



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 10/28/25 Date Received: 10/1/25
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address:

2620
~~2600~~ Alexander, Jonesboro AR 72401

Side of Street: _____ between _____ and _____

Quarter: _____ Section: _____ Township: _____ Range: _____

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:

R-1
Residential

Proposed Zoning:

C3

Size of site (square feet and acres):

237,288 Sq Ft
5.45 acres

Street frontage (feet):

819.33

Existing Use of the Site: Vacant Land

Character and adequacy of adjoining streets:

Adjoining existing commercial development

Does public water serve the site? yes

If not, how would water service be provided?

NA

Does public sanitary sewer serve the site?

yes

If not, how would sewer service be provided?

NA

Use of adjoining properties:

North Residential

South Highway

East Residential

West Commercial

Physical characteristics of the site:

Vacant land

Characteristics of the neighborhood:

NA

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 in 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: Paula Thompson
Address: 1908 Catharine
City, State: Jonesboro AR ZIP 72401
Telephone: 870-926-8855
Facsimile: NA
Signature: Paula Thompson

Applicant:

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

Name: Dustin White
Address: 202 E Washington Ave
City, State: Jonesboro AR ZIP 72401
Telephone: 870-219-2858
Facsimile: NA
Signature: [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.



(1) How was the property zoned when the current owner purchased it?

The property was zoned for residential use at the time of purchase.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The purpose of this rezoning request is to bring the property into alignment with the *City of Jonesboro's Comprehensive Plan and Future Land Use Plan*, which designate this tract for commercial development. Rezoning is necessary to allow for appropriate and orderly growth, provide additional opportunities for economic development, and avoid land use conflicts that arise when properties are left under residential zoning despite being identified for commercial use in the city plan.

(3) If rezoned, how would the property be developed and used?

The property is intended for commercial use, consistent with the city's land use plan. Potential development may include retail, office, service-oriented businesses, or mixed commercial uses that will serve surrounding neighborhoods and the broader community.

(4) What would be the density or intensity of development?

At this time, the precise intensity will depend on end-user demand and development plans. The intent is to provide commercial square footage that is compatible with adjacent uses and infrastructure capacity, while remaining consistent with development standards set by the city.

(5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?

Yes. The rezoning request is fully consistent with both the Jonesboro Comprehensive Plan and the Future Land Use Plan, both of which designate this tract for commercial use.

(6) How would the proposed rezoning be in the public interest and benefit the community?

Rezoning will provide space for commercial services that benefit surrounding neighborhoods, create new job opportunities, expand the city's tax base, and support orderly growth consistent with the adopted city plan. It will also provide residents convenient access to goods and services.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

The tract fronts Alexander Drive and is adjacent to or near other commercially zoned and developed properties. Rezoning this property is compatible with existing development patterns and will create a logical transition between residential areas and higher-intensity uses.

(8) Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. While the property is zoned residential, its location, size, and designation in the city's Future Land Use Plan make residential development inconsistent with long-term growth objectives. Residential development would underutilize the site and potentially create conflicts as the surrounding area continues to develop commercially.

(9) How would the proposed rezoning affect nearby property including 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 rezoning is expected to enhance surrounding property values by introducing new commercial opportunities and amenities. Development will comply with all city regulations regarding traffic, drainage, utilities, landscaping, and design, which will mitigate potential impacts related to traffic, lighting, or noise.

(10) How long has the property remained vacant?

The property has never been developed.

(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 property is already located within the city's service area, with access to existing utilities and public services. Any future development will be subject to city review and approval processes to ensure adequate capacity for utilities, traffic, and emergency services.

(12) If the rezoning is approved, when would development or redevelopment begin?

