



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, June 23, 2026

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-26:055](#) Minutes from June 9 meeting

Attachments: [MAPC Minutes 06.09.26](#)

4. Final Subdivisions

[PP-26-09](#) Savannah Hills Subdivision Phase VI

Attachments: [H22-153 - Savannah Hills ph 6 Record Plat-Rev](#)
[Staff Report Savannah Hills 6](#)

5. Rezoning

[RZ-26-09](#) The applicant NK & Sons Investments is requesting a rezoning of the property from C-3 to RM-12 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](#)

[RZ-26-10](#) The Applicant John Easley is requesting a rezoning of property from R-3 Multi Family Residential to C-3 General Commercial District

Attachments: [26139 - Halsey Brown's Lane Mail Receipts](#)
[26139 Hasley Brown's Lane Rezone Packet](#)
[Staff Summary RZ_26](#)

6. Staff Comments

7. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:055

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes from June 9 meeting

MAPC Meeting June 9th, 2026

1. Call to order

2. Roll Call

Present (7): Jeff Steiling, Jim Little, Kevin Bailey, Lonnie Roberts, Mitch Johnson, Monroe Pointer, Stephanie Nelson

Absent (2): Dennis Zolper, Jimmy Cooper

3. Approval of minutes

MIN-26:032 MINUTES May 25, 2026, 2026 MAPC

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

Aye (6): Jeff Steiling, Jim Little, Kevin Bailey, Mitch Johnson, Monroe Pointer, Stephanie Nelson

Nay (0)

Absent (2): Dennis Zolper, Jimmy Cooper

4. Preliminary Subdivisions

PP-26-06 **Preliminary Subdivision: Woodridge Place Subdivision Phase IV**

Lonnie Roberts (Chair): Do we have the Proponent for this item? Please come up and state your name for the record.

Darren Williams (Proponent): I'm Darren Williams, I'm with McAllister Engineering, here in Jonesboro. This is an ongoing subdivision, this is just another Phase of it. It's a total of 27 lots and we're not looking to have anything rezoned. It pretty much fits with the surrounding areas, there are some areas around it, that haven't been developed, but what has is of similar development.

Lonnie Roberts: Okay, City Planner do you have staff comments?

Derrel Smith (City Planner): Yes sir, we do. We reviewed it and it does meet the requirements of the subdivision code. We would recommend approval with one stipulation, all new lots will be required to have a residential sprinkler system, since there is only one way in and out of this subdivision.

Lonnie Roberts: You're talking about a fire sprinkler system?

Derrel Smith: Yes.

Lonnie Roberts: Commissioners have any questions? Anyone ready with a motion?

Kevin Bailey (Commission): Bailey, I make a motion to approve with stipulations noted.

Lonnie Roberts: Do I hear a second?

Mitch Johnson (Commission): Johnson, second.

A motion was made by Kevin Bailey, seconded by Mitch Johnson, 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

PP-26-08

Preliminary Subdivision: Skypointe Landing Phase 1

Lonnie Roberts (Chair): Do I have the proponent for this item? If you would come up and please state your name for the record.

Isaac Hammer (Proponent): Good afternoon, my name is Isaac Hammer, I'm with Mark Morris Construction, and we are looking to begin a new subdivision right off of Kathleen. There will be 20 Lots and it was commented yesterday that we would be adding a traffic control measure, and we're still gonna work out what that is, but that will be along that main road.

Lonnie Roberts: Sounds great, City Planner any staff comments?

Derel Smith (City Planner): Yes, we have reviewed it, and it does meet all the requirements of the subdivision code, so we would recommend approval.

Lonnie Roberts: Okay, that being said, commissioners do you have any questions or comments?

Monroe Pointer (Commission): So, the only thing that I have a question on, this is Monroe. Is on the comment that he made about some traffic thing done there, when did that get entered or when will it be noted to when or how that's going to be done?

Derrel Smith: We'll see that on the final plat, it will come in, in the review process, we're still in the review process on it. And you will see it when they do a final plat on this.

Monroe Pointer: Okay.

(Commission): I make a motion to approve.

(Commission): Second.

A motion was made by, seconded by, 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

5. Final Subdivisions

PP-26-07

Final Subdivision: Whitetail Crossing Subdivision Phase II

Lonnie Roberts (Chair): Proponent for this item? Please state your name for the record.

Isaac Hammer (Proponent): I'm Isaac Hammer with Mark Morris. And we're seeking the final on 85 lots.

Lonnie Roberts: Alright, City Planner any comments on this?

Derrel Smith (City Planner): Yes sir, this is the final, everything was designed according to the subdivision code so we would recommend approval.

Lonnie Roberts: Okay, I'll open up for Commissioner, any questions or comments? Or I'll entertain a motion.

Jeff Steiling (Commission): Steiling, recommend approval.

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

Monroe Pointer (Commission): Monroe, Second.

A motion was made by Jeff Steiling, seconded by Monroe Pointer, 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. Rezoning

RZ-26-08

Rezoning: 1004 N Caraway Rd

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

Lonnie Roberts (Chair): Do we have the proponent for this item? Sir, please state your name for the record.

David Tapp (Proponent): David Tapp, I'm with Pediatrics Plus, we're looking to do a PD Development with this lot its 17 acres. Our company Pediatric Plus is starting to do, what is called Farm Houses for kids with autism. This will be our ninth one to do, we started out of our house in Conway, Arkansas. So, we're not like a national chain that comes in and then leaves. What we do is we build about a 12,000 square foot farm house, and I don't know if you guys got any of the pictures that I sent, but I have them with me, can I show them what I sent?

Unable to Transcribe

David Tapp: So, we build like a 12,000 square foot farmhouse and it's for kids Monday thru Friday, with Autism, they have to have a diagnoses with autism. We get a barn where we get 2 donkeys and 2 sheep, a chicken house with about 30 chickens, a greenhouse, and some raised flowerbeds and gardens for the kids to participate in growing vegetables, and they can use the eggs to make cupcakes if it's somebody's birthday. They're here from Monday to Friday, from about 8' o clock to 4:30 to 6:30, during the day, not weekends, not Sundays, not at night. So, it doesn't interfere with any of the neighbors. The reason why we're doing it as a PD is because we need it to be zoned commercial and agricultural, so if we get the commercial piece we can't have the donkeys or sheep, for the kids. Or the chickens, sometimes cities have ordinances on chickens, so I get that. But we have 17 acres in order not to interfere with the neighbors. We do a little bit of low lighting, so we get with the city to discuss what the requirement is, but we try to do some lights for our staff, in the winter time, for when they go out to their cars and it's a little bit dark, so we try to have one to three pole lights out there, that shut off at 8' o clock at night, so to not illuminate around the neighborhood. We have this as a farmhouse as you can see, so it's designed like a house, so we try to do as little as possible to make it commercial looking. Drainage, curbs, gutters, stuff like that. We try not to do that, but if the city requires us to do it, we'd do it. But we try to think of other ways to do detention ponds and things like that, to keep the water flow and water shed, outside and away from the parking lots and things like that. We're excited to be in Jonesboro, we started in 2002, Jonesboro has been on our list to do a Pediatrics Plus for probably 15 years, and we work with Arkansas State already in recruiting and getting therapists so, we're excited to be in Jonesboro pretty soon.

