineering Dept: RES-17 089
Street Dept: RES-17 088

Rezoning Checklist

-Application

-Neighbor notifications sent via certified mail (copy of receipt required)

-Rezoning plat

-Rezoning signs every 150' of street front property, include photos of sign placement (\$200 deposit per sign)



Legislation Text

File #: ORD-20:021, **Version:** 1

AN ORDINANCE TO AMEND SECTION 117.35 REGARDING THE REFUND OF REZONING SIGN DEPOSITS

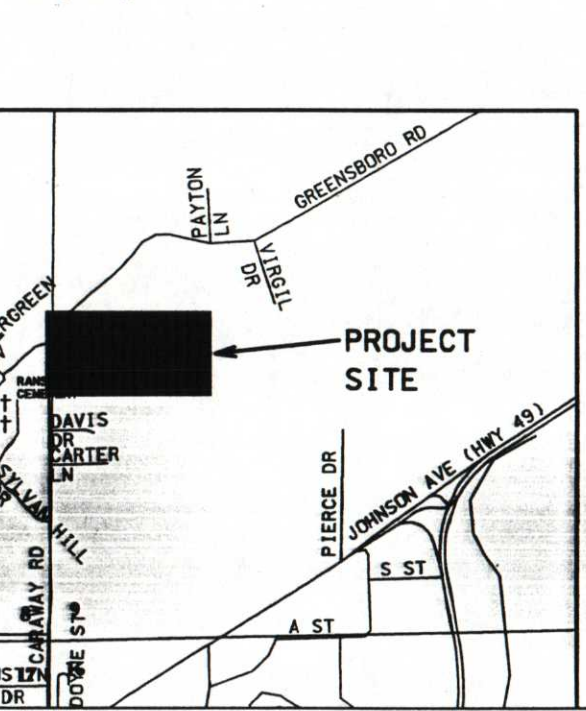
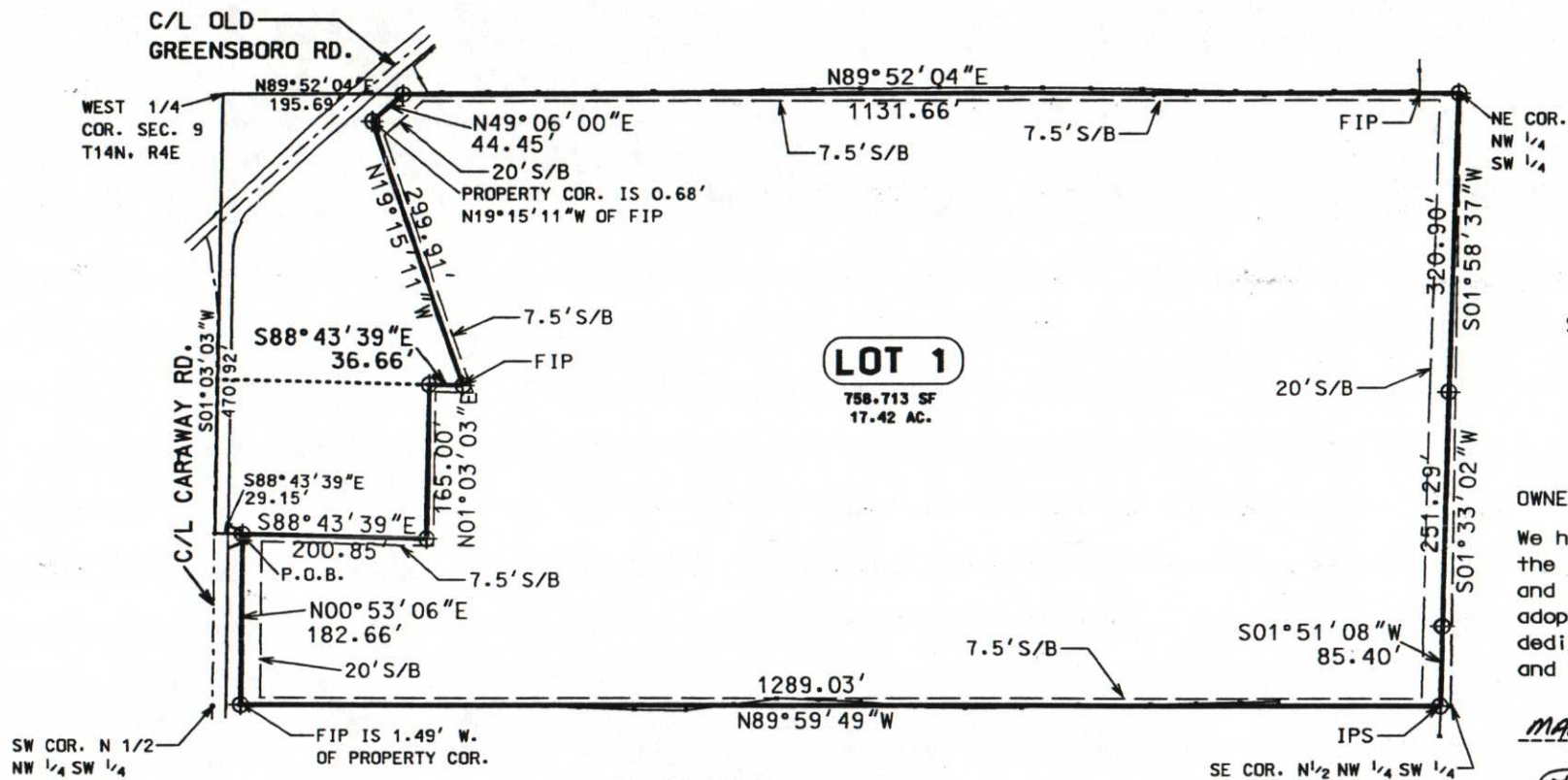
WHEREAS, Section 117.35 of the Code of the City of Jonesboro, Arkansas, as revised by Ordinance 09:087, indicates that the fee for a rezoning sign is \$200 per sign, and that a refund is granted if returned no later than 60 days after final Council action; and,

WHEREAS, there is a need to expedite the return of such signs.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO THAT:

Section 117.35 be amended to provide that a rezoning sign must be returned to the City Planning Department Office no later than seven days after final Council action in order to receive the refund.

PASSED AND APPROVED THIS 21ST DAY OF JULY 2020.

