



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, April 14, 2026

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-26:032](#) Minutes from MAPC 03/24/26

Attachments: [MAPC Minutes 03.24.26](#)

4. Final Subdivisions

[PP-26-04](#) Applicant Gera Investment LLC is requesting approval of final subdivision for the seventh replat of block E, Ridgepointe Country Club Phase 1

Attachments: [Seventh Replat of Block E RidgePointe Phase I - Copy \(1\)](#)
[Staff Report PP-26-04](#)

5. Rezonings

[RZ-26-05](#) Horizon Land Surveying LLC is requesting for rezoning the property at 5925 E Johnson Ave from I-1 to C-3 L.U.O.

Attachments: [RZ-26-05](#)
[H26-014 - Pit Stop Rezoning Plat](#)
[Certified Mail Receipts](#)
[Staff Summary RZ 26-05](#)

[RZ-26-07](#) The Applicant William Conrad is requesting a rezoning of the property at 1601 Granger Dr from RM-8 to RS-5

Attachments: [1601 Granger Dr](#)
[26901100 Granger Rezoning](#)
[Notification](#)
[Staff Summary RZ 26-07](#)

6. Staff Comments

7. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:032

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes from MAPC 03/24/26

MAPC Meeting March 24th, 2026

1. Call to order

2. Roll Call

Present (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

3. Approval of minutes

MIN-26:028 MINUTES March 10th, 2026 MAPC

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

Aye (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

4. Preliminary Subdivisions

PP-26-03 **Preliminary Subdivision: Windsor Landing Phase IX**

Papi Investment LLC and Island Construction Inc are requesting to appeal for a Preliminary Subdivision of Windsor Landing Phase IX.

Jeff Steiling (Chair): Do we have anyone here to present for this item?

Darren Williams (Proponent): I'm Darren Williams with McAllister Engineering, we're at 4508 Stadium Blvd here in Jonesboro. Essentially this is the last phase of that Subdivision. To my knowledge, there were some issues with the way it was originally platted and we have gone back and forth to address what those issues were, and as far as I know, we've addressed everything that needed to be addressed and now we're just seeking approval for it.

Derrel Smith (City Planner): Yes sir, we have reviewed it, and it does meet all the requirements of the subdivision ordinance, so we would recommend approval for this subdivision.

Dennis Zolper (Commission): Zolper, I'll make a motion that we approve.

Jim Little (Commission): 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 (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

6. Conditional Use

7. Rezoning

RZ-26-05 Rezoning: 5925 East Johnson Ave

Horizon Land Surveying LLC is requesting a rezoning for the property at 5925 East Johnson Ave from I-1 limited industrial district to C-3 LUO.

Rescheduled for next MAPC Meeting, April 14th, 2026

RZ-26-06 Rezoning: 6904 East Highland Dr

The applicant John Easley is requesting a rezoning of the property at 6904 East Highland Dr from R-1 single-family medium density district, to C-3 general commercial district, and I-2 general industrial district.

John Easley (Proponent): I'm John Easley with Associated Engineering on behalf of John Stuckey, the property owner. We're asking a rezoning on a very small portion of the property. Back in '86 when the annexation took place, this was on the very edge of the city limits and the property that was coming in was coming in as R-1, 300 foot off of Easley Lane, and 300 foot off of Highway 18. Since then, it's been annexed proper zoning for industrial. What Mr. Stuckey is asking for is a portion of the R-1 to be rezoning to commercial C-3 along Highway 18, and then approximately half way up the property on Easley Lane. And the rest of the property remains the same.

Jeff Steiling (Chair): We're going to ask for city comments, Derrel if you would let us know the cities stance.

Derrel Smith (City Planner): Yes sir, we've reviewed this, it meets all six criteria of the rezoning request. 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.

Jeff Steiling: Do we have any comments from the community on this property? Yes, sir. If you would come up and state your name and address, and what your comments are.

Milford Cummings (Public): My name is Milford Cummings, I live at 1903 Easley Lane and all the people along there that I've talked to, they want to know what's going to be built right in front of our house. And the last time I asked, they said they didn't know yet. Well, if you build a noisy factory there, it's going to ruin us. We can't sleep at nights, we sell our houses. So, we still want to know before you approve it, what's going to be there.

Jeff Steiling: Well, at this particular point, this commission is not charged with being able to ask what's going to be developed there. It's just a changing of the zoning to C-3 and there's a whole series of properties or developments that fit within a C-3 zoning. So, they would be able to build any of those items, but would have to ask for special permission, or special changes of use if they do something outside of that zoning.

Milford Cummings: That's what I was wondering. Does it get down to where they can build a factory there? Is it going to be a small business like thing?

Jeff Steiling: A factory would not fit in C-3.

Milford Cummings: Okay, that's the big thing, nobody along there wants a big noisy factory right in front of their house. And so, that's what we're mainly worried about, but we would want to know kind of what was going to be built there. So, we would know whether it was going to help us or hurt us.

Jeff Steiling: Right, I believe the bigger part of that property is already I-2. Is that correct John?

John Easley: The big part of the property is I-2 and we're not asking you for anything on that, for the C-3 areas the plan is to probably to split it up into individual lots.

Carol Duncan (City Attorney): John, would you come up to the mic?

John Easley: On the C-3 part along Easley Lane and along Hwy 18, those would more than likely be cut up into individual lots for small businesses. Support for the industrial area, commercial on Highway 18, but there won't be a factory in front of your house.

Jeff Steiling: Are there any comments or questions from Commission Members? No other comments, do we have a motion?

Dennis Zolper (Commission): Zolper, make a motion to approve the request as submitted. Subject to the stipulations.

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 (5): Dennis Zolper, Jim Little, Jimmy Cooper, Jeff Steiling, Stephanie Nelson

Nay (0)

Absent (4): Lonnie Roberts, Kevin Bailey, Monroe Pointer, Paul Ford

8. Miscellaneous Items

9. Staff Comments

Jeff Steiling (Chair): Anybody else have any other business this evening?

Derrel Smith (City Planner): One thing, next week is our design week for our comprehensive plan, from Monday to Thursday. We have an open house on Monday and Thursday nights from 5 to 7:30. We'll also have working committees during that time. Feel free to drop by at any time. Take the survey, give us your opinions and we hope to see you all there. You can come at anytime but you know, if you get a chance come by. It's at the old YMCA over on Nettleton.

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-26-04

Agenda Date:

