



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

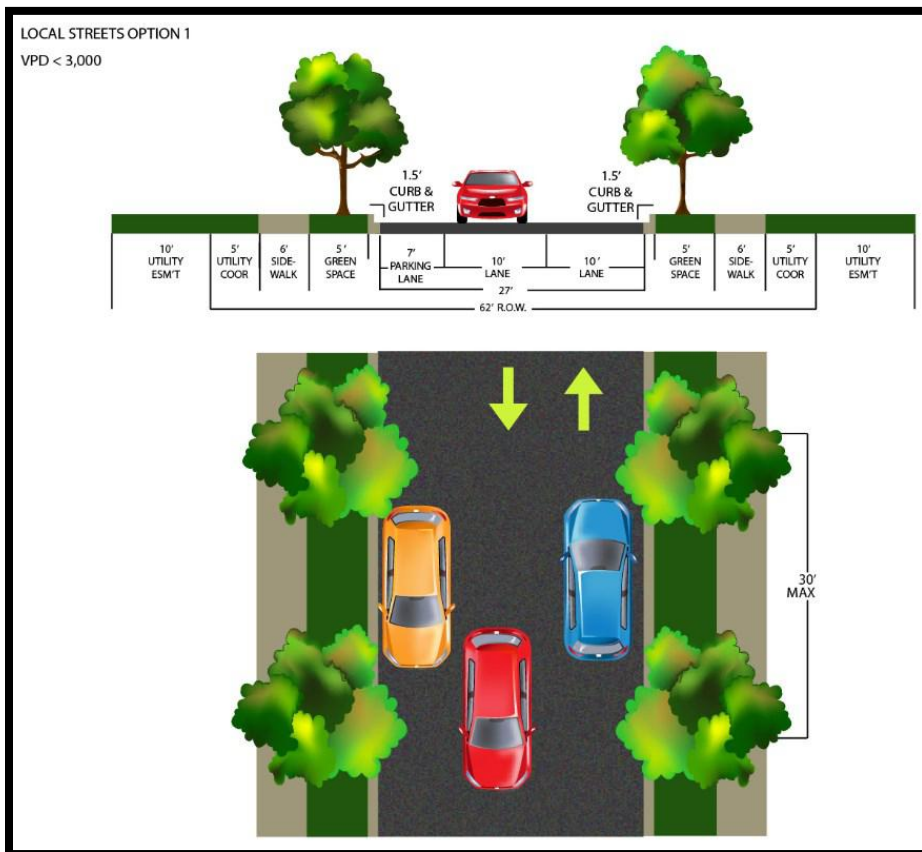
Master Street Plan/Transportation

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.