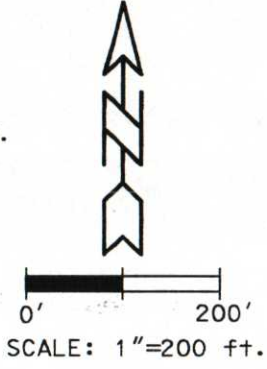


LEGAL DESCRIPTION:

A part of the North Half of the Northwest Quarter of the Southwest Quarter (N 1/2, NW 1/4, SW 1/4) of Section 9, Township 14 North, Range 4 East, Craighead Co., Arkansas to wit:

From the Northwest corner of the Southwest Quarter of said Section 9, run S 01°03'03" W along the West line of Section 9, a distance of 470.92 ft. to a point; thence leaving said section line, run S 88°43'39" E, a distance of 29.15 ft. to the POINT OF BEGINNING; thence continue S88°43'39" E, a distance of 200.85 ft. to a point; thence N 01°03'03" E a distance of 165.00 ft. to a point; thence S 88°43'39" E a distance of 36.66 ft. to a point; thence N 19°15'11" W, a distance of 299.91 ft. to the Southerly right of way line of Old Greensboro Road; thence N 49°06'00" E along said Southerly right of way line, a distance of 44.45 ft. to a point on the North line of the NW 1/4, SW 1/4; thence along said North line of the NW 1/4, SW 1/4, N 89°52'04" E, a distance of 1131.66 ft. to a point; thence following a fence line S 01°58'37" W a distance of 320.90 ft. to a point; thence continuing along said fence, S 01°33'02" W, a distance of 251.29 ft. to a point; thence continuing along said fence, S 01°51'08" W, a distance of 85.40 ft. to a point on the South line of the N 1/2, NW 1/4, SW 1/4; thence along said South line, N 89°59'49" W a distance of 1289.03 ft. to a point on the East right of way line of Caraway Road; thence N 00°53'06" E a distance of 182.66 ft. to the POINT OF BEGINNING, containing 17.42 acres.

FLOOD PLAIN: THIS TRACT DOES NOT LIE IN 100 YR. FLOOD PLAIN PER F.I.R.M. OF CRAIGHEAD CO., ARK. & INCORP. AREAS COMMUNITY PANEL NO. 05031C0044 C DATED 09-27-91.



CERTIFICATE OF SURVEY:

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on the Plat of Survey hereon. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established: Encroachments, if any, as disclosed by Survey, are shown hereon.

By: George M. Hamman 07/17/03
 George M. Hamman SIGNATURE
 R.L.S. PROFESSIONAL LAND SURVEYOR
 REGISTERED STATE OF ARKANSAS NO. 1273
 GEORGE M. HAMMAN

OWNER'S CERTIFICATION:

We hereby certify that we are the owners of the property shown and described hereon, that we adopt the plan of subdivision and dedicate perpetual use of all streets and easements as noted.

MAGGIE L. LAMBERTH ESTATE
Dina Hedger
Warren Lambert

THE RIDGE AT JONESBORO MINOR PLAT

HNE ENGINEERS - SURVEYORS
 HAMMAN NEWELL ENGINEERING
 2311 E. NETTLETON AVE.
 JONESBORO, AR 72401
 (870) 932-7880

MINOR PLAT FOR ARBY SMITH JONESBORO, ARKANSAS

JOB NO. **103101** DATE **07-15-03**

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 ONLY COPIES WITH VIOLET COLORED SIGNATURE ARE VALID HNE COPIES

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City, State, ZIP+4®
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City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-08
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on June 9, 2026

REQUEST: To consider a rezoning of 1004 N Caraway Rd (Parcel #01-144093-0030)

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family moderate intensity district, to PD Planned Development

APPLICANT: **David Tapp**

LOCATION: 1004 N Caraway Rd

SITE

DESCRIPTION: **Total Size:** Approx. 17.27 Acre- 752,353 S.F.
Street Frontage: Approx. 133.13 ft Caraway Rd and 44.86 ft along Greensboro Rd

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

SURROUNDING CONDITIONS:

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

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

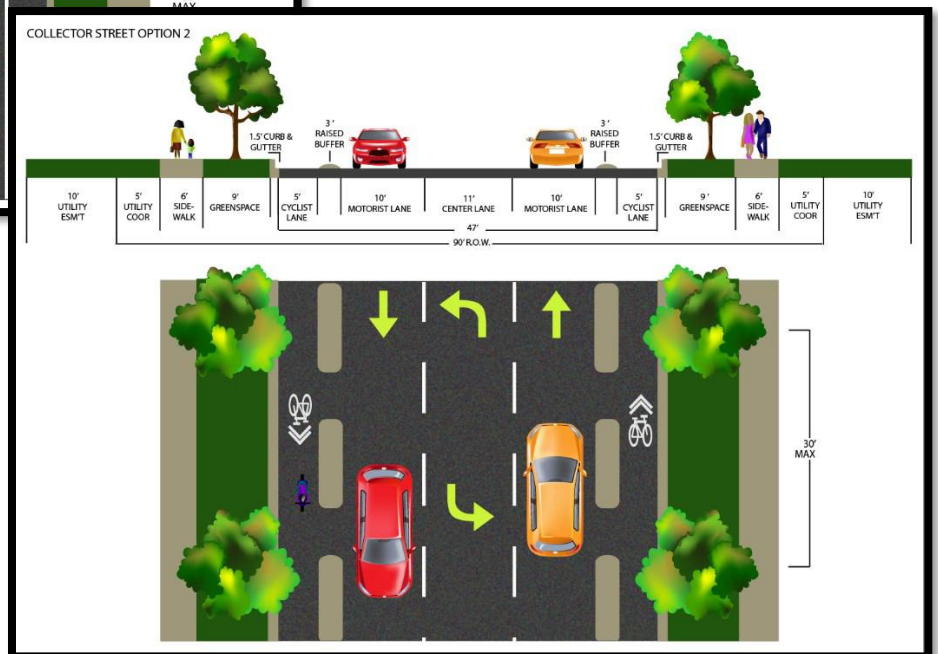
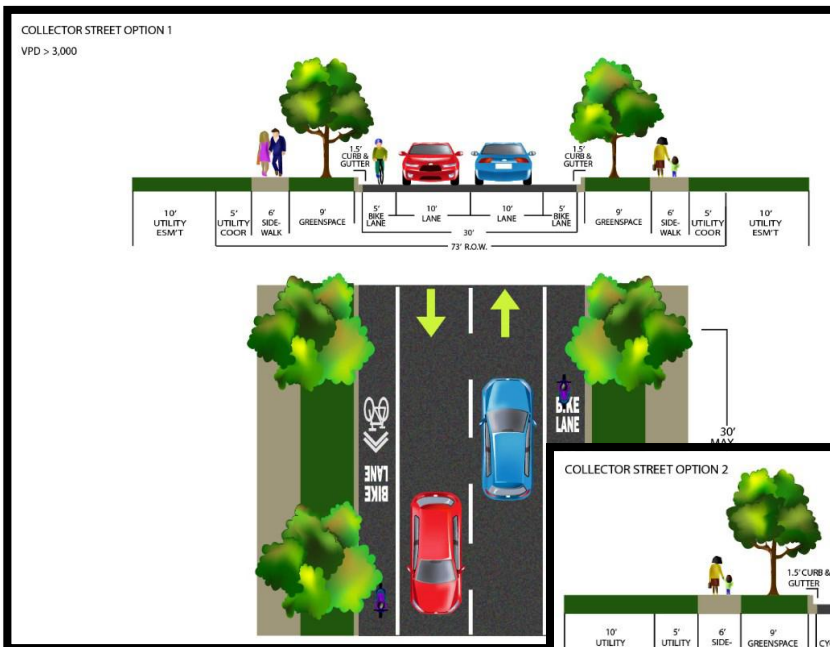
Master Street Plan/Transportation