Lonnie Roberts: Okay, City Planner do you have the staff comments for this one?

Derrel Smith (City Planner): Yes sir, we do. We have reviewed it, it does meet all 6 of the rezoning approval criteria, so we would recommend approval with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay, and with this being a rezoning, I must open up, is there anyone here to give public input? And if none, then I'll open up for commissioners, questions, comments? Motions?

Jim Little (Commission): Little, I'll make a motion to approve.

Jeff Steiling (Commission): Steiling, second.

A motion was made by Jim Little, seconded by Jeff Steiling, 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

RZ-26-09

Rezoning: 2038 N Caraway St

The applicant NK & Sons Investments is requesting a rezoning of the property 2038 N Caraway St from C-3, general commercial district to RM-16, Residential multifamily classification

Lonnie Roberts (Chair): Do I have the proponent for the item here?

Jim Gramling (Proponent): Yes, Jim Gramling, presenting for the applicant. So, after the pre-meeting yesterday, there was some concerns raised about density. And I've talked to my client a little bit about this, but we would like to pull this, until the next meeting and perhaps my client and I can confer and maybe come back with a compromise.

Lonnie Roberts: Commissioners? I need a motion to table and a second.

Kevin Bailey (Commission): I'll make the motion to table it to the next meeting.

Lonnie Roberts: Til the next meeting, okay and a second?

Monroe Pointer (Commission): Monroe, second.

Lonnie Roberts: Is that enough time to redo the notifications? For a point of clarity, we're seeing if we need to re-notify.

Unable to Transcribe

Carol Duncan (City Attorney): I mean, obviously publication will go out about it being on the agenda and things like that.

Lonnie Roberts: I think, I remember in the past, not doing re-notifications and I think it's normal for us to say till the next meeting so, I have a motion and a second on the floor. If you would, cast your ballot.

A motion was made by Kevin Bailey, seconded by Monroe Pointer, that the matter be tabled until the next meeting 6/23/26, 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

8. Miscellaneous Items

9. Staff Comments

10. Adjournment

Meeting was adjourned.



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300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-26-09

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Savannah Hills Subdivision Phase VI

Final Subdivision: Savannah Hills Subdivision Phase VI

For consideration by Metropolitan Planning Commission on June 23, 2026

Applicant: Horizon Land Surveying LLC

Engineer:

Surveyor: Horizon Land Surveying LLC

Property Location: A Part of the Northwest Quarter of Section 5, Township 13 North, Range 4 East

Proposed Lots: 26

Zoning:

District: R-2, Single Family Residential District

Required Min. R2- 6000 Sq ft Lot Size: 9.62 acres

Proposed Min. Lot Size: 0.18 acres

Proposed Max. Lot Size: 0.47 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Bayou Ct, Skinner Ct, Buck 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 RS-8 Single Family Residential District



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Text File

File Number: RZ-26-09

Agenda Date:

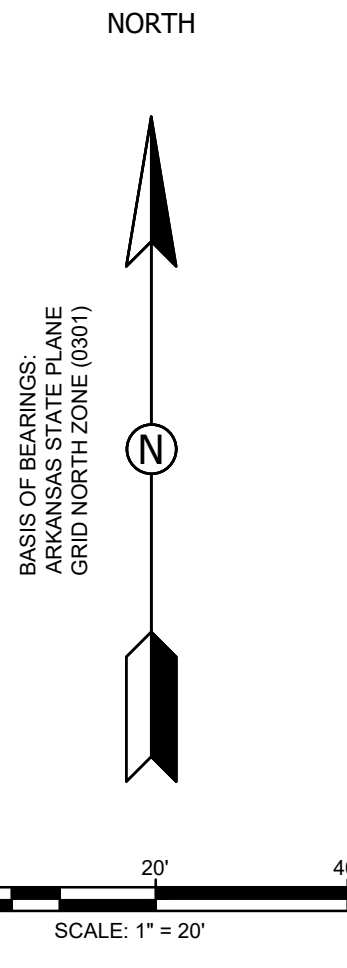
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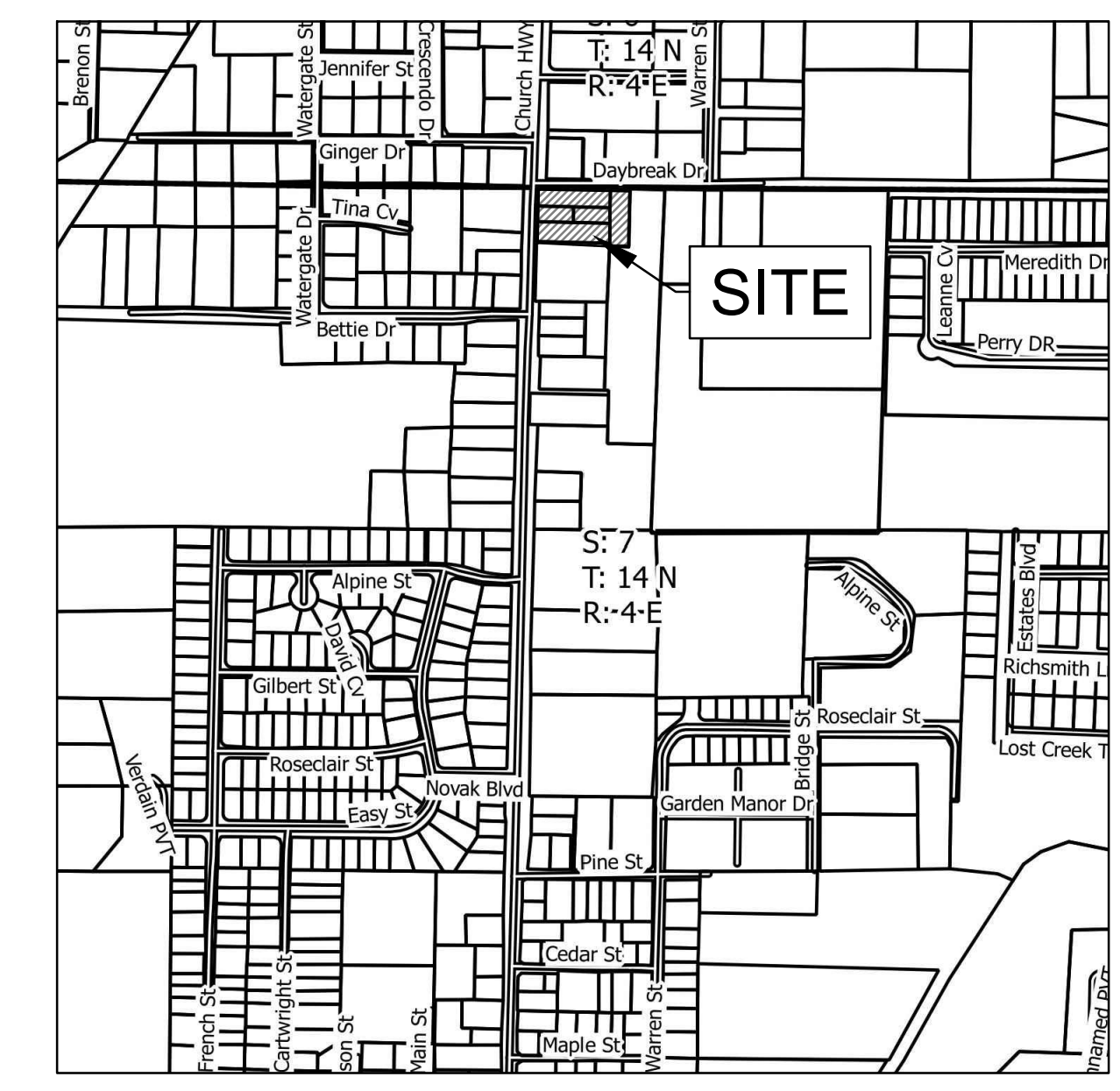
File Type: Rezoning

