



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, March 24, 2026

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-26:028](#) Minutes from MAPC 03.10.26

Attachments: [MAPC Minutes 03.10.26](#)

4. Preliminary Subdivisions

[PP-26-03](#) Papi Investment LLC and Island Construction Inc is requesting to approve preliminary subdivision of Windsor Landing Phase IX

Attachments: [02-PRELIMINARY PLAT_V3 \(1\)](#)
[Staff Report PP-26-03](#)

5. Rezonings

[RZ-26-05](#) Horizon Land Surveying LLC is requesting for rezoning the property at 5925 E Johnson Ave from I-1 to C-3 L.U.O.

Attachments: [RZ-26-05](#)
[H26-014 - Pit Stop Rezoning Plat](#)
[Certified Mail Receipts](#)
[Staff Summary RZ_26-05](#)

[RZ-26-06](#) The applicant John easley is requesting a rezoning of the property at 6904 E Highland Dr from R-1 to Commercial C-3 and Industrial I-2

Attachments: [RZ-26-06](#)
[Deed](#)
[Plat 2](#)
[22165 - Stuckey - Certified Mail Receipts](#)
[Staff Summary RZ_26-06](#)

6. Staff Comments

7. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:028

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes from MAPC 03.10.26

MAPC Meeting March 10th, 2026

1. Call to order

2. Roll Call

Present (7): Dennis Zolper, Jim Little, Jimmy Cooper, Monroe Pointer, Kevin Bailey, Stephanie Nelson, Lonnie Roberts

Absent (2): Jeff Steiling, Paul Ford

3. Approval of minutes

MIN-26:023 MINUTES February 10th, 2025 MAPC

A motion was made by Jimmy Cooper, seconded by , that the minutes be approved, the motion was PASSED with the following vote:

Aye (7): Dennis Zolper, Jim Little, Jimmy Cooper, Monroe Pointer, Kevin Bailey, Stephanie Nelson, Lonnie Roberts

Nay (0)

Absent (2): Jeff Steiling, Paul Ford

4. Preliminary Subdivisions

6. Conditional Use

7. Rezoning

RZ-26-04 **Rezoning: 2005 East Highland Dr**

The Applicant Kristie Lands is requesting a rezoning of the property 2005 East Highland Drive from C-2 to C-3.

Lonnie Roberts (Chair): Do we have the proponent for this item?

John Easley (Proponent): John Easley with Associated Engineering on behalf of East Arkansas Planning. The current site we have is what was the old Malco movie theater and parking lot, it's

currently zoned C-2, and we're asking for it to be changed to C-3 to fit in with the adjacent property and overall neighborhood.

Lonnie Roberts: Okay, and I think you said yesterday this will all be at least temporarily zoned into one plat once we're finished.

John Easley: Yeah.

Lonnie Roberts: Okay. City Planner do you have staff comments on this one?

Derrel Smith (City Planner): Yes, sir. We do. We reviewed it and it meets all six of the rezoning criteria. So, we would recommend approval with the following requirements, 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'll open up for public comments or questions. If not, I'll open up for commissioners, any questions or comments for the city or the proponent?

Commission: I make a motion to approve.

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

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, Jim Little, Jimmy Cooper, Monroe Pointer, Kevin Bailey, Stephanie Nelson

Nay (0)

Absent (2): Jeff Steiling, Paul Ford

8. Miscellaneous Items

9. Staff Comments

Lonnie Roberts (Chair): City planner do you have any staff comments?

Derrel Smith (City Planner): We had a rezoning that went out, it was published to be meeting today but we did not get all the notifications out so we had to reschedule. So, we will make those notifications and let everyone know it will be rescheduled. We need to find out if we're going to have a quorum for the March 24th meeting since that is the week of Spring Break and we know that several members are already going to be out, so let me know. How many of you are planning to be here on March the 24th?

Lonnie Roberts: We need to reach out to Ford and Steiling.