The subject property will be served by N Caraway Rd and Greensboro Rd. The Master Street Plan classifies N Caraway Rd and Greensboro Rd 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 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 PD Planned Development

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 PD as follows:

It is the intent of this division to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such developments, while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan for development of the city. The PD provisions herein established, are intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open space than would otherwise be possible through the strict application of other district regulations and to produce:

- (1) A maximum choice in the type of environment and living units available to the public;
- (2) Open space and recreation areas, active and passive;
- (3) A pattern of development which preserves natural features, prevents soil erosion, and protects water quality;
- (4) A creative approach to the use of land and related physical development;
- (5) An efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs; and
- (6) An environment of stable character

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-26-08 ; a request to rezone property “R-1”, single family High intensity district, to “PD” Planned Development 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 26-08 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 “PD” Planned Development, 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-26-09

Agenda Date:

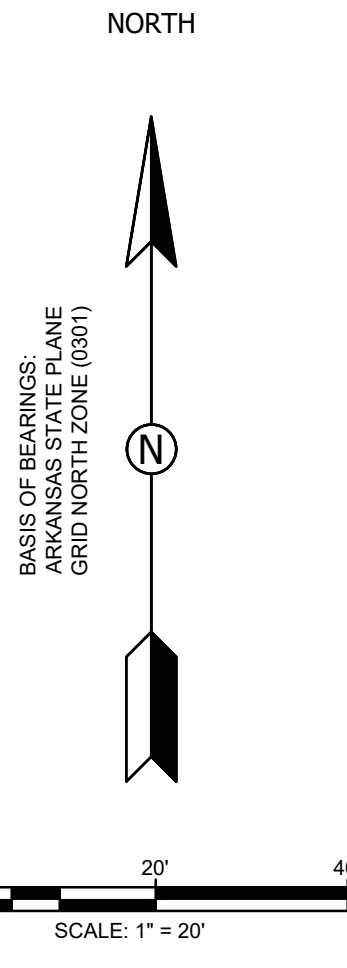
Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

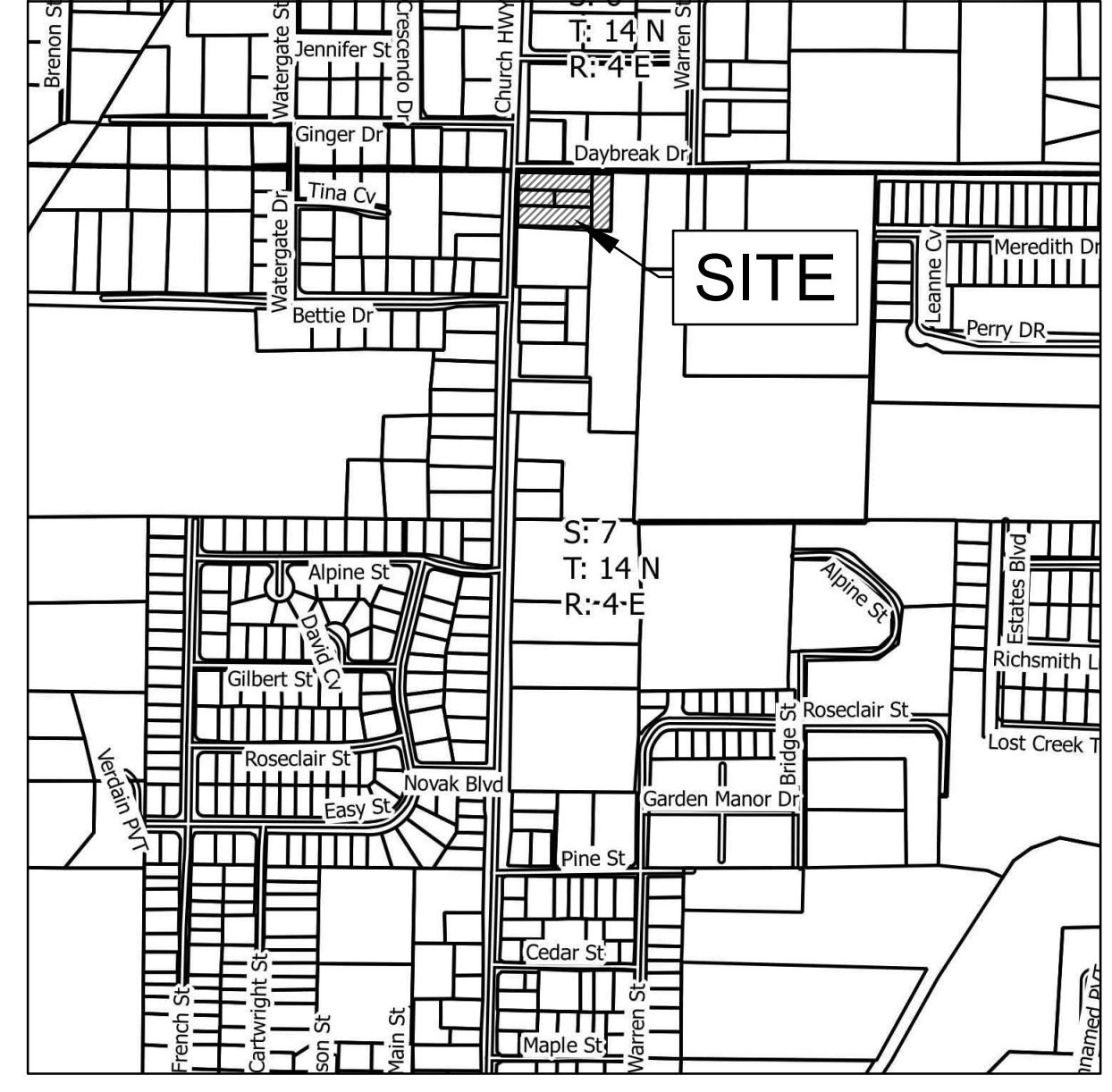
File Type: Rezoning

The applicant NK & Sons Investments is requesting a rezoning of the property from C-3 to RM-16 at 2038 N Caraway St