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:

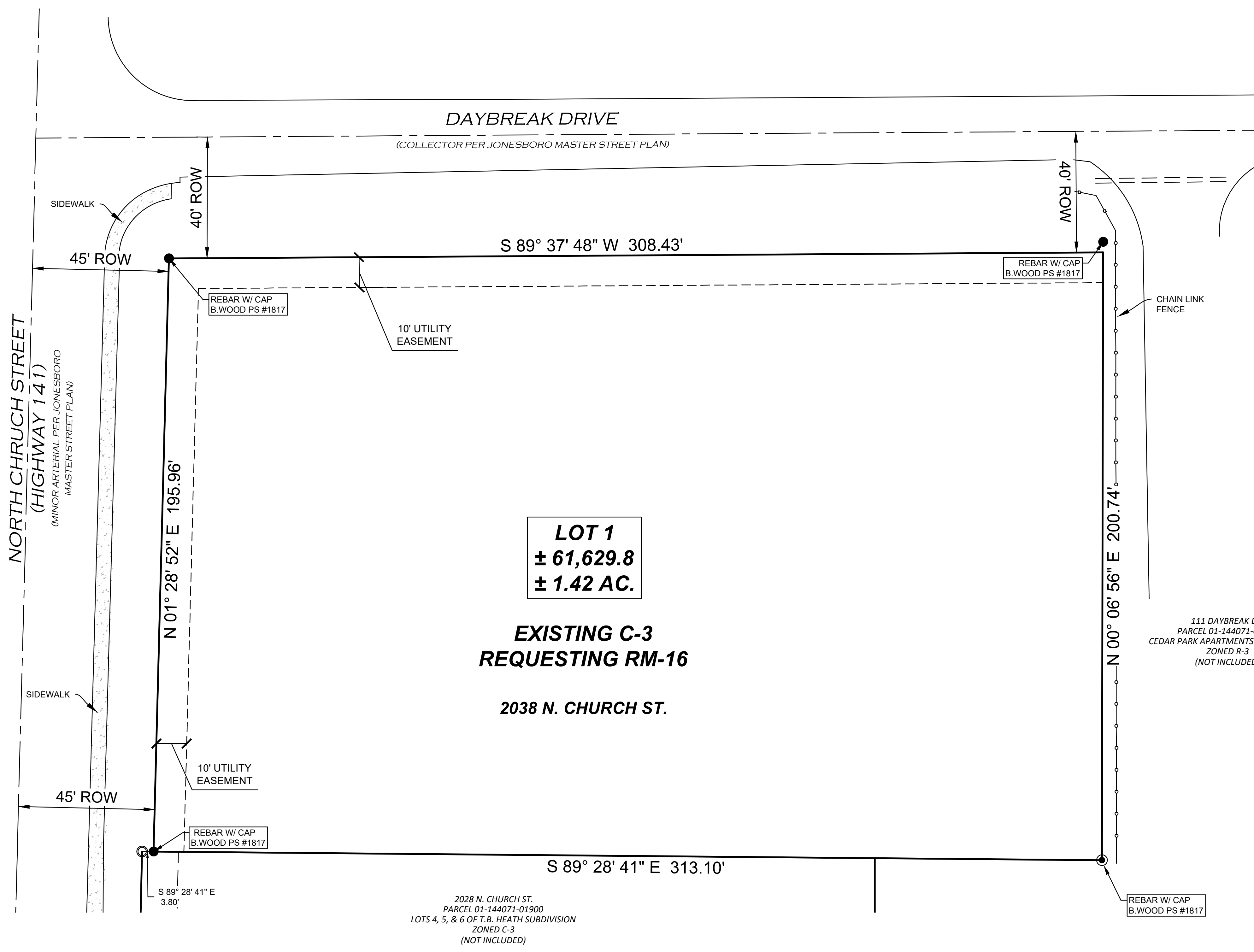
1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. ANY UTILITIES SHOWN HEREON ARE BASED SOLELY ON SURFACE EVIDENCE, UTILITY APPURTENANCES, MARKINGS, UTILITY COMPANY MAPS AND INFORMATION AVAILABLE AT THE 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: _____