Derrel Smith: So, right now, if everybody, all five of them show up, we'll have a quorum. I'll reach out to the other two and we'll let you know if we will actually be able to have the meeting or not. Hopefully, we should know by the end of this week. The other thing is Design Week starts for the Comprehensive Plan and Master Street Plan, from March 30th through April the 4th at the old YMCA building. So, please come out and give your input. It will be all day sessions. If you're on the steering committee there will be a session just for that and there will be sessions for the public to come in. So, it'll basically be a four day event and we'll be out there hopefully to get everybody's comments so that we can provide a comprehensive growth plan that reflects the city.

Commission: Derrel, what time does that start?

Derrel Smith: They will be all day events. We're going to start in the mornings with some and there will be meetings and different things. I'll send out the ones open to everybody, I'll send you the times and dates on the whole.

Commission: Okay, thank you.

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: PP-26-03

Agenda Date:

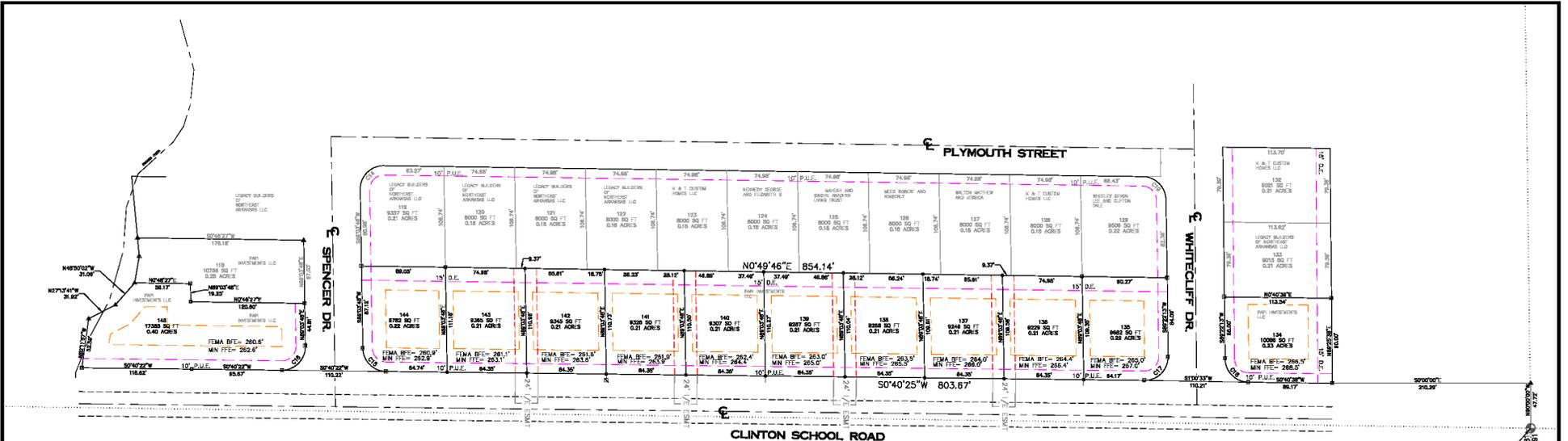
Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Subdivisions

Papi Investment LLC and Island Construction Inc is requesting to approve preliminary subdivision of Windsor Landing Phase IX



S1-T14N-R4E CENTER

N 86°27'04.81" E 172'03.81"

NOTES:

- CLIENT: ISLAND CONSTRUCTION
- DRIVEWAY ACCESS RESTRICTIONS: LOTS 144-145 ARE TO BE PROVIDED ACCESS FROM SPENCER DR. ONLY. LOTS 134-135 ARE TO BE PROVIDED ACCESS VIA WHITECLIFF DR. ONLY.
- THE SUBJECT PROPERTY LIES WITHIN THE JONESBORO SPECIAL FLOOD HAZARD AREA AS DESCRIBED BY THE BASIC ENGINEERING STUDY, ORDINANCE 20-012, AND PORTIONS OF SUBJECT PROPERTY LIE WITHIN THE 100-YEAR FLOOD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE MAP: PANEL NO. 05031C0226D, EFFECTIVE DATE: 8/28/2024.
- LOT 145 MAY BE SUBJECT TO NO-RISE CERTIFICATION FOR DEVELOPMENT.
- ALL STRUCTURES REQUIRED TO HAVE 2' FREEBOARD ABOVE FEMA BFE.
- NO SIGNIFICANT TREES ARE PROPOSED TO BE REMOVED IN THIS DEVELOPMENT.
- ZONING INFORMATION - RESIDENTIAL R-1.
- SUBJECT TO BILL OF ASSURANCE RECORDED IN DEED RECORD 585 PAGE 432 AT JONESBORO, ARKANSAS.
- TOTAL ACREAGE: 2.79 ACRES.
- 25' BUILDING SETBACK FRONT AND REAR.
- 7.5' SIDE YARD BUILDING SETBACK.
- BASIS OF BEARING: NAD1983 ARKANSAS STATE PLANE - NORTH (ARDOT RTN)
- VERTICAL DATUM: NAVD 88 (ARDOT RTN)