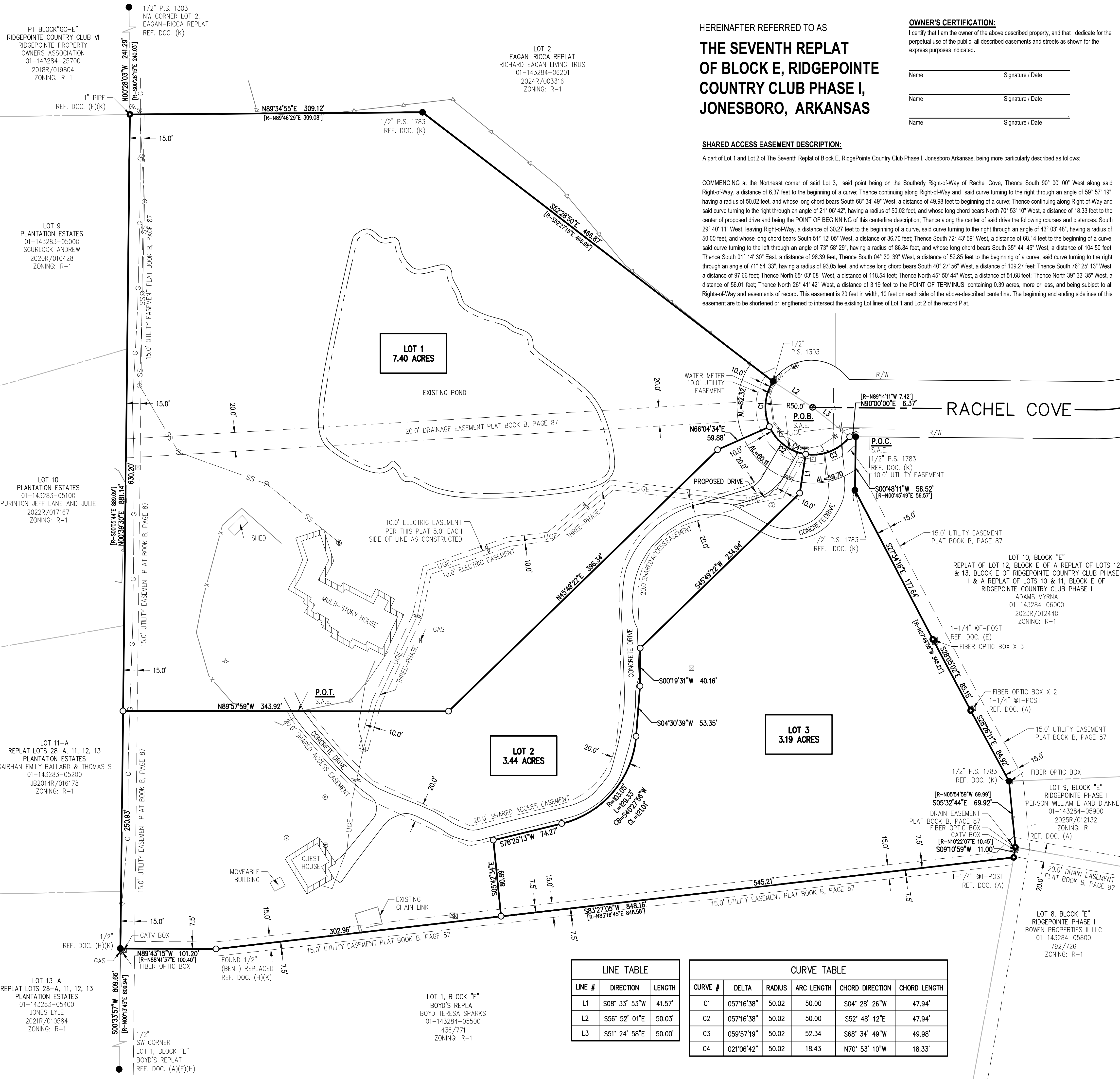
Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Applicant Gera Investment LLC is requesting approval of final subdivision for the seventh replat of block E, Ridgepointe Country Club Phase 1



HEREINAFTER REFERRED TO AS
**THE SEVENTH REPLAT
 OF BLOCK E, RIDGEPOINTE
 COUNTRY CLUB PHASE I,
 JONESBORO, ARKANSAS**

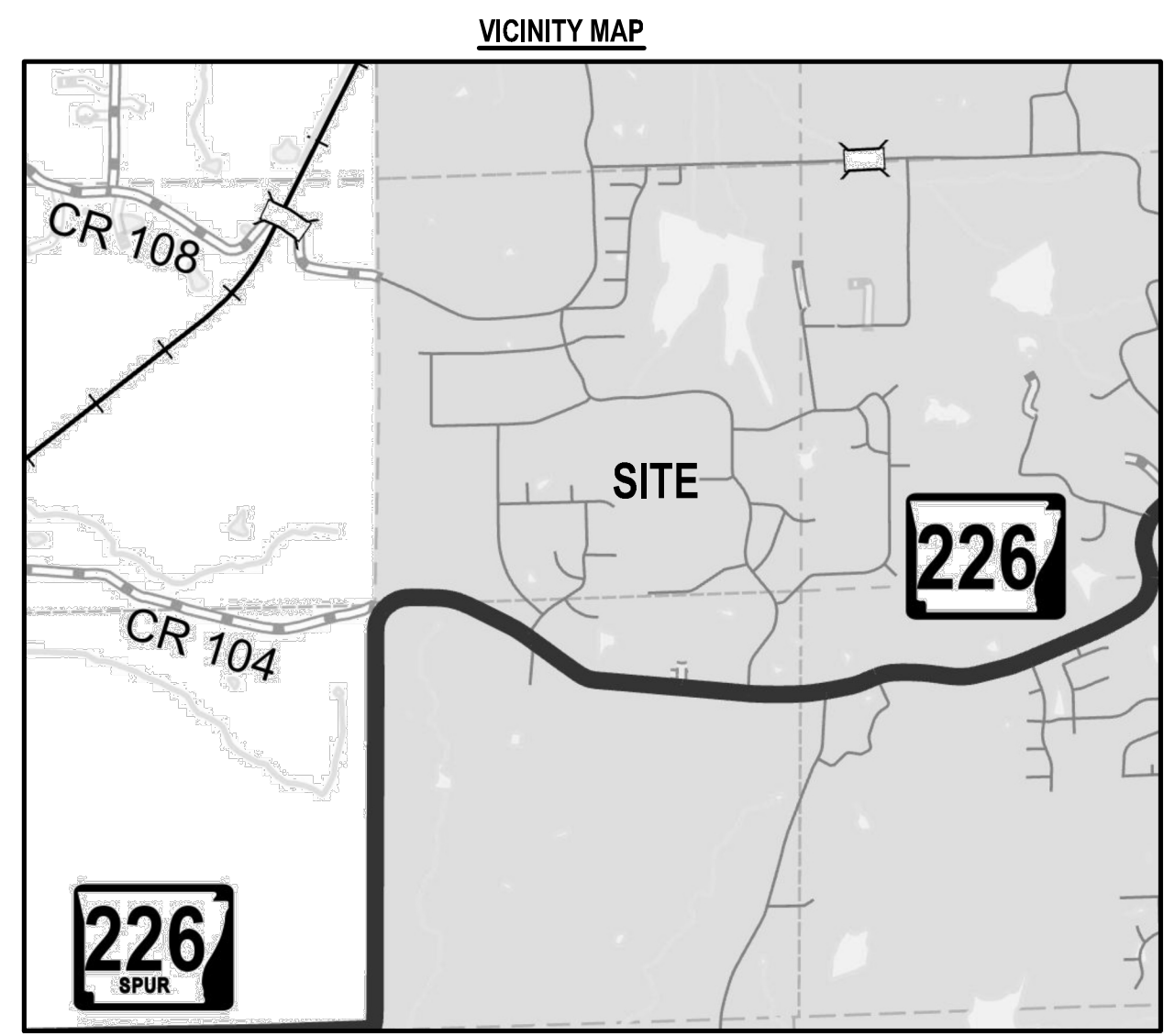
SHARED ACCESS EASEMENT DESCRIPTION:

A part of Lot 1 and Lot 2 of The Seventh Replat of Block E, RidgePointe Country Club Phase I, Jonesboro Arkansas, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 3, said point being on the Southerly Right-of-Way of Rachel Cove, Thence South 90° 00' 00" West along said Right-of-Way, a distance of 6.37 feet to the beginning of a curve; Thence continuing along Right-of-Way and said curve turning to the right through an angle of 59° 57' 19", having a radius of 50.02 feet, and whose long chord bears South 68° 34' 49" West, a distance of 49.98 feet to beginning of a curve; Thence continuing along Right-of-Way and said curve turning to the right through an angle of 21° 06' 42", having a radius of 50.02 feet, and whose long chord bears North 70° 53' 10" West, a distance of 18.33 feet to the center of proposed drive and being the POINT OF BEGINNING of this centerline description; Thence along the center of said drive the following courses and distances: South 29° 40' 11" West, leaving Right-of-Way, a distance of 30.27 feet to the beginning of a curve, said curve turning to the right through an angle of 43° 03' 48", having a radius of 50.00 feet, and whose long chord bears South 51° 12' 05" West, a distance of 36.70 feet; Thence South 72° 43' 59" West, a distance of 68.14 feet to the beginning of a curve, said curve turning to the left through an angle of 73° 58' 29", having a radius of 86.84 feet, and whose long chord bears South 35° 44' 45" West, a distance of 104.50 feet; Thence South 011° 14' 30" East, a distance of 96.39 feet; Thence South 04° 30' 39" West, a distance of 52.85 feet to the beginning of a curve, said curve turning to the right through an angle of 71° 54' 33", having a radius of 93.05 feet, and whose long chord bears South 40° 27' 56" West, a distance of 109.27 feet; Thence South 76° 25' 13" West, a distance of 97.66 feet; Thence North 65° 03' 08" West, a distance of 118.54 feet; Thence North 45° 50' 44" West, a distance of 51.88 feet; Thence North 39° 33' 33" West, a distance of 56.01 feet; Thence North 26° 41' 42" West, a distance of 3.19 feet to the POINT OF TERMINUS, containing 0.39 acres, more or less, and being subject to all Rights-of-Way and easements of record. This easement is 20 feet in width, 10 feet on each side of the above-described centerline. The beginning and ending sidelines of this easement are to be shortened or lengthened to intersect the existing Lot lines of Lot 1 and Lot 2 of the record Plat.

OWNER'S CERTIFICATION:
 I certify that I am the owner of the above described property, and that I dedicate for the perpetual use of the public, all described easements and streets as shown for the express purposes indicated.

Name _____ Signature / Date _____
 Name _____ Signature / Date _____
 Name _____ Signature / Date _____



SURVEYOR'S NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than those easements which were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts which an accurate and current title search may disclose.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts which an accurate and current title search may disclose.
- Plat represents a boundary survey of a property designated as parcel #01-143284-06100 by the Craighead County Assessor's office and described in Craighead County Deed Record Book 432, Page 232.
- Survey is valid only if print has original seal and signature of surveyor present.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The locations of underground utilities as shown hereon are based on above ground markings (Locate Ticket #251217-1428) and visible structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. Utility maps were acquired from Jonesboro CWL.
- Documents of record reviewed and provided to the surveyor are noted hereon. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
- Parcel numbers, owner names, and other property information are sourced from Craighead County Assessor's office.
- All buildings, surface and subsurface improvements on and adjacent to the site are not necessarily shown.
- The flood zone information for the subject property is based on FEMA Flood Insurance Rate Map (FIRM) for the City of Jonesboro, Arkansas, Community #050048, Panel #05031C0245D, effective 9/26/2024. Subject property is located in Zone X - Area determined to be outside the 0.2% annual chance floodplain.
- The subject property is located in "Zone R-1, Single-Family Medium Density District". The minimum building setback dimensions are as listed below:
 - Street setback 25'
 - Side setback 7.5'
 - Rear setback 25'
- Note - The record RidgePointe Country Club Phase I, Jonesboro, Arkansas as filed in Plat Book B, Page 87, is platted with a street setback of 30'.
- City Water & Light Notes:
 - Lot 1 is currently connected to the public sanitary sewer main.
 - Lot 2 contains an existing septic system and exceeds three (3) acres in size.
 - Lot 3 will be served by a septic system and exceeds three (3) acres in size.
 - The Developer shall coordinate with Jonesboro City Water & Light for new water taps and water meter locations for Lots 1, 2, and 3.

THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:

- RidgePointe Country Club Phase I, by Jonesboro-Miller-Nevel, dated 10/16/1992. Filed for record in Plat Book B, Page 87, in the Circuit Clerk's office of Craighead County, Arkansas.
- Warranty Easement Deed, dated 11/13/1992. Filed for record in Deed Book 432, Page 232, in the Circuit Clerk's office of Craighead County, Arkansas.
- Replat Lots 14 & 15 Block "E" of RidgePointe Country Club Phase I, Jonesboro, Arkansas, by Jonesboro-Miller-Nevel, dated 2/29/1996. Filed for record in Plat Book B, Page 87, in the Circuit Clerk's office of Craighead County, Arkansas.
- A Replat of Lots 12 & 13, Block "E", RidgePointe Country Club Phase I Jonesboro, Arkansas, by Hamman Newell Engineering, dated 9/4/1996. Filed for record in Plat Book B, Page 184, in the Circuit Clerk's office of Craighead County, Arkansas.
- Replat of Lot 12, Block E of a Replat of Lots 12 & 13, Block E of RidgePointe Country Club Phase I, & A Replat of Lots 10 & 11, Block E of RidgePointe Country Club Phase I, Jonesboro, Arkansas, by Hamman Newell Engineering, dated 7/11/2000. Filed for record in Plat Book C, Page 96, in the Circuit Clerk's office of Craighead County, Arkansas.
- Plantation Estates by Associated Engineering and Testing, LLC., dated 4/29/2005. Filed for record in Plat Book C, Page 172, in the Circuit Clerk's office of Craighead County, Arkansas.
- Replat of Lots 28-A, 11, 12, 13 Plantation Estates, Jonesboro, Arkansas, by Associated Engineering and Testing, LLC., dated 12/22/2005. Filed for record in Plat Book C, Page 173, in the Circuit Clerk's office of Craighead County, Arkansas.
- Boyd's Replat of Lots 1, 2, & 3, Block "E" of RidgePointe Country Club Phase I, Jonesboro, Arkansas, by Civilogic, dated 2/12/2013. Filed for record in Plat Book C, Page 234, in the Circuit Clerk's office of Craighead County, Arkansas.
- Ricca Replat of Lot 13, of a Replat of Lots 12 & 13, Block "E", RidgePointe Country Club Phase I, Jonesboro, Arkansas, and Lot 14 of a Replat of Lots 14 & 15, Block "E", RidgePointe Country Club Phase I, Jonesboro, Arkansas, by Civilogic, dated 7/02/2018. Filed for record in Plat Book C, Page 306, in the Circuit Clerk's office of Craighead County, Arkansas.
- RidgePointe Country Club Phase I, Jonesboro, Arkansas, and Lot 14 of a Replat of Lots 14 & 15, Block "E", RidgePointe Country Club Phase I, Jonesboro, Arkansas, by Civilogic, dated 7/02/2018. Filed for record in Plat Book C, Page 306, in the Circuit Clerk's office of Craighead County, Arkansas.
- Eagan-Ricca Replat of Lot 16 in Block "E" of RidgePointe Country Club Phase I, to the City of Jonesboro, Arkansas and Lot 1 of Ricca Replat of RidgePointe Country Club Phase I, to the City of Jonesboro, Arkansas, by H & S Hime Professional Surveying Services, dated 4/05/2024. Filed for record in Plat Book 2025R, Page 009846, in the Circuit Clerk's office of Craighead County, Arkansas.