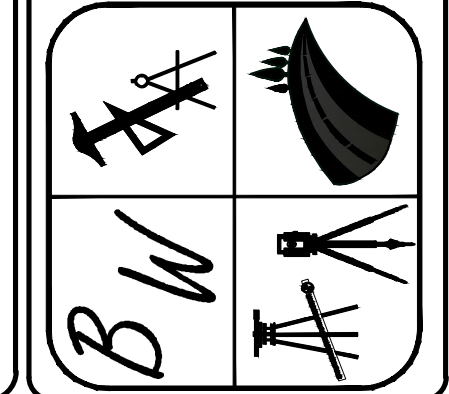
TITLE: _____ TITLE: _____

STATE CODE: 500-14N-04E-0-07-140-16-1817

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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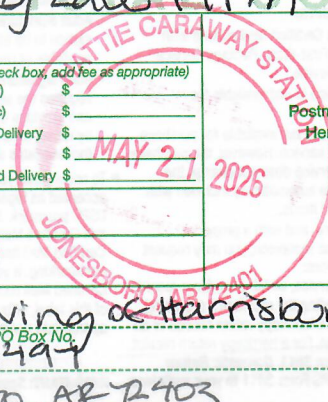
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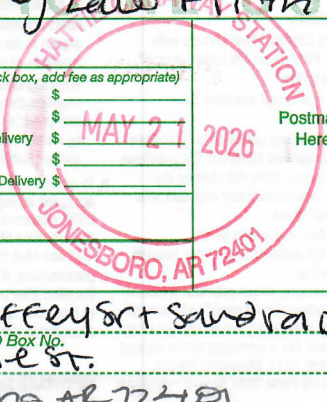
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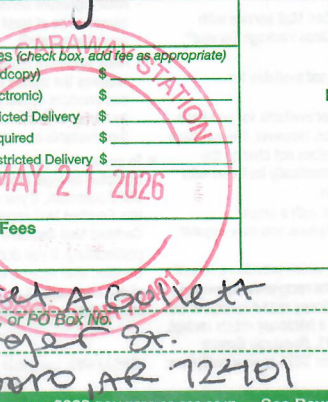
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Application for a Zoning Ordinance Map Amendment

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-12” 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.

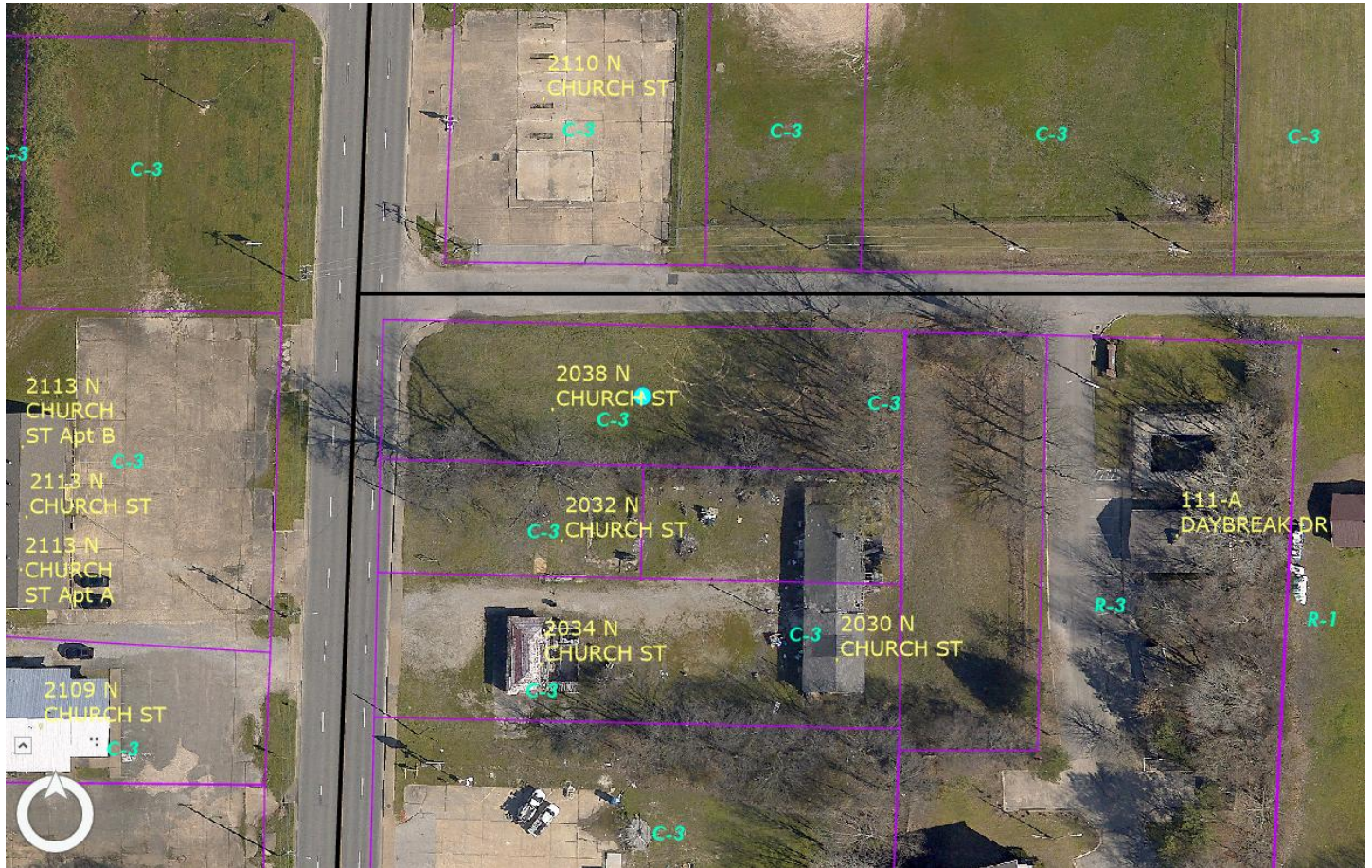
Typical Land Uses:

- 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

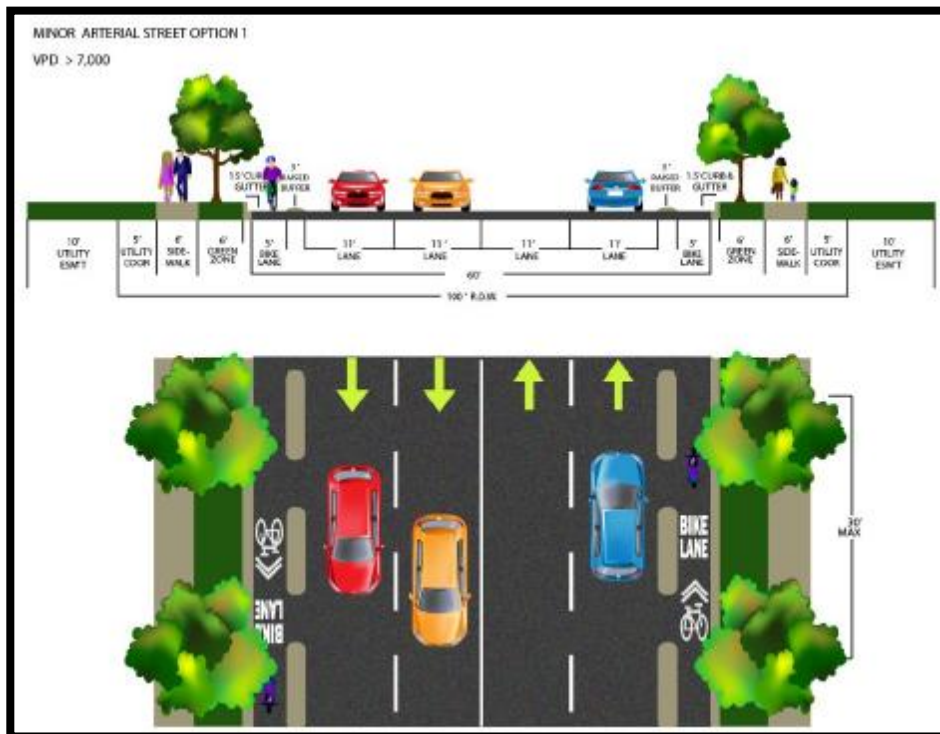
Master Street Plan/Transportation

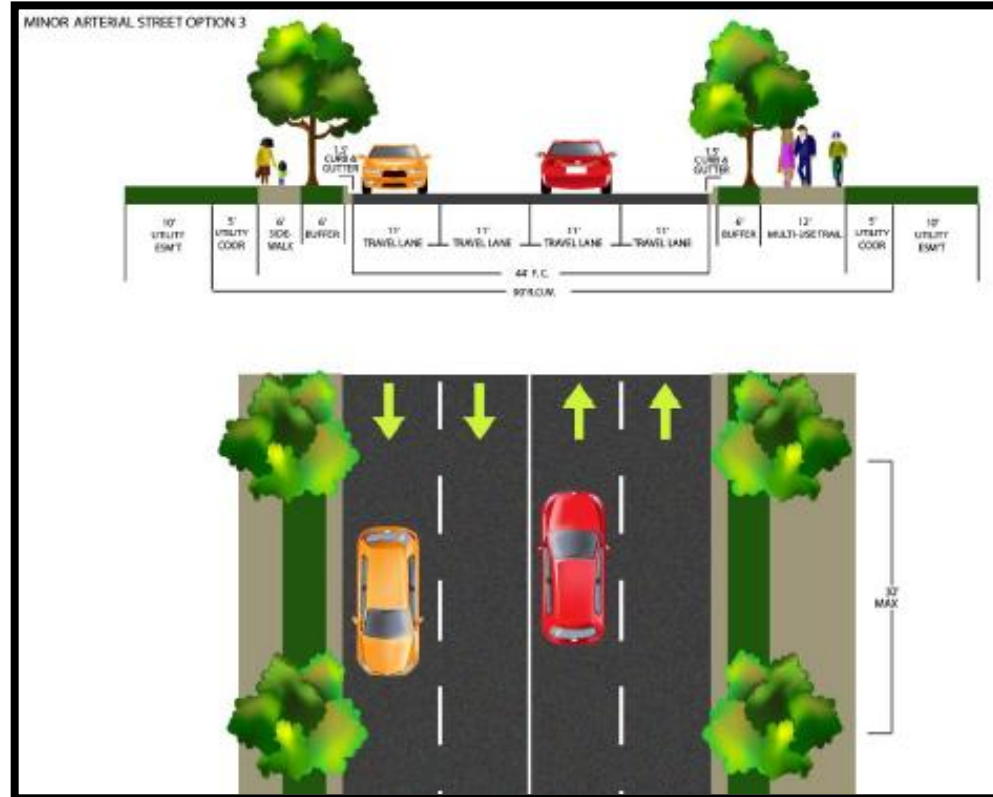
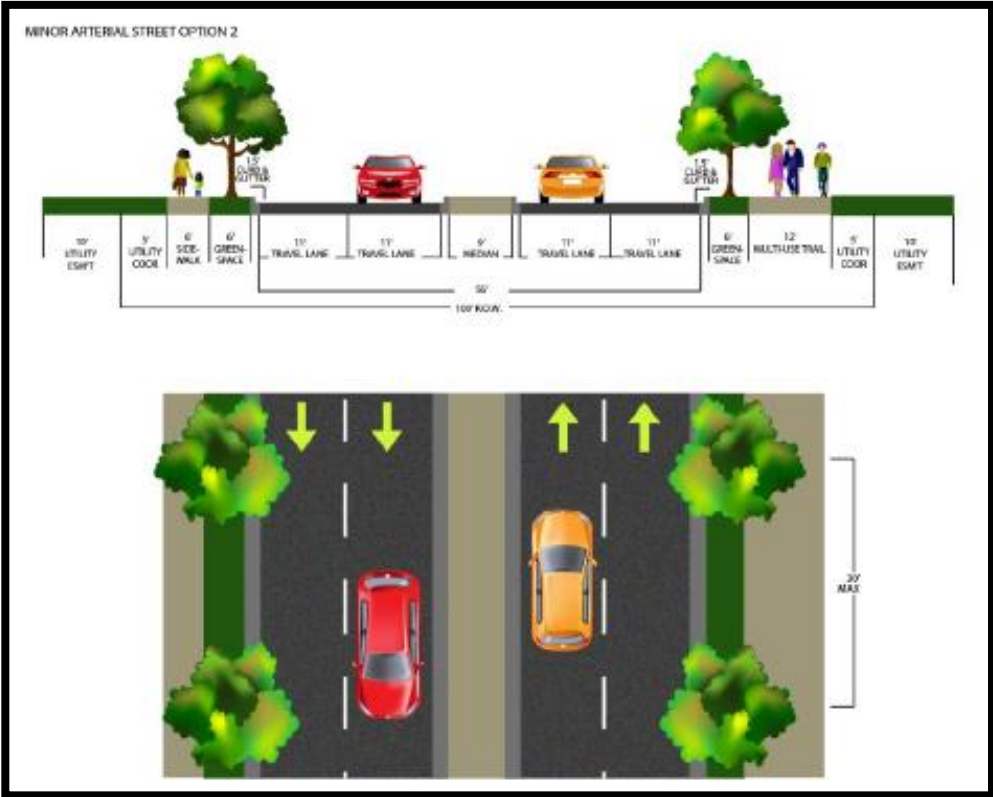
The subject property will be served by N Church St and Daybreak Dr. The Master Street Plan classifies N Church St as a Minor arterial and Daybreak Dr as Collector St.