REFERENCE DOCUMENTS:

- PLAT SURVEY: TITLED: WINDSOR LANDING PHASE VII, DATED: 09/18/2020, BY: ADAMSON SURVEYING, HELD BY THE CIRCUIT CLERK OF CRAIGHEAD COUNTY, AR. BOOK: 202DR, PAGE: 025491

DESCRIPTION:

A PART OF THE NORTH EAST QUARTER OF SECTION 01, TOWNSHIP 14 NORTH, RANGE 04 EAST, IN CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CENTER OF SECTION 01, TOWNSHIP 14 NORTH, RANGE 04 EAST, THENCE NORTH 45.72 FEET TO A POINT, THENCE EAST 210.29 FEET TO THE POINT OF BEGINNING, THENCE S00°40'38"W 89.17 FEET TO A POINT, THENCE S01°00'33"W 110.21 FEET TO A POINT, THENCE S00°40'25"W 803.67 FEET TO A POINT, THENCE S00°40'22"W 110.22 FEET TO A POINT, THENCE S00°40'22"W 85.67 FEET TO A POINT, THENCE S00°40'22"W 116.82 FEET TO A POINT, THENCE N82°11'57"W 52.59 FEET TO A POINT, THENCE N27°13'41"W 31.92 FEET TO A POINT, THENCE N48°50'02"W 31.06 FEET TO A POINT, THENCE N00°48'27"E 59.17 FEET TO A POINT, THENCE N89°03'48"E 19.25 FEET TO A POINT, THENCE N00°48'27"E 120.80 FEET TO A POINT, THENCE N89°03'48"E 44.81 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25 FEET AND AN ARC LENGTH OF 39.97 FEET, THENCE N00°40'22"E 110.22 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25 FEET AND AN ARC LENGTH OF 39.97 FEET, THENCE S89°03'48"E 87.12 FEET TO A POINT, THENCE N00°49'48"E 854.14 FEET TO A POINT, THENCE S89°22'13"W 84.09 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25 FEET AND AN ARC LENGTH OF 39.21 FEET, THENCE N01°00'33"E 110.21 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 24.90 FEET AND AN ARC LENGTH OF 39.16 FEET, THENCE S89°22'13"W 85 FEET TO A POINT, THENCE N00°40'22"E 113.54 FEET TO A POINT, THENCE N89°25'38"E 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 2.79 ACERS, MORE OR LESS,

LEGEND

- FOUND IRON PIN
- SET IRON PIN 1 FT REAR WITH MAULSTRIK PRO300 CAP
- SET MAG NAIL
- COMPUTED POINT
- ⊕ TELEPHONE PUDERICAL
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ UTILITY POLE
- ⊕ LIGHT POLE
- ⊕ ELECTRIC UTILITY BOX
- ⊕ GAS VALVE
- ⊕ FIRE HYDRANT
- ⊕ SEWER MANHOLE
- EASEMENT
- SETBACK
- P.U.E. - PUBLIC UTILITY EASEMENT
- D.U.E. - DRAINAGE EASEMENT

