



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

1577

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:

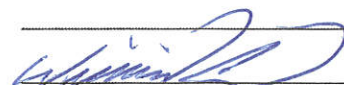
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

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.*

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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