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).

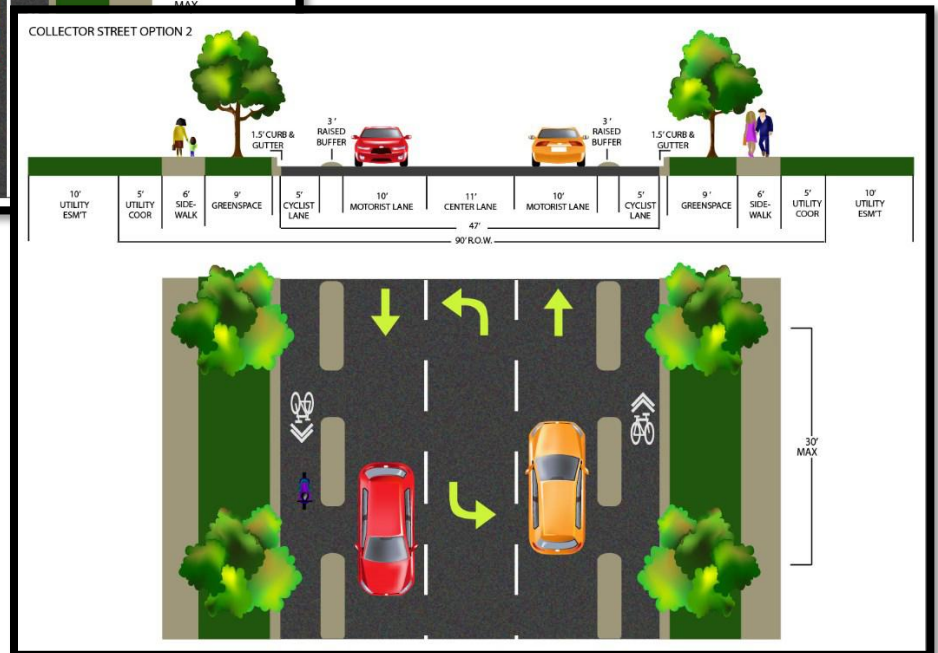
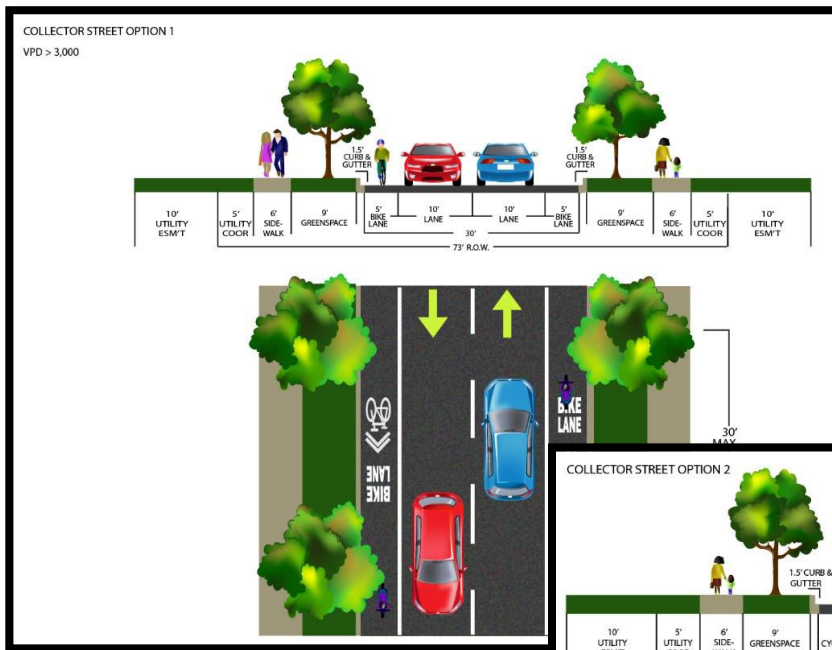




Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.







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-12 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; 12 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-12” Multifamily residential district will be compatible and suitable with the zoning, uses, and character of the surrounding area except the adopted Land use plan.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-26-10

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

The Applicant John Easley is requesting a rezoning of property from R-3 Multi Family Residential to C-3 General Commercial District

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 2915 BROWNS LN
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Street and: GSB PROPERTIES LLC
 1716 EXECUTIVE SQUARE
 City, State: JONESBORO AR 72401

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 9100 HWY 49 S
 City, State, ZIP+4: JONESBORO AR 72404

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Street and Apt. #: PIERCE KEVIN
 1724 EXECUTIVE SQUARE
 City, State, ZIP+4: JONESBORO AR 72401

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METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

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

LOCATION:

Site Address: 2911 Brown's Lane, South of Race Street

Side of Street: West between Race Street and Brown's Lane Access Road

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

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

SITE INFORMATION:

Existing Zoning: Residential R-3 Proposed Zoning: Commercial C-3

Size of site (square feet and acres): 147,000 SF /3.37 Acres Street frontage (feet): 350' Brown's - Lane

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Brown's Lane - asphalt (4 lanes)

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? S

Use of adjoining properties:

North Commercial C-3

South Commercial C-3

East Commercial C-3

West Commercial C-3

Physical characteristics of the site: Vacant lot

Characteristics of the neighborhood: Commercial Use - Office, Medical

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

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: Halsey Land Company, LLC

Address: 301 West Washington Avenue

City, State: Jonesboro, AR ZIP 72401

Telephone: _____

Facsimile: _____

Signature: _____

Applicant:

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

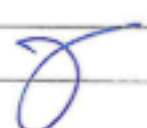
Name: Associated Engineering

Address: 103 South Church

City, State: Jonesboro AR ZIP 72401

Telephone: _____

Facsimile: _____

Signature: 

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

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**CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION**

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

TUESDAY, July 14, 2026 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a Zoning Request on **property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: Hasley Land Company, LLC DATE: June 2, 2026

DESCRIPTION OF REQUESTED USE: From existing R-3, Multi-Family High Density District to C-3, General Commercial.