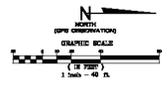
VICINITY MAP



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	40.04	25.00	91.75	S45° 03' 13"E	35.89
C15	38.57	25.00	88.39	N44° 52' 06"E	34.86
C16	38.97	25.00	91.61	N46° 28' 48"W	35.85
C17	38.21	25.00	88.85	N44° 23' 01"W	35.31
C18	39.16	24.90	90.12	N45° 50' 34"E	35.25
C19	38.24	25.00	87.64	S45° 34' 07"W	34.62

PRELIMINARY PLAT

**RESIDENTIAL SUBDIVISION PLAN
WINDSOR LANDING - PHASE IX
JONESBORO, ARKANSAS**



MCALISTER ENGINEERING, PLLC
 CIVIL ENGINEERING AND LAND SURVEYING
 4508 STADIUM BLVD STE D
 JONESBORO, AR 72404
 870-931-1420

DRAWN BY: DW	CHECKED BY: CWM
SCALE: 1"=40'	DATE: 12/18/2025
CAD FILE: WINDSOR_LANDING_PHASE_IX.DWG	
DWG REF: S01-T14-R04	
JOB NO. -----	SHEET: 02/08 △
FOLDER: PROJECTS25	

CLARENCE W. 'MAC' MCALISTER, PE, PS

NUMBER	DATE	REVISION	BY

Preliminary Subdivision: Windshor Landing Phase IX

For consideration by Metropolitan Planning Commission on March 24, 2026

Applicant: Papi Investment LLC and Island Construction Inc

Engineer: McAlister Engineering

Surveyor: McAlister Engineering

Property Location: A part of northeast quarter of section 1, Township 14 North Range 04 East.

Proposed Lots: 12

Zoning:

District: R-1, Single Family Residential

Required Min. R-1- Lot Size: 8000 sq. ft.

Proposed Min. Lot Size: 0.21 acres

Proposed Max. Lot Size: 0.40 acres

Special Conditions: N/A

Water/Sanitary Sewerage: Public

Sidewalks: Required

Public Streets: Clinton School Rd, Spencer Dr, Plymouth St, Whitecliff 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 R-1, Single family residential district.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-26-05

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Horizon Land Surveying LLC is requesting for rezoning the property at 5925 E Johnson Ave from I-1 to C-3 L.U.O.



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: 