SURVEYOR'S NOTES:

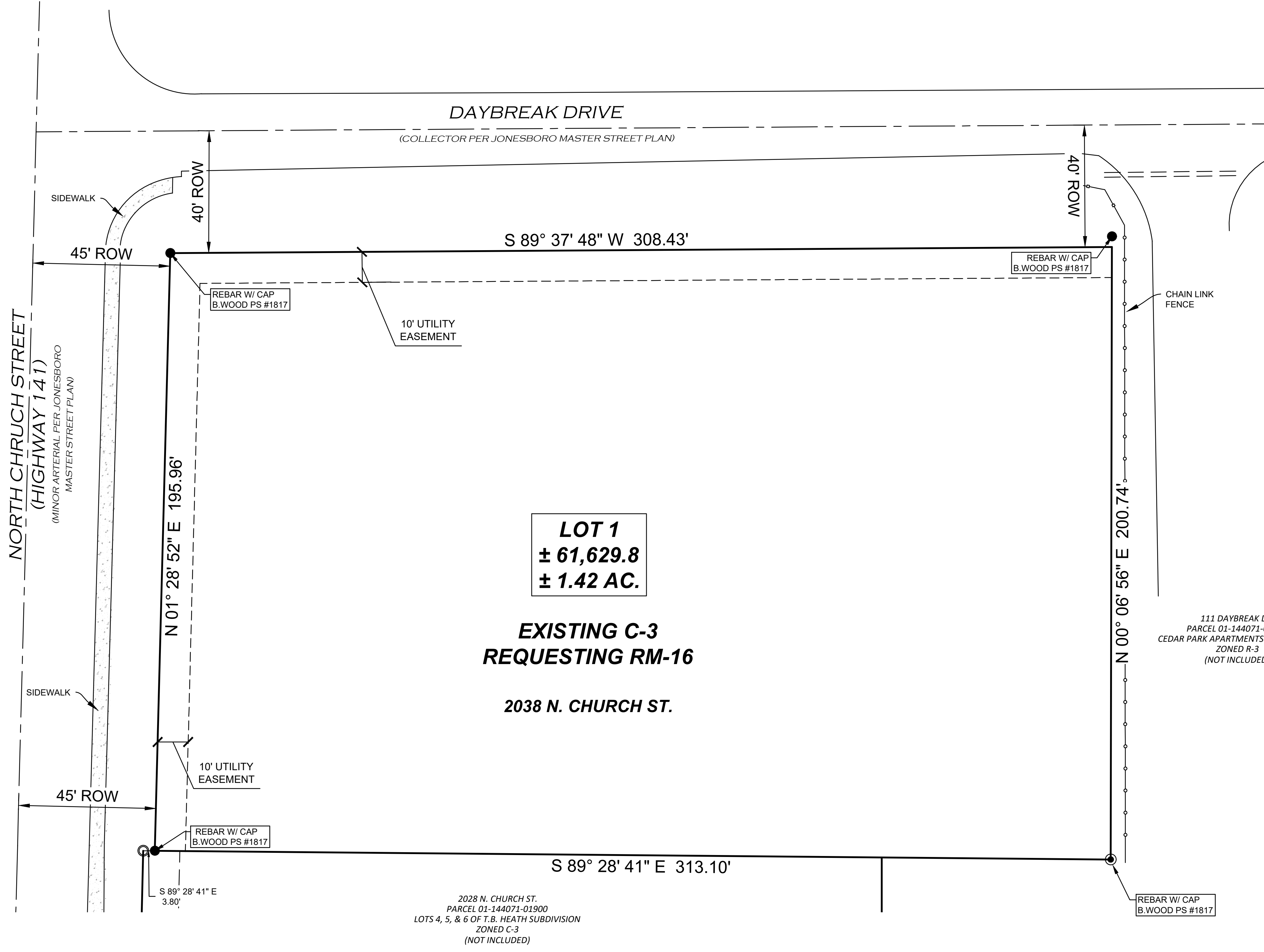
1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. ANY UTILITIES SHOWN HEREON ARE BASED SOLELY ON SURFACE EVIDENCE, UTILITY APPURTENANCES, MARKINGS, UTILITY COMPANY MAPS AND INFORMATION AVAILABLE AT THE TIME OF THE FIELD SURVEY. THE LOCATIONS SHOWN REPRESENT CONDITIONS AS OBSERVED ON THE DATE OF SURVEY AND ARE APPROXIMATE. THIS SURVEY MAKES NO REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO THE COMPLETENESS, ACCURACY, HORIZONTAL OR VERTICAL LOCATION, OR EXISTENCE OF ANY UNDERGROUND UTILITIES NOT OBSERVED. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO CONTACT UTILITY COMPANIES AND THE ONE CALL SYSTEM PRIOR TO EXCAVATION.
3. THE PROPERTY DOES NOT LIE IN THE 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM); PANEL NO. 05031C0252D, EFFECTIVE DATE 09/26/2024.
4. THE FOLLOWING DOCUMENTS WERE USED AS REFERENCES FOR THIS SURVEY:
 - a. PLAT - NK & SONS INVESTMENTS CHURCH STREET REPLAT, CRAIGHEAD CIRCUIT CLERK, BOOK 'D' PAGE 16 (DOCUMENT #2026R-004461), DATED 03/05/2026.
 - b. PLAT - T.B. HEATH SUBDIVISION, CRAIGHEAD CIRCUIT CLERK, BOOK 48, PAGE 254, DATED 06/23/1948.
 - c. PLAT - CEDAR PARK APARTMENTS MINOR PLAT, CRAIGHEAD CIRCUIT CLERK PLAT BOOK 'C', PAGE 155, DATED 04/28/2004.
 - d. PLAT - CHRIS HINDS REPLAT, CRAIGHEAD CIRCUIT CLERK, PLAT BOOK 'C', PAGE 94, DATED 06/27/2000.
 - e. SURVEY - LOTS 4, 5, & 6 OF T.B. HEATH SUBDIVISION, BY B. WOOD PS #1817, DATED 05/23/2022.
 - f. DEED - COGGINS TO HARVEY, COFIELD, BOYD, CRAIGHEAD CIRCUIT CLERK, DOCUMENT #2025R-015422, DATED 08/13/2025.
 - g. DEED - DEMENT FAMILY TRUST TO KASSEN LIVING TRUST, CRAIGHEAD CIRCUIT CLERK, DOCUMENT #2025R-019103, DATED 10/06/2025.



