



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.*

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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.**