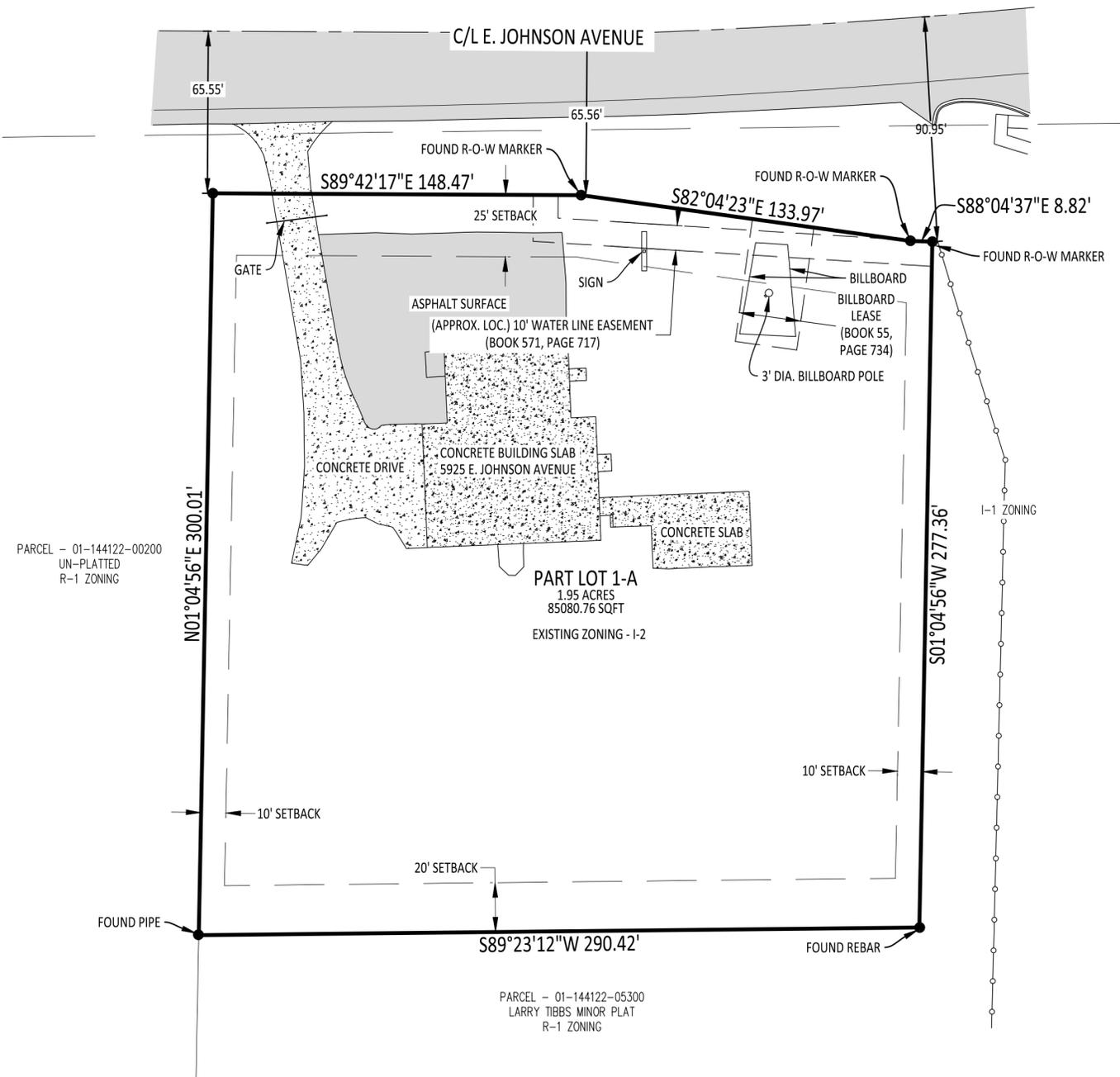
Name: Horizon Land Surveying, LLC
 Address: 2918 Wood St.
 City, State: Jonesboro, AR ZIP 72404
 Telephone: 870-243-0092
 Facsimile: _____
 Signature: 

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

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

- (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.**



PARCEL - 01-144122-00200
UN-PLATTED
R-1 ZONING

PARCEL - 01-144122-05300
LARRY TIBBS MINOR PLAT
R-1 ZONING

LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET MONUMENT (AS NOTED)
- △ COMPUTED POINT
- ◆ SECTION CORNER
- CHAIN LINK FENCE



VICINITY MAP
NOT TO SCALE



**EXISTING I-1 ZONING
REQUESTED C-3 L.U.O. ZONING**

RECORD DESCRIPTION:

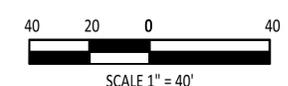
WARRANTY DEED - 2021R-023206:
A PART OF LOT 1-A OF TIBBS REPLAT OF LOT 1 OF LARRY TIBBS SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT RECORDED IN PLAT CABINET "B" PAGE 181 AT JONESBORO, ARKANSAS, BEING SUBJECT TO EASEMENTS AS SHOWN ON SAID PLAT, LESS AND EXCEPT HIGHWAY 49 ALONG THE NORTH SIDE THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A FOUND IRON PIN FOR THE NORTHWEST CORNER OF LOT 1, LARRY TIBBS SUBDIVISION TO THE CITY OF JONESBORO, ARKANSAS; THENCE RUN SOUTH 89°12'47" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF U. S. HIGHWAY 49 A DISTANCE OF 148.47 FEET TO A POINT, AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 83°09'19" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 133.97 FEET TO AN EXISTING RIGHT OF WAY MARKER; THENCE SOUTH 89°09'33" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 8.82 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY LINE, RUN SOUTH 00°00'00" WEST A DISTANCE OF 277.36 FEET TO A FOUND IRON PIN; THENCE SOUTH 88°18'16" WEST A DISTANCE OF 290.42 FEET (RECORD SOUTH 88°17'00" WEST 290.53 FEET) TO A FOUND IRON PIN; THENCE NORTH 00°00'00" EAST A DISTANCE OF 300.01 FEET (RECORD 300 FEET) TO A FOUND IRON PIN AT THE POINT OF BEGINNING, CONTAINING 1.95 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY RIGHTS OF PARTIES IN AND TO THE BILLBOARD LOCATED ON SAID PROPERTY.