LEGEND

- FOUND IRON PIPE (AS NOTED)
- FOUND REBAR (AS NOTED)
- SET 1/2" REBAR W/B. WOOD P.S. # 1817 CAP
- △ CALCULATED CORNER
- 1 LOT TO BE EXTINGUISHED
- 1R LOT NUMBER OF NEW LOT
- BOUNDARY LINE
- - - - - EASEMENT LINE
- ROAD CENTERLINE
- - - - - LOT TO BE EXTINGUISHED
- OE --- OVERHEAD ELECTRIC LINE
- POWER POLE
- REC. RECORD DISTANCE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE

BRANDON G. WOOD
ARKANSAS SURVEYOR
1817



EXISTING C-3 ZONING
REQUESTED RM-16 ZONING

DESCRIPTION:

LOT 1 OF NK & SONS INVESTMENTS CHURCH STREET REPLAT AS SHOWN BY PLAT RECORDED IN PLAT BOOK D PAGE 16, IN THE CRAIGHEAD COUNTY CIRCUIT CLERK OFFICE, CRAIGHEAD COUNTY COURTHOUSE, JONESBORO ARKANSAS.

OWNER'S CERTIFICATION

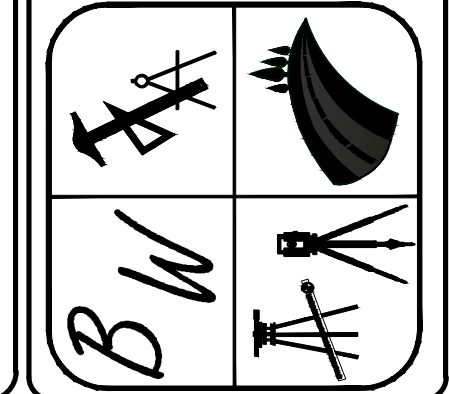
WE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND HAVE CAUSED SAME TO BE SURVEYED AND REQUEST A REZONING OF SAID PROPERTY FROM **C-3** TO **RM-16**.

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

REZONING PLAT
 EXISTING C-3, REQUESTING RM-16
 LOT 1 OF NK & SONS INVESTMENTS CHURCH STREET REPLAT
 2038 N. CHURCH ST., JONESBORO, CRAIGHEAD COUNTY, ARKANSAS
 CLIENT: NK & SONS INVESTMENTS LLC

DATE: 03/06/2026
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



SURVEYOR'S CERTIFICATION:

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

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<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	\$
Total Postage and Fees	\$

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JONESBORO, AR 72401

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DRE Cooling Enterprise, LLC
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Walnut Ridge, AR 72476

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Paul H Kassentherne Living Trust
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2020 N Church St.
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Jonesboro, AR 72401

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City, State, ZIP+4®
Madison, MS 39110

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Joel Lucy Garrison Family Trust
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463 Janice St.
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Paso Robles, CA 93446

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Total Postage and Fees	\$

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Little Rock, AR 72207

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Total Postage and Fees	\$

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City, State, ZIP+4®
Narmaduke, AR 72443

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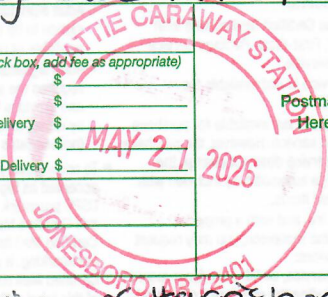
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Postage	\$
Total Postage and Fees	\$

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 Mature Living of Harrisburg
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 PO Box 1497
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 Jonesboro, AR 72403

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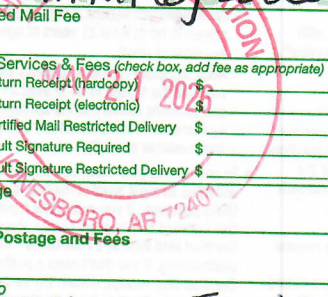
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Postage	\$
Total Postage and Fees	\$

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 Brian Menger Jennifer Hudson
 Street and Apt. No., or PO Box No.
 1112 Grazing Ln.
 City, State, ZIP+4®
 Jacksonville, AR 72076

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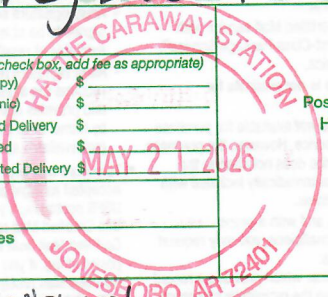
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Postage	\$
Total Postage and Fees	\$

Sent To
 Mason Hubbard
 Street and Apt. No., or PO Box No.
 215 Daybreak Dr.
 City, State, ZIP+4®
 Jonesboro, AR 72401

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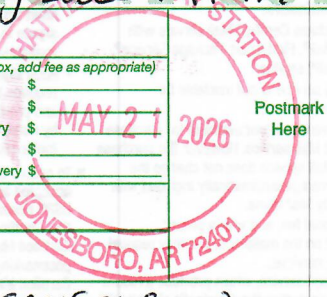
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Postage	\$
Total Postage and Fees	\$

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 Mark Doniffey Sr & Sandra D
 Street and Apt. No., or PO Box No.
 102 Bethel St.
 City, State, ZIP+4®
 Jonesboro, AR 72401

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 Margaret A Gullett
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 2nd Girejet Dr.
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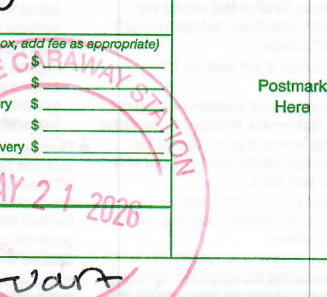
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Total Postage and Fees	\$

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 Ashley Stuart
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

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Sci Real Estate, LLC
 Street and Apt. No., or PO Box No.
3320 Flemen Rd
 City, State, ZIP+4®
Jonesboro, AR 72401