LOCATION OF REQUESTED USE: 2911 Brown's Lane, south of Race Street

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

Printed Name of Property Owner within 200' (Signature) Date

Address

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

THIS INSTRUMENT PREPARED BY,
AND AFTER RECORDING, RETURN TO:

Reliance Health Care Inc,
824 Salem Road
Conway, Arkansas 72034

ELECTRONIC RECORDING
2018R-011140
CERTIFICATE OF RECORD
JONESBORO DISTRICT
CRAIGHEAD COUNTY, ARKANSAS
CANDACE EDWARDS, CLERK & RECORDER
06/05/2018 2:28:38 PM
RECORDING FEE: 45.00
PAGES: 7

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that ARKANSAS AVIV, L.L.C., a Delaware limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does hereby GRANT, BARGAIN, SELL, AND CONVEY unto OM ACQ, LLC, an Arkansas limited liability company ("Grantee"), the real property in Craighead County, Arkansas, fully described in Exhibit "A" hereto, together with all improvements thereon, and all of Grantor's right, title, and interest in and to adjacent streets, alleys, rights-of-way, and any adjacent strips and gores of real estate, together with all rights, titles, and interests appurtenant to the foregoing (collectively, the "Property") to Grantee, its successors and assigns forever.

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. The easements, restrictions and encumbrances set forth in Exhibit "B" attached hereto and made a part hereof.
2. Ad valorem taxes for the 2018 tax year and all subsequent years.

Grantor does hereby covenant and agree that it shall forever warrant and defend unto Grantee, its successors and assigns, the right and title of said Property against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT "A"

PROPERTY

A part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Begin at the center of Section 29, Township 14 North, Range 4 East; thence South 0 degrees 12 minutes West on the Quarter Section line 827.2 feet; thence North 89 degrees 48 minutes West 50 feet to the West right of way line of Browns Lane, the point of beginning proper; thence North 89 degrees 48 minutes West 420 feet; thence South 0 degrees 12 minutes West 350 feet; thence South 89 degrees 48 minutes East 420 feet to the West right of way line of Browns Lane; thence North 0 degrees 12 minutes East along said right of way 350 feet to the point of beginning proper, containing 3.375 acres.

EXHIBIT "B"

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements or claims of easements, not shown by the public records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
5. Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
6. General Taxes for the year 2018 which are not yet due and payable and subsequent years, and future installments of the following Special Improvement District(s):

None
7. There is expressly excluded from coverage hereunder, and this Company does not insure title to oil, gas and other minerals of every kind and character in, on and under the property herein described.
8. Loss arising from any judgment liens or other liens of record in any United States District Court or Bankruptcy Court in the State of Arkansas as of the Effective Date hereof that are not reflected in the real property records of the county in which the property is located.
10. Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
11. Rights of tenants in possession, as tenants only, under unrecorded leases.
12. Easement in favor of Southwestern Bell Telephone Company as set forth in Easement for Underground Facilities dated October 23, 1997, Deed Book 549 Page 684, records of Craighead County, Arkansas.
13. Easement in favor of City Water and Light Plant of Jonesboro, Arkansas, as set forth in easement for electric lines dated January 19, 1973, recorded March 5, 1973 in Deed Book 197 Page 284, records of Craighead County, Arkansas.

14. Subject to the following matters as shown on survey by Jason Branch dated October 28, 2008, including but not limited to the following: (a) overhead and underground utilities.



STATE OF ARKANSAS
 DEPARTMENT OF FINANCE AND ADMINISTRATION
 MISCELLANEOUS TAX SECTION
 P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: W-18-17128

Grantee: OM ACQ, LLC
Mailing Address: 824 SALEM ROAD
 CONWAY AR 720340000

Grantor: ARKANSAS AVIV, L.L.C.
Mailing Address: 2911 BROWNS LANE
 JONESBORO AR 724010000

Property Purchase Price: \$2,988,700.00
Tax Amount: \$9,863.70

County: CRAIGHEAD
Date Issued: 06/05/2018
Stamp ID: 1754583040

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): GUY MARIS IV, EYF

Grantee or Agent Name (signature): [Signature] Date: 6.5.18

Address: STANDARD ABSTRACT & TITLE COMPANY

City/State/Zip: 1012 AUTUMN ROAD, SUITE 4
LITTLE ROCK, ARKANSAS 72211

(501) 221-9449



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on June 23, 2026

REQUEST: To consider a rezoning of 2911 Brown’s Ln

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

APPLICANT: Associates Engineering

LOCATION: 2911 Browns Ln

SITE DESCRIPTION: **Total Size:** Approx. 3.37 Acre- 147,000 S.F.
Street Frontage: Approx. 350 ft Brown’s Ln

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

Physical Characteristics of the Site: Vacant Lot

SURROUNDING CONDITIONS:

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

HISTORY:

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as Moderate Intensity Growth Sector

The Current/Future Land Use Map recommends this location as a **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