LEGEND

○	SET 5/8" REBAR (PS 1563)	○	PROPERTY LINE
□	CALCULATED (NOT SET)	—	ADJOINING PROPERTY LINE
●	FOUND REBAR (AS NOTED)	—	CENTERLINE ROAD
⊙	FOUND PIPE (AS NOTED)	—	EXISTING RIGHT-OF-WAY
⊗	FOUND COTTON PICKER SPINDLE	—	EXISTING EASEMENT
⊕	SANITARY SEWER MANHOLE	—	EXISTING SANITARY SEWER
⊖	SEWER CLEAN OUT	—	EXISTING GAS LINE
⊗	FIRE HYDRANT	—	UNDERGROUND ELECTRIC
⊕	WATER VALVE	—	EXISTING WATER LINE
⊖	WATER METER	—	EXISTING BUILDING
⊕	GAS METER	—	EDGE CONCRETE
⊖	UTILITY MARKER (AS NOTED)	—	PROPOSED DRIVE
⊕	ELECTRIC JUNCTION BOX	—	EDGE OF WATER
⊖	ELECTRIC TRANSFORMER	—	FENCE LINE (WOVEN WIRE)
S.A.E.	SHARED ACCESS EASEMENT	—	FENCE LINE (WROUGHT IRON)
↖	NOT TO SCALE	—	EXISTING 30' BUILDING SETBACK

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S08° 33' 53"W	41.57'
L2	S56° 52' 01"E	50.03'
L3	S51° 24' 58"E	50.00'

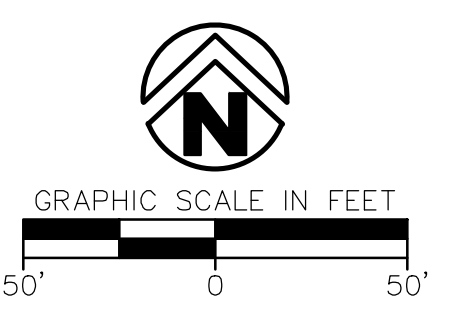
CURVE TABLE

CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	057°16'38"	50.02	50.00	S04° 28' 26"W	47.94'
C2	057°16'38"	50.02	50.00	S52° 48' 12"E	47.94'
C3	059°57'19"	50.02	52.34	S68° 34' 49"W	49.98'
C4	021°06'42"	50.02	18.43	N70° 53' 10"W	18.33'

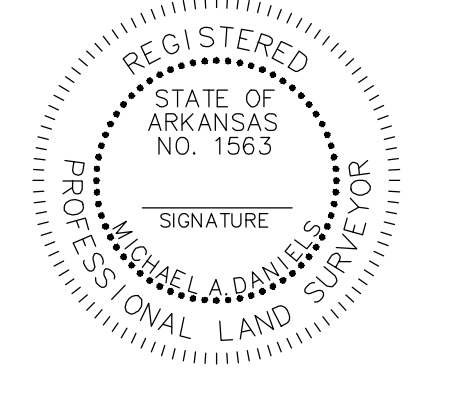
LOT 1, BLOCK "E"
 BOYD'S REPLAT
 BOYD TERESA SPARKS
 01-143284-05500
 436/771
 ZONING: R-1

RECORD INFORMATION

BASIS OF BEARINGS:
 ARKANSAS STATE PLANE COORDINATE
 SYSTEM NORTH ZONE (0301).
 NAD83, 2010.00 EPOCH
 DISTANCES SHOWN ARE GROUND
 DISTANCES IN U.S. SURVEY FEET.



STATE PLAT CODE:
 500-14N-03E-0-28-200-16-1563



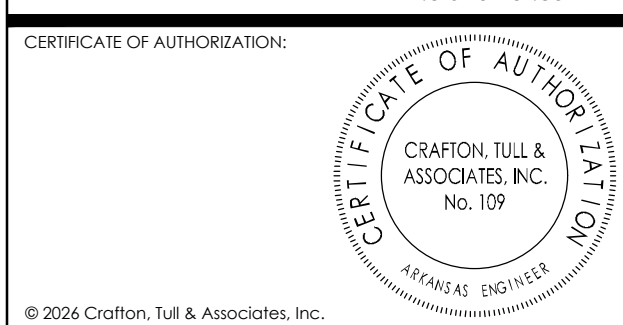
REPLAT
 EAGEN-RICCA REPLAT OF LOT 16 IN,
 BLOCK "E" OF RIDGEPOINTE, PHASE I
 TO THE CITY OF JONESBORO, ARKANSAS AND
 LOT 1 OF RICCA REPLAT OF RIDGEPOINTE,
 PHASE I TO THE CITY OF JONESBORO

PREPARED FOR:
 GERA INVESTMENTS, LLC.

ISSUE DATE: 3/19/2026
 PROJECT NO: 2396280
 CONTACT: MDG/MAD

2520 Alexander Drive Suite C
 Jonesboro, AR 72401-7194

Crafton Tull
 870.203.7876
 www.craftontull.com



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DELTA	DESCRIPTION	DATE

SHEET NO.:

**Final Subdivision: The Seventh Replat of Block E, Ridgepointe Country Club
Phase 1**

For consideration by Metropolitan Planning Commission on April 14, 2026

Applicant: Gera Investment, LLC
Engineer: Crafton Tull
Surveyor: Crafton Tull

Property Location: A part of Lot 1 and Lot 2 of the Seventh Replat of Block E.

Proposed Lots: 3

Zoning:

District: R-1, Single Family Residential
Required Min. R-1- Lot Size: 8000 sq. ft.
Proposed Min. Lot Size: 3.19 acres
Proposed Max. Lot Size: 7.40 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Clinton School Rd, Spencer Dr, Plymouth St, Whitecliff Dr

Other Departmental Reviews: Pending

Findings:

The subdivision complies with all requirements for Final 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.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-26-05

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Horizon Land Surveying LLC is requesting for rezoning the property at 5925 E Johnson Ave from I-1 to C-3 L.U.O.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 03/24/2026 Date Received: _____
Meeting Deadline: 02/26/2026 Case Number: _____

LOCATION:

Site Address: 5925 E. Johnson Avenue

Side of Street: South between Darrick Lane and Martin Luther King Drive Extended

Quarter: NW Section: 12 Township: 14 N Range: 4 E

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: I-1 Proposed Zoning: C-3 L.U.O.

Size of site (square feet and acres): 85080.76 Sq. Ft./1.95 Ac. Street frontage (feet): 291.26 ft.

Existing Use of the Site: Industrial building has been demolished, concrete slab and driveway remain on site.

Character and adequacy of adjoining streets: State Highway - Good Condition

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Sewer Extension

Use of adjoining properties:

North Vacant

South Vacant

East Road under construction

West Vacant

Physical characteristics of the site: There is an existing Concrete Slab and Concrete Drive.

There is an existing Billboard on site.

Characteristics of the neighborhood: Industrial/Commercial with some Residential.

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 ATTACHMENT**

- (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.