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

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

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Kandy E. Willett
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809 A Perry Dr.
 City, State, ZIP+4®
Jonesboro, AR 72405

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
\$

Total Postage and Fees
\$

Sent To
Patricia Hanes
 Street and Apt. No., or PO Box No.
2020 N Church St.
 City, State, ZIP+4®
Jonesboro, AR 72401

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\$5.30

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

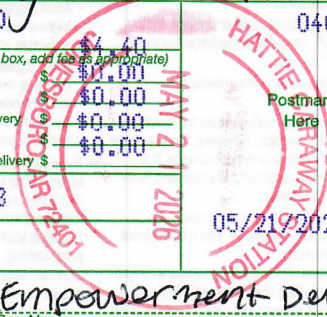
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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage
\$0.78

Total Postage and Fees
\$10.48

Sent To
New Life Empowerment Dev. Con. Inc
 Street and Apt. No., or PO Box No.
PO Box 16463
 City, State, ZIP+4®
Jonesboro, AR 72403

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



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Gramling Law Firm

Certified Mail Fee
\$5.30

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

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.40
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Postage
\$0.78

Total Postage and Fees
\$10.48

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Patty Mashburn
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91 County Road 744
 City, State, ZIP+4®
Jonesboro, AR 72401

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Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

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

LOCATION:

Site Address: 2038 N. Church Street

Side of Street: East between _____

Quarter: _____ Section: 7 Township: 14 Range: 04

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: C-3 Proposed Zoning: RM 16

Size of site (square feet and acres): 61,629.8 ft/sq; 1.41 ac Street frontage (feet): 195.96

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Hwy 141 minor arterial; Daybreak is collector

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 C3

South C3, R3

East C3 R3

West C3

Physical characteristics of the site: Property is vacant (dilapidated structures)

Characteristics of the neighborhood: mixed commercial and R3

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: SEE ATTACHED*

- (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: NK & Sons Investments
 Address: 2500 Alexander Ste B
 City, State: Jonesboro ZIP AR
 Telephone: 870 938 0288
 Facsimile: _____
 Signature: [Handwritten Signature]

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: _____

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.

NK & Sons Investments

2038 N. Church Street

Rezoning Information

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

C-3

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

To achieve the highest and best use of the land.

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

A gated multifamily community with security cameras, green space and play area.

4. What would be the density of intensity of development?

Approximately 22 units.

5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and Future land use plan?

Yes.

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

This project would bring greatly needed quality housing to a part of the city that would benefit greatly from such housing.

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

The area is most commercial, with some multifamily and residential throughout. A quality project such as is proposed would blend seamlessly with the neighborhood.

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

The proposed rezoning would fulfill the highest and best use of 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?

The proposed project would be gated with security cameras with minimal impact on traffic, odor, noise, and light. Most of surrounding property is C-3 with more impact.

10. How long has the property remained vacant?

As long as applicant is aware.

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

The proposed project would include green space and a play area. The impact on city services would be minimal due to the size of the property and density permitted.

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

Immediately.

13. How do neighbors feel about the proposed rezoning?

A neighborhood meeting was held on January 13, 2026. Minutes are attached.

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-09
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on June 9, 2026

REQUEST: To consider a rezoning of 2038 N Church St

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-3”, General Commercial district to “RM-16” Multi Family Residential District

APPLICANT: **NK & Sons Investment**

LOCATION: **2038 N Church St**

SITE DESCRIPTION: **Total Size:** Approx. 1.41 Acre- 61,692.8 S.F.
Street Frontage: Approx. Church St and Daybreak Dr

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 and R-3
East	C-3 and R-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 Moderate Intensity Growth Sector

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.

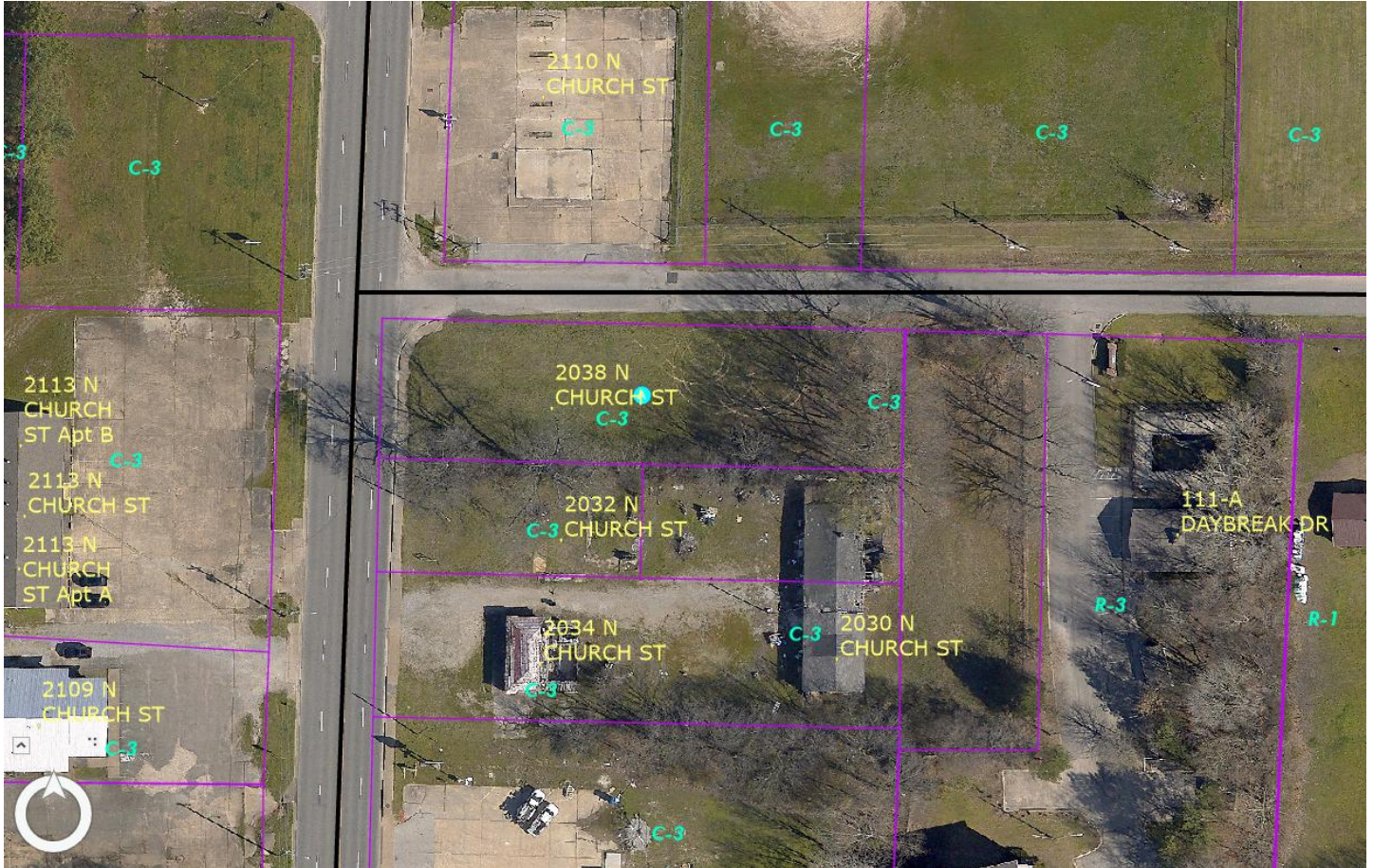
Typical Land Uses:

- 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

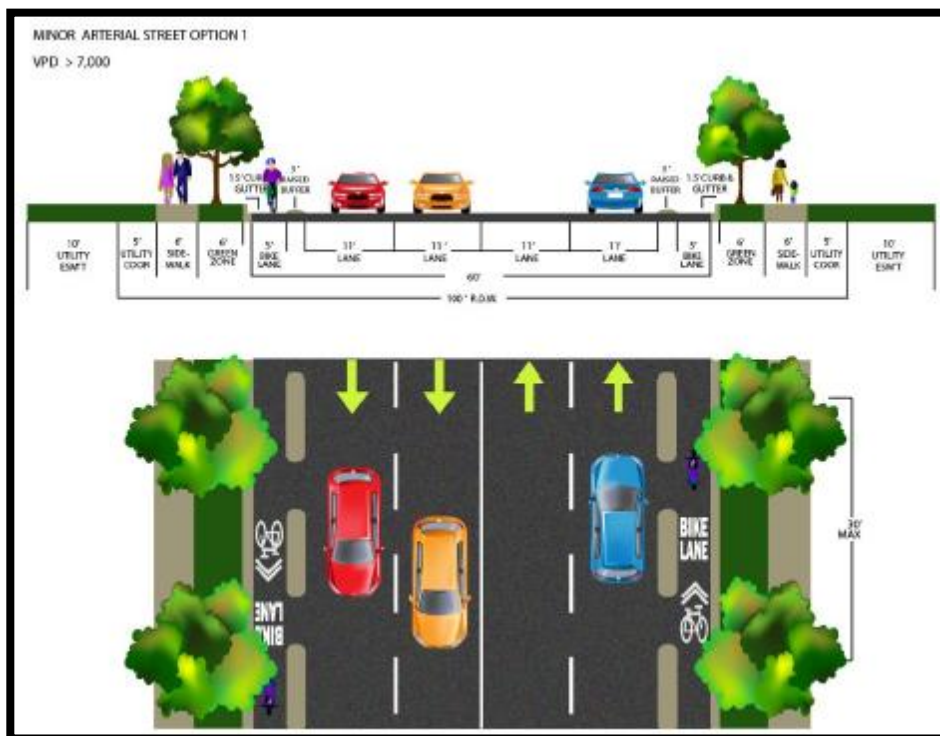
Master Street Plan/Transportation

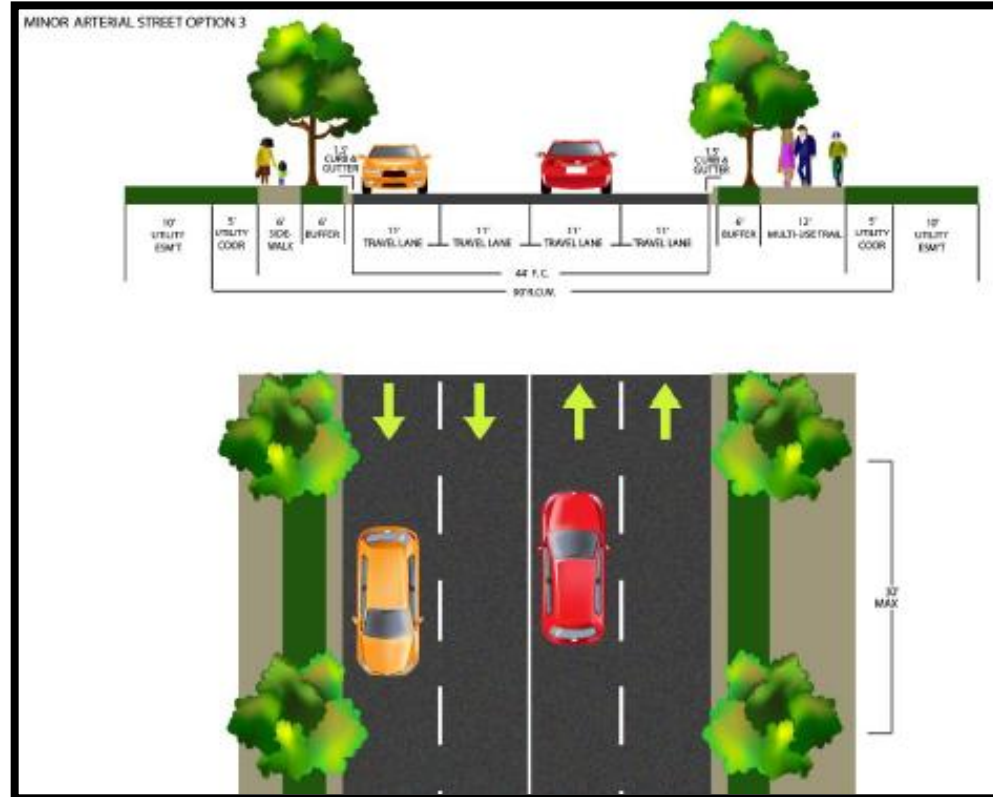
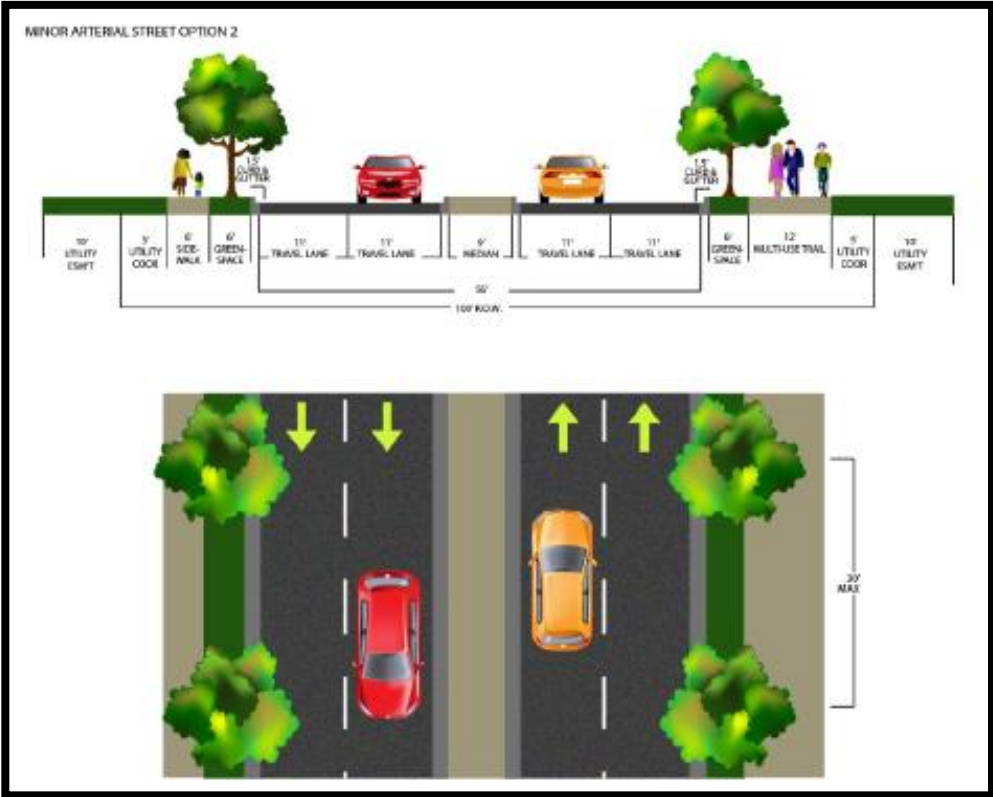
The subject property will be served by N Church St and Daybreak Dr. The Master Street Plan classifies N Church St as a Minor arterial and Daybreak Dr as Collector St.