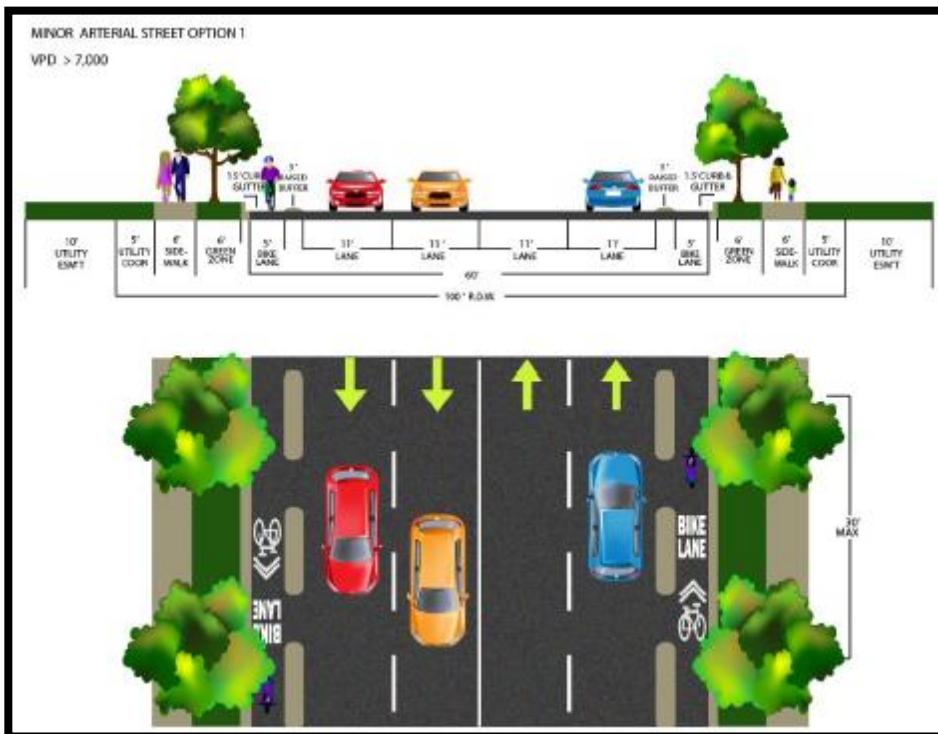
Master Street Plan/Transportation

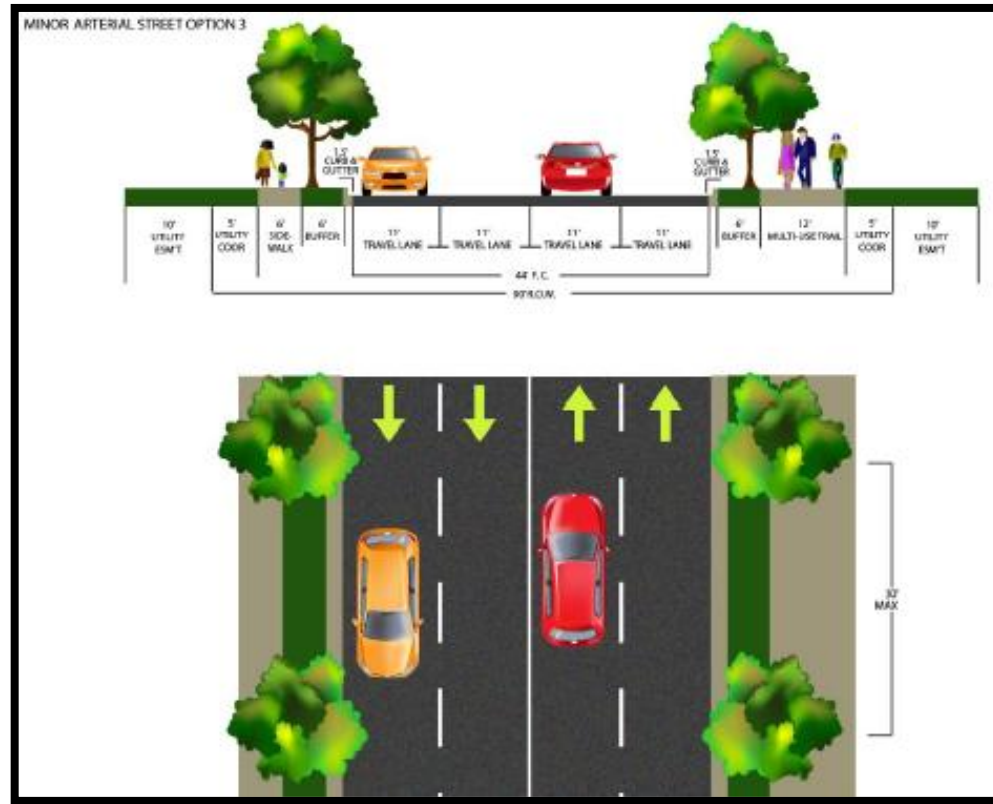
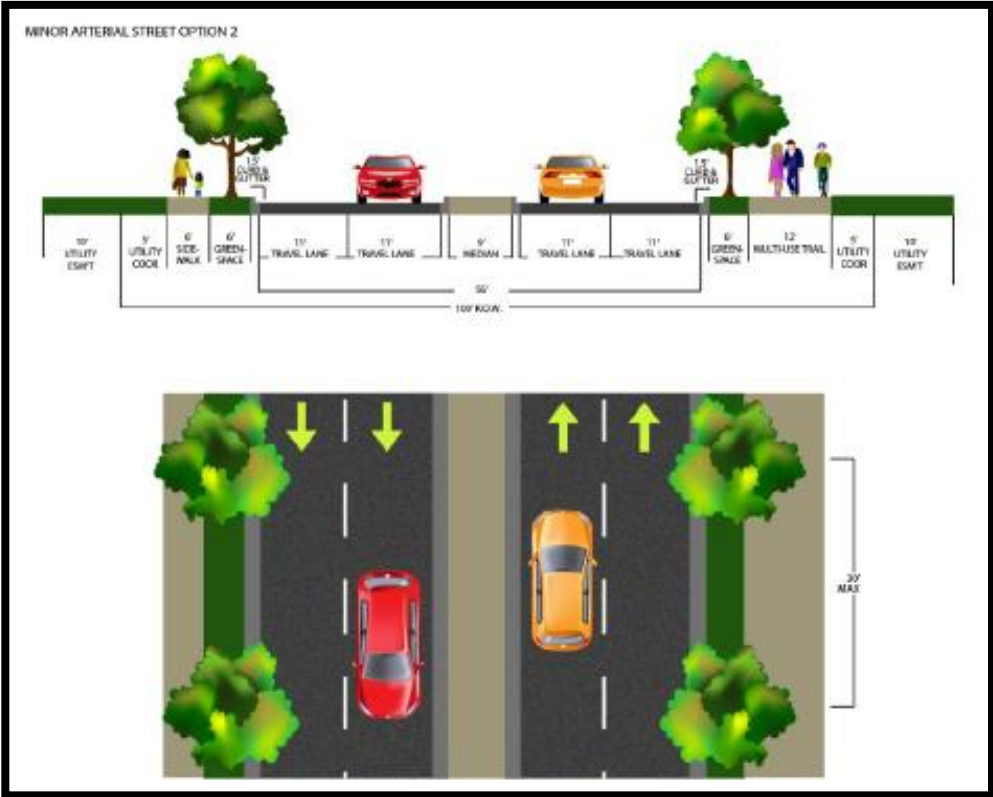
The subject property will be served by Brown's Ln. The Master Street Plan classifies Brown's Ln as a Minor arterial.

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).





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 R-3 Multi Family Residential. The applicant is applying for a rezoning to allow "C-3", General Commercial district at this location.

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

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

C-3, general commercial district.

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

Departmental/Agency Reviews:

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

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-09 ; a request to rezone property from R-3 Multi Family Residential to “C-3” General Commercial District. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

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

Sample Motion:

I move that we place Case: RZ 26- 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-3 Multi Family Residential to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.