CERTIFICATE OF SURVEY:

TO ALL PARTIES INTERESTED IN TITLE TO THESE PREMISES: I HEREBY CERTIFY THAT HORIZON LAND SURVEYING, LLC HAS PRIOR TO THIS DAY MADE A SURVEY OF THE ABOVE DESCRIBED PROPERTY AS SHOWN ON THE PLAT OF SURVEY HEREON. THE PROPERTY LINES AND CORNER MONUMENTS, TO THE BEST OF MY KNOWLEDGE AND ABILITY, ARE CORRECTLY ESTABLISHED: THE IMPROVEMENTS ARE AS SHOWN ON THE PLAT OF SURVEY. ENCROACHMENTS, IF ANY, AS DISCLOSED BY SURVEY, ARE SHOWN HEREON.

SURVEYOR NOTES:

- 1) BASIS OF BEARINGS: GPS OBSERVATIONS (ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM)
- 2) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES:
 - WARRANTY DEED (DOCUMENT 2021R-023206)
 - WATER LINE EASEMENT (BOOK 571, PAGE 717)
 - BILLBOARD LEASE AGREEMENT (BOOK 55, PAGE 734)
 - BOUNDARY SURVEY BY PS 1637 (STATE DOCUMENT 202201284336)
 - ARDOT RIGHT OF WAY PLANS (JOB NO. 10729)
- 3) ALL CORNER MONUMENTS SET ARE 1/2" REBAR, UNLESS NOTED OTHERWISE ON THE PLAT.
- 4) OWNER: SANAM ENTERPRISES, INC.
- 5) THIS TRACT DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05031C0276 D WITH AN EFFECTIVE DATE OF 09/26/24.
- 6) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- 7) CURRENT ZONING: I-1 (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE AND 20' REAR)
PROPOSED ZONING: C-3 L.U.O. (SETBACK REQUIREMENTS: 25' STREET; 10' SIDE AND 20' REAR)



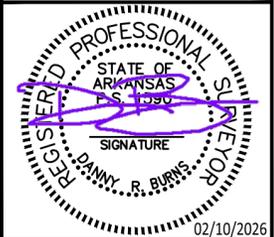
WWW.HORIZONLANDSURVEYING.COM
2918 WOOD STREET
JONESBORO, AR 72404
PH: 1-870-243-0092

Horizon

LAND SURVEYING, LLC

PROJECT:
5925 E. JOHNSON AVE.

CLIENT:
SANAM ENTERPRISES, INC.



DRAWING INFO			
DRAWN BY:	BRE	SCALE:	1" = 40'
DATE:	02/10/2026	JOB NO.:	H26-014

REZONING PLAT

SHEET NUMBER:
1 of **1**

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Brookland, AR 72417

Certified Mail Fee \$5.30 0405 31

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$6.08 27/2026

Sent To John + Darlene K. Arrieff
 Street and Apt. No., or PO Box No. P.O. Box 415
 City, State, ZIP+4® Brookland, AR 72417

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Jonesboro, AR 72401

Certified Mail Fee \$5.30 0405 31

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City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-05
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 24, 2026

REQUEST: To consider a rezoning of 5925 E Johnson Ave

PURPOSE: A request to consider recommendation to Council for a rezoning from “I-1”, limited industrial district, to “C-3 LUO” general commercial district Limited Use overlay

APPLICANT: **Horizon Land Surveying**

LOCATION: 5925 E Johnson Ave

SITE DESCRIPTION: **Total Size:** Approx. 1.95 Acre- 85080.76 S.F.
Street Frontage: Approx. 291.26’ ft along Johnson Ave

Existing Development: Industrial building has been demolished , concrete slab and driveway remain on site.