Applicant:

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

Name: Sanam Enterprises, Inc.
 Address: 4500 E. Johnson Ave.
 City, State: Jonesboro, AR ZIP 72405
 Telephone: _____
 Facsimile: _____
 Signature: 

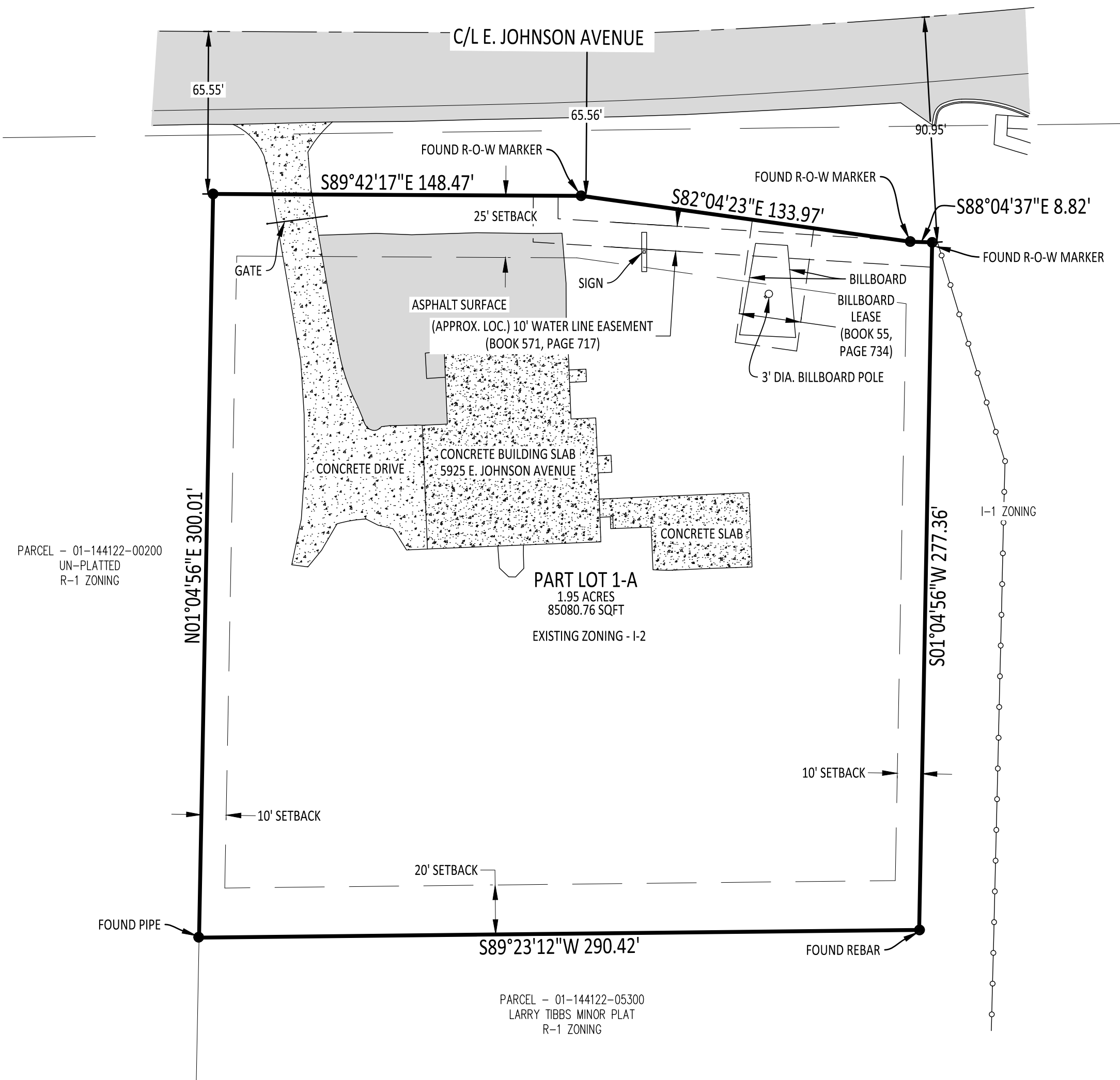
Name: Horizon Land Surveying, LLC
 Address: 2918 Wood St.
 City, State: Jonesboro, AR ZIP 72404
 Telephone: 870-243-0092
 Facsimile: _____
 Signature: 

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.

Rezoning Information

- (1). How was the property zoned when the current owner purchased it?
I-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The property is being rezoned to allow it to be developed for its highest, best use and further economic development in the area.
- (3). If rezoned, how would the property be developed and used?
The property will be redeveloped for commercial use as allowed by code under C-3 General Commercial District guidelines.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Convenience Store/Restaurant.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
No, the property is in the Moderate Density Growth Sector. However, the property abuts the new eastern bypass and is surrounded by R-1, C-3 and I-1 properties.
- (6). How would the proposed rezoning be in the public interest and benefit the community?
This rezoning would be a benefit to the nearby residents by allowing some commercial services to be closer to the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Multiple properties in the surrounding area are being redeveloped for commercial use. This property was last utilized as an automotive repair/body shop.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The existing zoning does not permit the desired redevelopment 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.
There should be no adverse impact to the adjoining property owners.
- (10). How long has the property remained vacant?
The property was previously used as an automotive repair/body shop. The existing structure was razed within the last couple of 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?
There will be no adverse impact on utilities, streets, drainage, or emergency services.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Summer 2026.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the 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.*
No organized meeting has been held at this time.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
**All allowed per zoning with exclusion of:
Cemetery; Communication Tower; Adult Entertainment; Homeless Shelter & Medical Marijuana Dispensary.**



PARCEL - 01-144122-00200
UN-PLATTED
R-1 ZONING

PART LOT 1-A
1.95 ACRES
85080.76 SQFT
EXISTING ZONING - I-2

PARCEL - 01-144122-05300
LARRY TIBBS MINOR PLAT
R-1 ZONING

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- CHAIN LINK FENCE



VICINITY MAP
NOT TO SCALE

**EXISTING I-1 ZONING
REQUESTED C-3 L.U.O. ZONING**

RECORD DESCRIPTION:

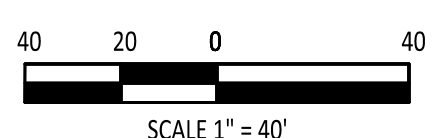
WARRANTY DEED - 2021R-023206:
A PART OF LOT 1-A OF TIBBS REPLAT OF LOT 1 OF LARRY TIBBS SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "B" PAGE 181 AT JONESBORO, ARKANSAS, BEING SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, LESS AND EXCEPT HIGHWAY 49 ALONG THE NORTH SIDE THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF LOT 1, LARRY TIBBS SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS; THENCE RUN SOUTH 89°12'47" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF U. S. HIGHWAY 49 A DISTANCE OF 148.47 FEET TO A POINT, AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 83°09'19" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 133.97 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 89°09'33" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 8.82 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN SOUTH 00°00'00" WEST A DISTANCE OF 277.36 FEET TO A FOUND IRON PIN; THENCE SOUTH 88°18'16" WEST A DISTANCE OF 290.42 FEET (RECORD SOUTH 88°17'00" WEST 290.53 FEET) TO A FOUND IRON PIN; THENCE NORTH 00°00'00" EAST A DISTANCE OF 300.01 FEET (RECORD 300 FEET) TO A FOUND IRON PIN AT THE POINT OF BEGINNING, CONTAINING 1.95 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY RIGHTS OF PARTIES IN AND TO THE BILLBOARD LOCATED ON SAID PROPERTY.

CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT HORIZON LAND SURVEYING, LLC HAS 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: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT 2021R-023206)
 - WATER LINE EASEMENT (BOOK 571, PAGE 717)
 - BILLBOARD LEASE AGREEMENT (BOOK 55, PAGE 734)
 - BOUNDARY SURVEY BY PS 1637 (STATE DOCUMENT 202201284336)
 - ARDOT RIGHT OF WAY PLANS (JOB NO. 10729)
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: SANAM ENTERPRISES, INC.
- 5) THIS TRACT DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0276 D WITH AN EFFECTIVE DATE OF 09/26/24.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: I-1 (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE AND 20' REAR)
PROPOSED ZONING: C-3 L.U.O. (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE AND 20' REAR)



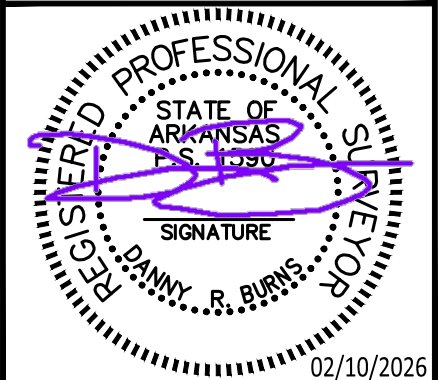
WWW.HORIZONLANDSURVEYING.COM
2918 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-243-0092

Horizon

LAND SURVEYING, LLC

PROJECT:
5925 E. JOHNSON AVE.

CLIENT:
SANAM ENTERPRISES, INC.



DRAWING INFO			
DRAWN BY:	BRE	SCALE:	1" = 40'
DATE:	02/10/2026	JOB NO.:	H26-014

REZONING PLAT

SHEET NUMBER:
1 of 1

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

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

Brookland, AR 72417

Certified Mail Fee \$5.30 0405 31

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 \$

Total Postage and Fees \$6.08 27/2026

Sent To John + Darlene H

Street and Apt. No., or PO Box No. P.O. Box 415

City, State, ZIP+4® Brookland, AR 72417

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

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Jonesboro, AR 72401

Certified Mail Fee \$5.30 0405 31

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 \$

Total Postage and Fees \$6.08 27/2026

Sent To Jake G. Morse

Street and Apt. No., or PO Box No. 1820 Frank Hall Circle

City, State, ZIP+4® Jonesboro AR 72401

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

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

Little Rock, AR 72203

Certified Mail Fee \$5.30 0405 31

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 \$6.08 27/2026

Sent To Arkansas State Highway Commission

Street and Apt. No., or PO Box No. P.O. Box 226

City, State, ZIP+4® Little Rock, AR 72203-2261

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

U.S. Postal Service™
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Jonesboro, AR 72401

Certified Mail Fee \$5.30 0405 31

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 \$6.08 27/2026

Sent To Haag-Browk Development

Street and Apt. No., or PO Box No. 2221 Hill Park Cove

City, State, ZIP+4® Jonesboro AR 72401

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



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-05
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 24, 2026

REQUEST: To consider a rezoning of 5925 E Johnson Ave

PURPOSE: A request to consider recommendation to Council for a rezoning from “I-1”, limited industrial district, to “C-3 LUO” general commercial district Limited Use overlay

APPLICANT: **Horizon Land Surveying**

LOCATION: 5925 E Johnson Ave

SITE DESCRIPTION: **Total Size:** Approx. 1.95 Acre- 85080.76 S.F.
Street Frontage: Approx. 291.26’ ft along Johnson Ave

Existing Development: Industrial building has been demolished , concrete slab and driveway remain on site.

Physical Characteristics of the Site: Existing concrete slab, driveway and bill board

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1
South	R-1
East	I-1
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 High Intensity Growth Sector.

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.

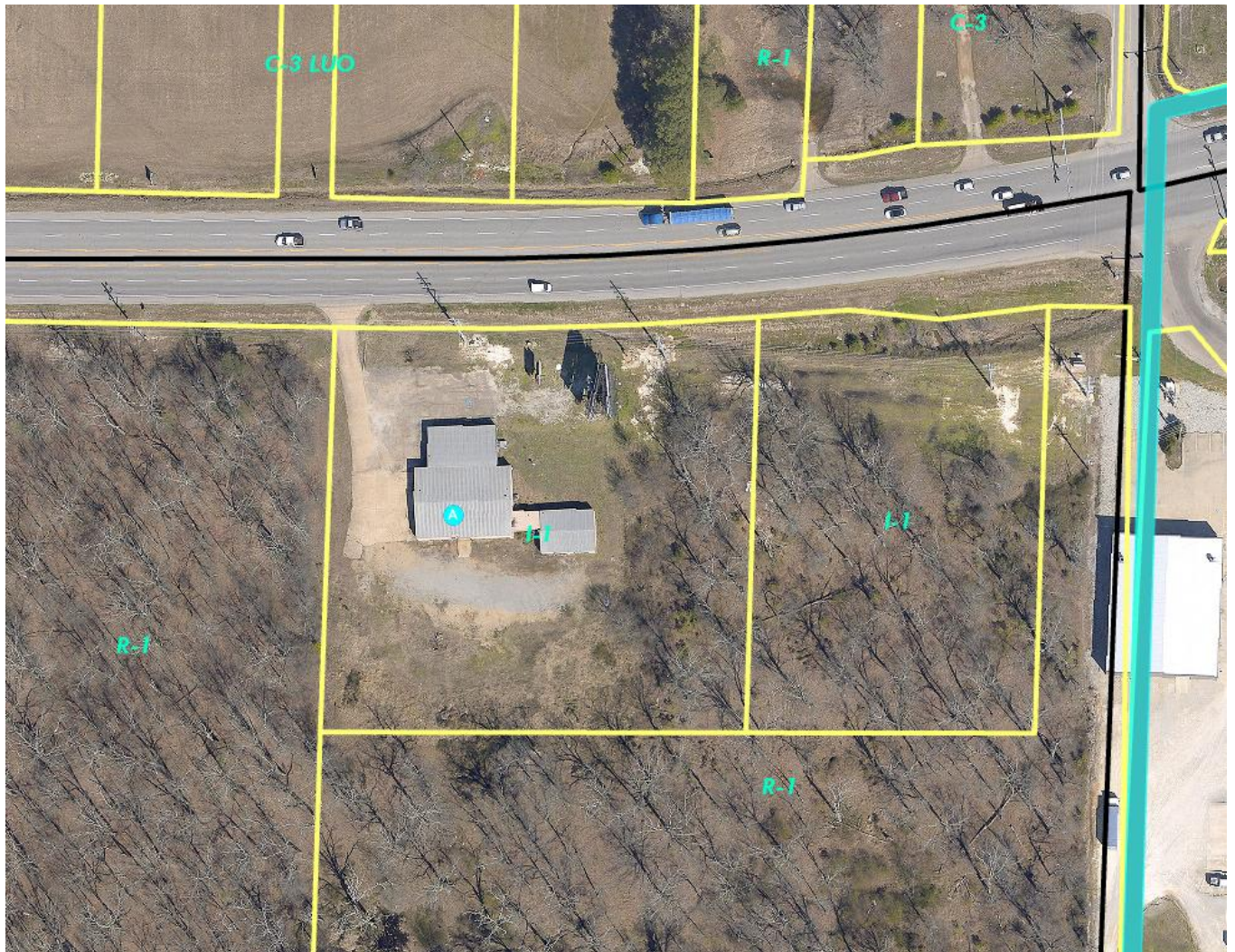
Typical Land Uses:

- 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

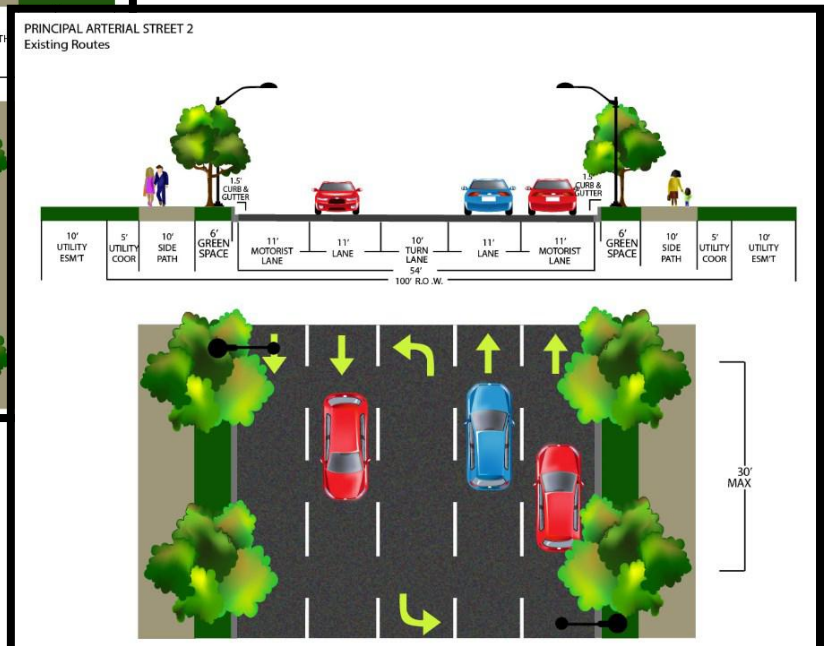
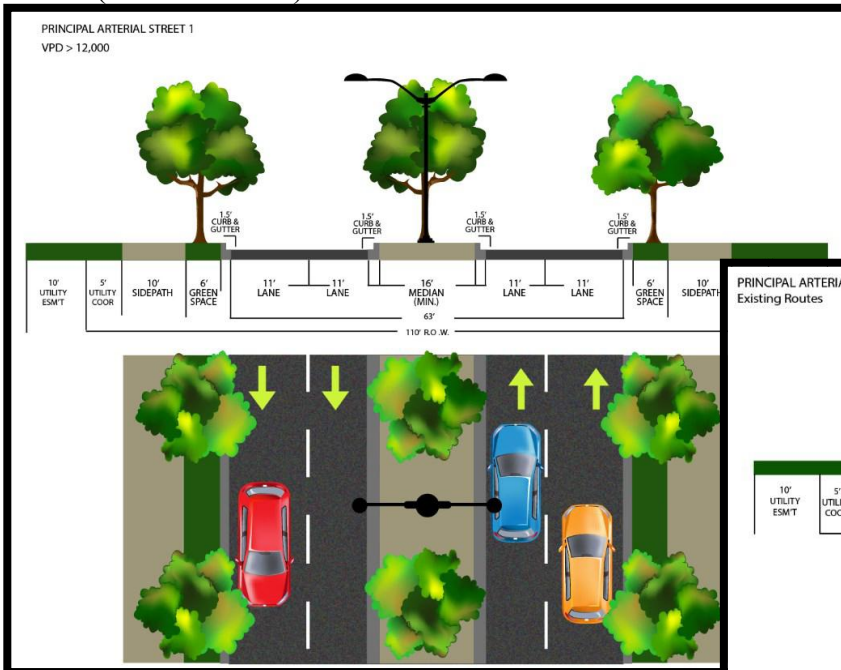
Master Street Plan/Transportation

The subject property will be served by Johnson ave. The Master Street Plan classifies Johnson ave as a Principal arterial.

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







FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



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	
(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 "I-1", limited industrial district. The applicant is applying for a rezoning to allow C-3, LUO general commercial limited use overlay 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 LUO 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.

LU-O—Limited use overlay district.

Purpose. By providing for flexible use of property development standards tailored to individual projects or specific properties, the LU-O district is intended to:

- a. Ensure compatibility among incompatible or potentially incompatible land uses;
- b. Ease the transition from one zoning district to another;
- c. Address sites or land uses with special requirements; and
- d. Guide development in unusual situations or unique circumstances.

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-26-05 ; a request to rezone property “I-2”, limited industrial district, to “C-3 LUO” general commercial District limited use overlay. 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 26-05 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 “I-1”, limited industrial district, to “C-3 LUO” general commercial District limited use overlay., 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-26-07

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

The Applicant William Conrad is requesting a rezoning of the property at 1601 Granger Dr from RM-8 to RS-5



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

April, 14, 2026

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

LOCATION: 01-144082-05020
Site Address: 1601 Granger Dr.
Side of Street: _____ between _____ and _____
Quarter: _____ Section: 08 Township: 14 Range: 04

1517

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: RM-8 Proposed Zoning: RS-5

Size of site (square feet and acres): 19,220 0.44 Acres Street frontage (feet): 124'

Existing Use of the Site: Vacant Lot

Character and adequacy of adjoining streets: _____

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:
North Residential House
South Residential House
East Residential House
West Vacant lot that is zoned R-16

Physical characteristics of the site: Empty lot surrounded by trees on the South & West side.

Characteristics of the neighborhood: Neighborhood is an older neighborhood that needs some new construction.

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:

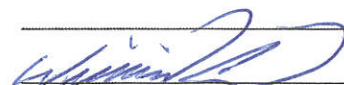
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

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.

Applicant:

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

Name: William Conrad
 Address: 5726 Friendship Cir.
 City, State: Jonesboro, Ar ZIP 72404
 Telephone: (870) 692-4340
 Facsimile: _____
 Signature: 

Name: same
 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.

Rezoning Information

- 1) The property is owned a RM-8.
- 2) The purpose to rezone 1601 Granger is so I can build two houses.
- 3) If rezoned, the property would be developed and used to build rental property for people to live in.
- 4) The density and/or intensity of development is to build 2 homes under city regulations.
- 5) Yes
- 6) To provide housing for the community of Jonesboro
- 7) In that area there are other properties that are zoned R1 and up.
- 8) It can, but I am seeking to build two homes on the property.
- 9) Since it will be new construction with good curb appeal, it is my judgement that it will only help the nearby property owners in the area.
- 10)The property has been vacant to my knowledge for 14 years.
- 11) It would have great impact due to the development in this area because there is currently not any new construction.
- 12) If approved, the developing would begin in the summer. We have sent certified letters to the neighbors that are within 200 feet of this property explaining what I am seeking and it gives the date and time of the board meeting allowing them to appear and voice their concerns.
- 13) N/A

USPS First Class Mail Flat
Ship To:
PORTER, DILLOW J
1509 MITZI LN
JONESBORO, AR 72405-8657
Package ID: 850033 18.24
Tracking #: 9414711899561913485122
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072886

Shipment
USPS First Class Mail Flat
Ship To:
FAITH TABERNACLE CHURCH
PO BOX 25
JONESBORO, AR 72403-0025
Package ID: 850034 18.24
Tracking #: 9414711899561913485368
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072879

Shipment
USPS First Class Mail Flat
Ship To:
BLAKE, WANDA & JOEY
1408 N PATRICK ST
JONESBORO, AR 72405-1881
Package ID: 850024 18.24
Tracking #: 9414711899561913484309
Actual Wt: 0.03 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072916