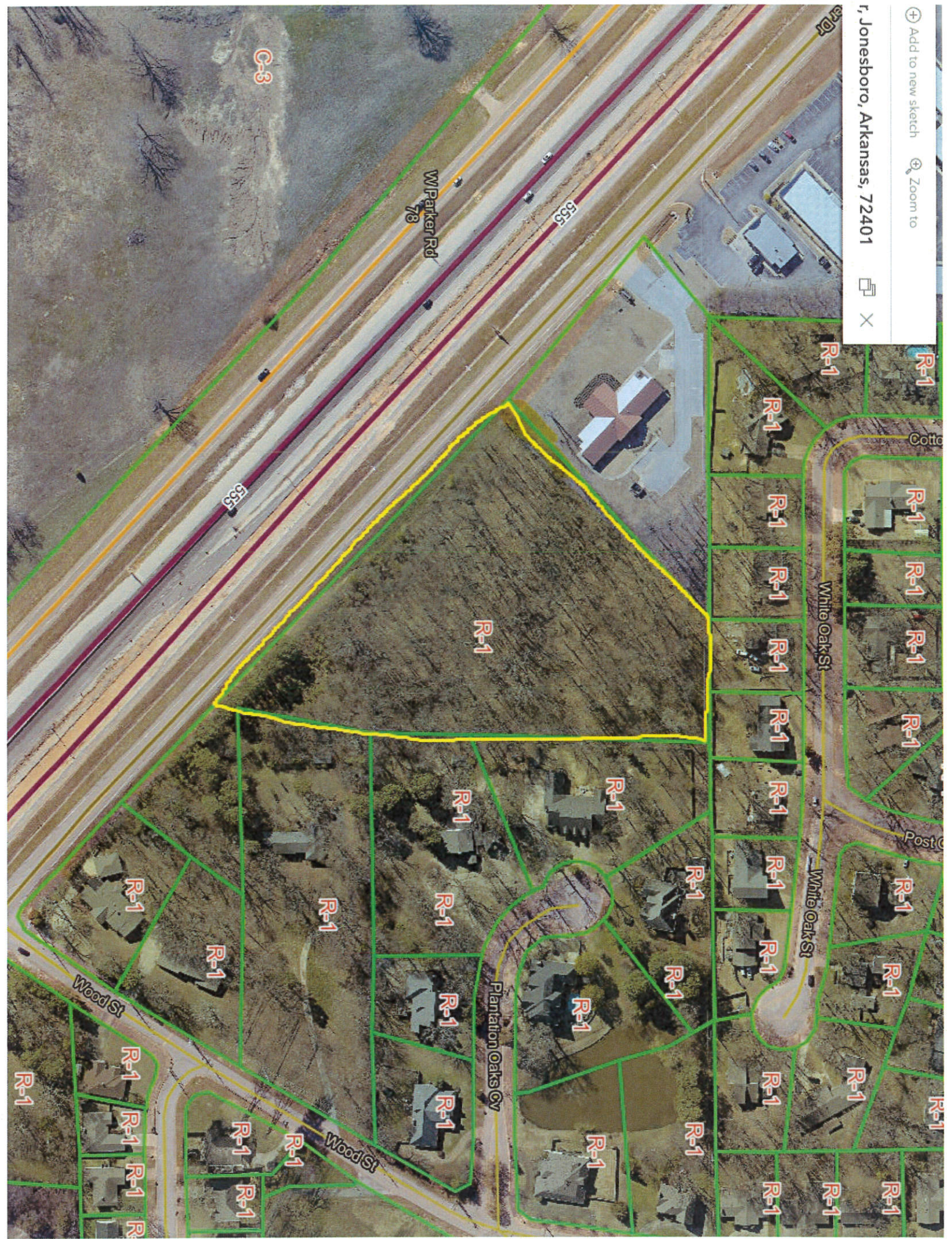
The applicant anticipates marketing the site for development promptly upon rezoning approval.

(13) How do neighbors feel about the proposed rezoning?

No formal neighborhood meetings have been held at this time. Because the rezoning request is consistent with the City of Jonesboro Comprehensive Plan and Future Land Use Plan, we anticipate that neighboring property owners will recognize the appropriateness of the request. The applicant is willing to meet with neighbors and address any questions or concerns as part of the rezoning review process.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

N/A — this request is for standard commercial zoning consistent with the Future Land Use Plan.





**CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, Oct 28, 2025 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet 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 you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Dustin White
DATE: 10-1-25
SUBJECT PROPERTY ADDRESS: 2100 Alexander, Jonesboro AR 72401
DESCRIPTION OF REZONING REQUESTED: From residential to C3
R-1 to C-3

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

Printed Name of Property Adjacent Owner	(Signature)	Date
Address	Phone	

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 St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

NOTICE OF INTENT TO REZONE

The property owners have requested the Jonesboro Planning Commission to set a public hearing date to consider rezoning the following property from Residential to Commercial.

The common description of the property is: 2620 Alexander Dr, Jonesboro AR 72401.

The public hearing will be held on January 13th 2026. The hearing will be held at the Jonesboro City Hall / Planning Department, located at 300 S. Church Street, Jonesboro, AR 72401.

This notification is provided in accordance with the requirement that all property owners within 200 feet of the subject property be notified.

For additional information, contact the Jonesboro Planning Department at (870) 933-1041.