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

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

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

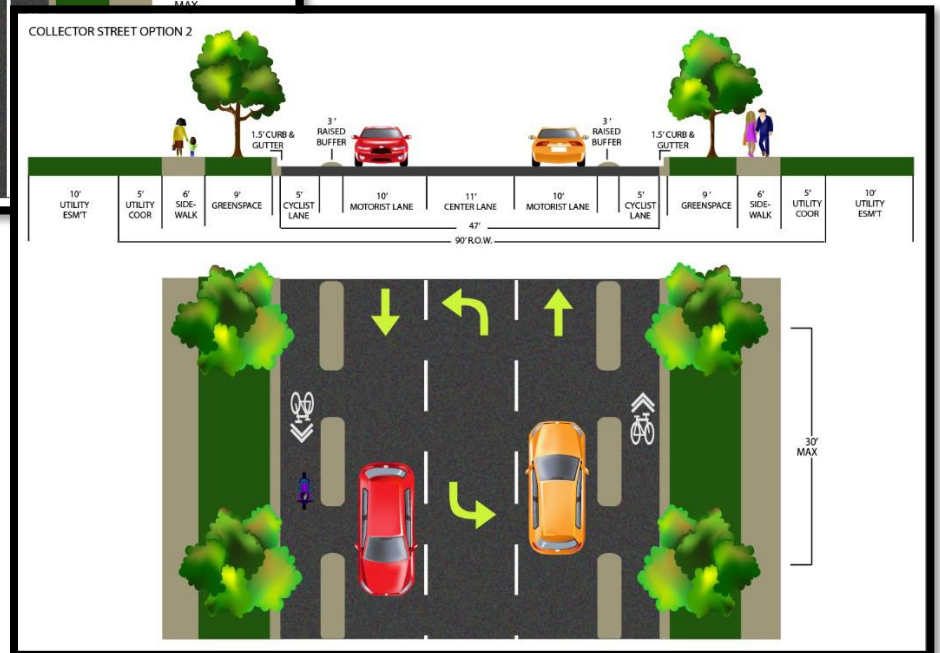
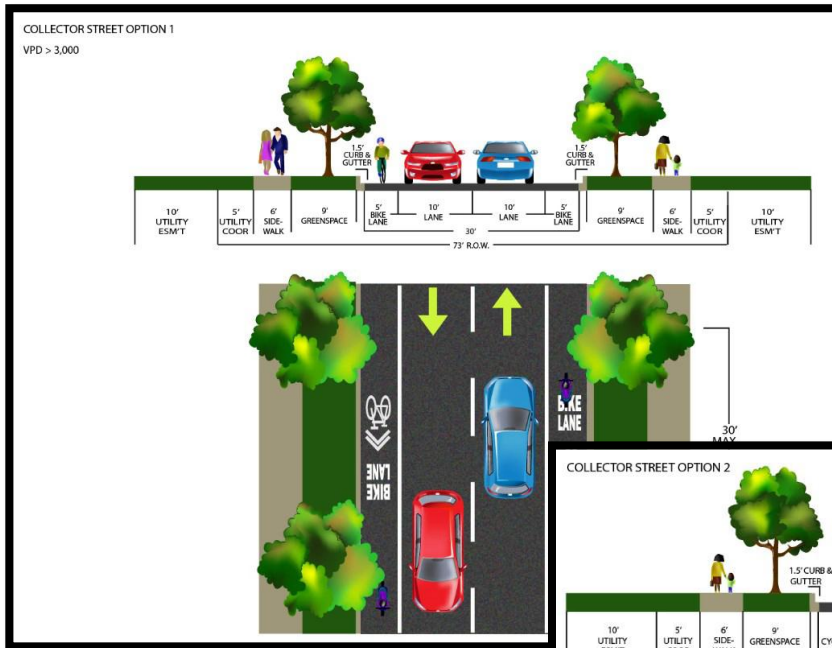




Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.







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 not consistent with the Adopted Land Use Plan. This property is in the Moderate Intensity Growth Sector	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance 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.	
(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-3”, General Commercial district. The applicant is applying for a rezoning to allow RM-16 Multi Family Residential 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 RM-16 as follows:

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

Departmental/Agency Reviews:

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

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
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-26-09 ; a request to rezone property from “C-3” General Commercial District to “RM-16” Multifamily residential 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 26-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from from “C-3” General Commercial District to “RM-16” Multifamily residential district will be compatible and suitable with the zoning, uses, and character of the surrounding area.