Shipment
USPS First Class Mail Flat
Ship To:
CINDY GONZALEZ ERIKA SIUMARI GONZAL
1608 GRANGER DR
JONESBORO, AR 72405-8699
Package ID: 850035 18.24
Tracking #: 9414711899561913485023
Actual Wt: 0.06 lbs
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Certified [\$8.30]
Return Receipt [\$6.40]
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Shipment
USPS First Class Mail Flat
Ship To:
INFINITE INCOME TO WEALTH LLC
PO BOX 128
BROOKLAND, AR 72417-0128
Package ID: 850026 18.24
Tracking #: 9414711899561913484446
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Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
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Ship To:
NEA RENTALS LLC
3012 WOODSPRINGS RD
JONESBORO, AR 72404-6803
Package ID: 850032 18.24
Tracking #: 9414711899561913485696
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
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Shipment
USPS First Class Mail Flat
Ship To:
STONEAGE PROPERTIES LLC
3506 E THOMAS GREEN RD
JONESBORO, AR 72405-8217
Package ID: 850025 18.82
Tracking #: 9414711899561913484415
Actual Wt: 0.07 lbs
Rating Wt: 0.12 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072909

Shipment
USPS First Class Mail Flat
Ship To:
DONALD W PRATT
1505 MITZI LN
JONESBORO, AR 72405-8657
Package ID: 850064 18.24
Tracking #: 9414711899561913482145
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073449

Shipment
USPS First Class Mail Flat
Ship To:
KELLEY RENTAL PROPERTIES LLC
PO BOX 16896
JONESBORO, AR 72403-6714
Package ID: 850065 18.24
Tracking #: 9414711899561913482343
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073456

Shipment
USPS First Class Mail Flat
Ship To:
REYES ADONIS JOSE CRUZ, CELENA NAJE
1714 NATIONAL RD
JONESBORO, AR 72401-5586
Package ID: 850066 18.24
Tracking #: 9414711899561913482459
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]

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

USPS First Class Mail Flat
Ship To:
DAVID & CARLA KERLEY
901 FAIRWAY DR
JONESBORO, AR 72401-4384
Package ID: 850036 18.24
Tracking #: 9414711899561913485078
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266072855

Shipment-----
USPS First Class Mail Flat
Ship To:
JOHN K EATON
1510 GRANGER DR
JONESBORO, AR 72405-8605
Package ID: 850061 18.24
Tracking #: 9414711899561913482749
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073425

SUBTOTAL 262.31
TAX
State Tax on 6.37 0.41
County Tax on 6.37 0.06
City Tax on 6.37 0.06
TOTAL 262.84
TEND Debit 262.84

Total shipments: 14
WILLIAM CONRAD
ARIANA 03/21/2026
#268318 12:30 PM
Workstation: 24 - Aux-1
CCTran# 66732dab-d61a-4651-a35d-3a5df96c698c

Signature_____

NOTICE

During Holiday Season all carriers discontinue their delivery guarantees. Expedited shipments still get higher priority but they do not offer money back guarantees if shipment is delayed.

Thank you for your business

TRACK YOUR PACKAGE AT:

<https://www.pakmail.com/stores/pak-mail-jonesboro>

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Shipment-----
USPS First Class Mail Flat
Ship To:
LORENZO SALVADOR OLEGARIO
1500 GRANGER DR
JONESBORO, AR 72405-8605
Package ID: 850062 18.24
Tracking #: 9414711899561913482985
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073432

Shipment-----
USPS First Class Mail Flat
Ship To:
TH & MILDRED CUNNINGHAM
1622 N PATRICK ST
JONESBORO, AR 72405-8625
Package ID: 850063 18.24
Tracking #: 9414711899561913482602
Actual Wt: 0.06 lbs
Rating Wt: 0.06 lbs
Certified [\$8.30]
Return Receipt [\$6.40]
9590940297645266073470

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-07
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on April 14, 2026

REQUEST: To consider a rezoning of 1601 Granger Dr

PURPOSE: A request to consider recommendation to Council for a rezoning from “RM-8”, Multi Family Residential district, to “RS-5” Single Family Residential district

APPLICANT: **Willam Conrad**

LOCATION: 1601 Granger Dr

SITE DESCRIPTION: **Total Size:** Approx. 0.44 Acre- 19,220 S.F.
Street Frontage: Approx. 124’ ft along Granger Dr

Existing Development:

Physical Characteristics of the Site: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1
South	R-1
East	R-1
West	RM-8

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.

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

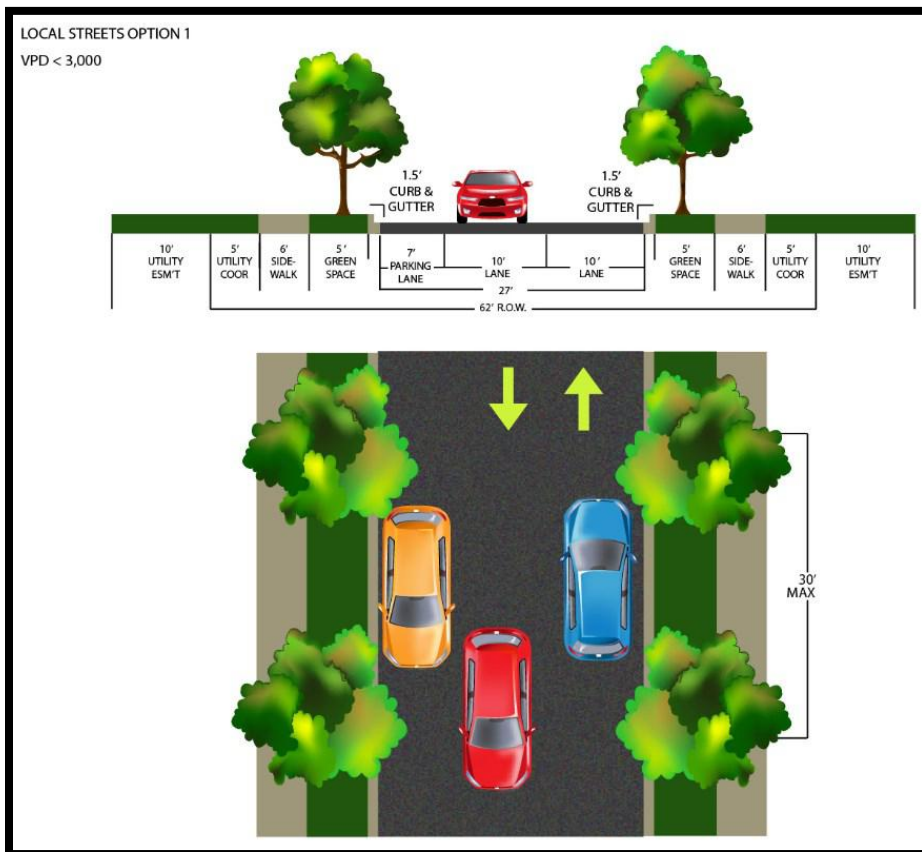
Master Street Plan/Transportation

The subject property will be served by Johnson ave. The Master Street Plan classifies Johnson ave as a Local Street.

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







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

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



Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the 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	
(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 “RM-8”, Multifamily Residential. The applicant is applying for a rezoning to allow “RS-5” Single 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 RS-5 as follows:

RM-8—Residential multifamily classification; eight 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-26-07 ; a request to rezone property “RM-8”, Multifamily Residential District, to “RS-5” Single family 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 26-07 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 property “RM-8”, Multifamily Residential District, to “RS-5” Single family residential district , will be compatible and suitable with the zoning, uses, and character of the surrounding area.