Physical Characteristics of the Site: Existing concrete slab, driveway and bill board

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1
South	R-1
East	I-1
West	R-1

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 High 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.

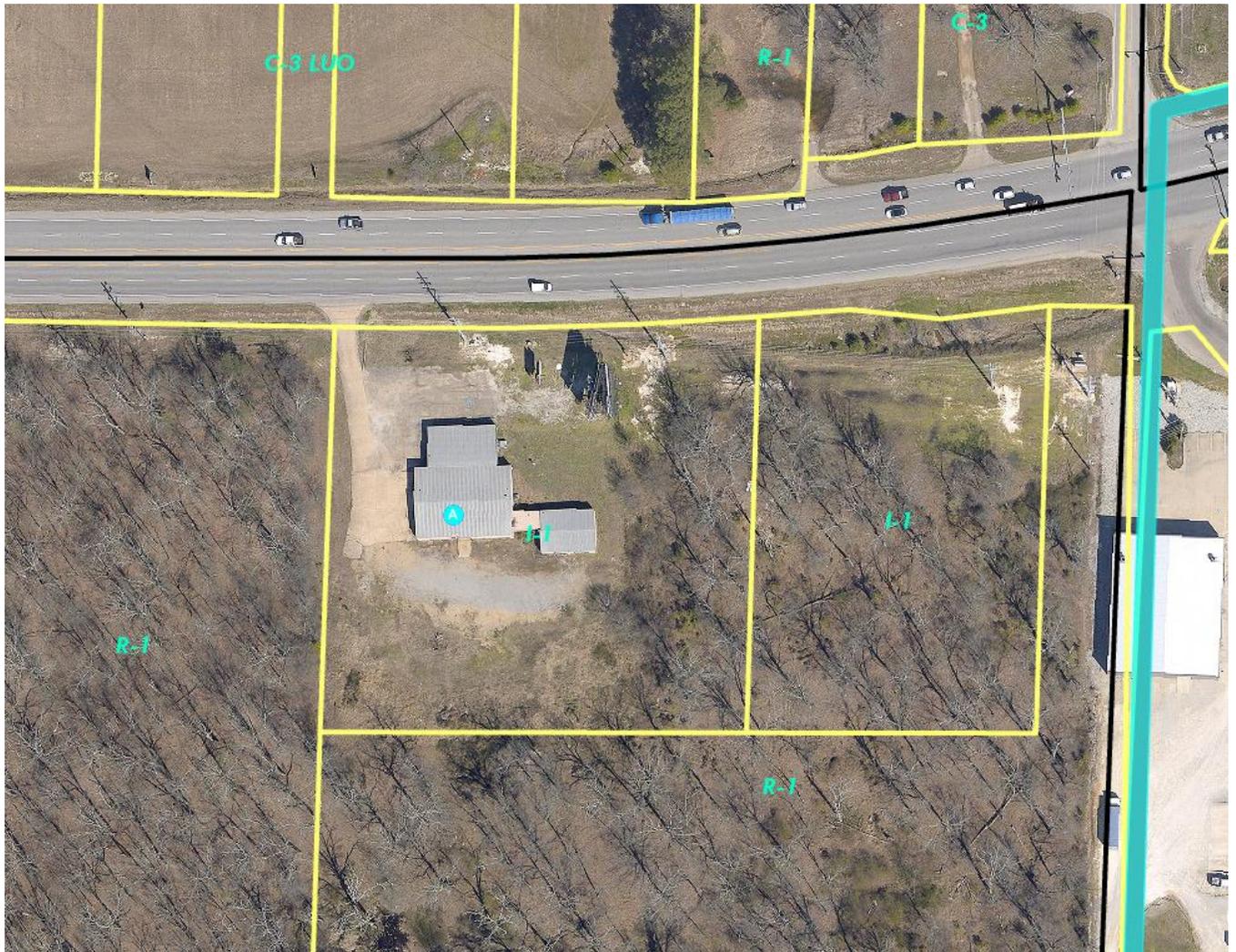
Typical Land Uses:

- 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

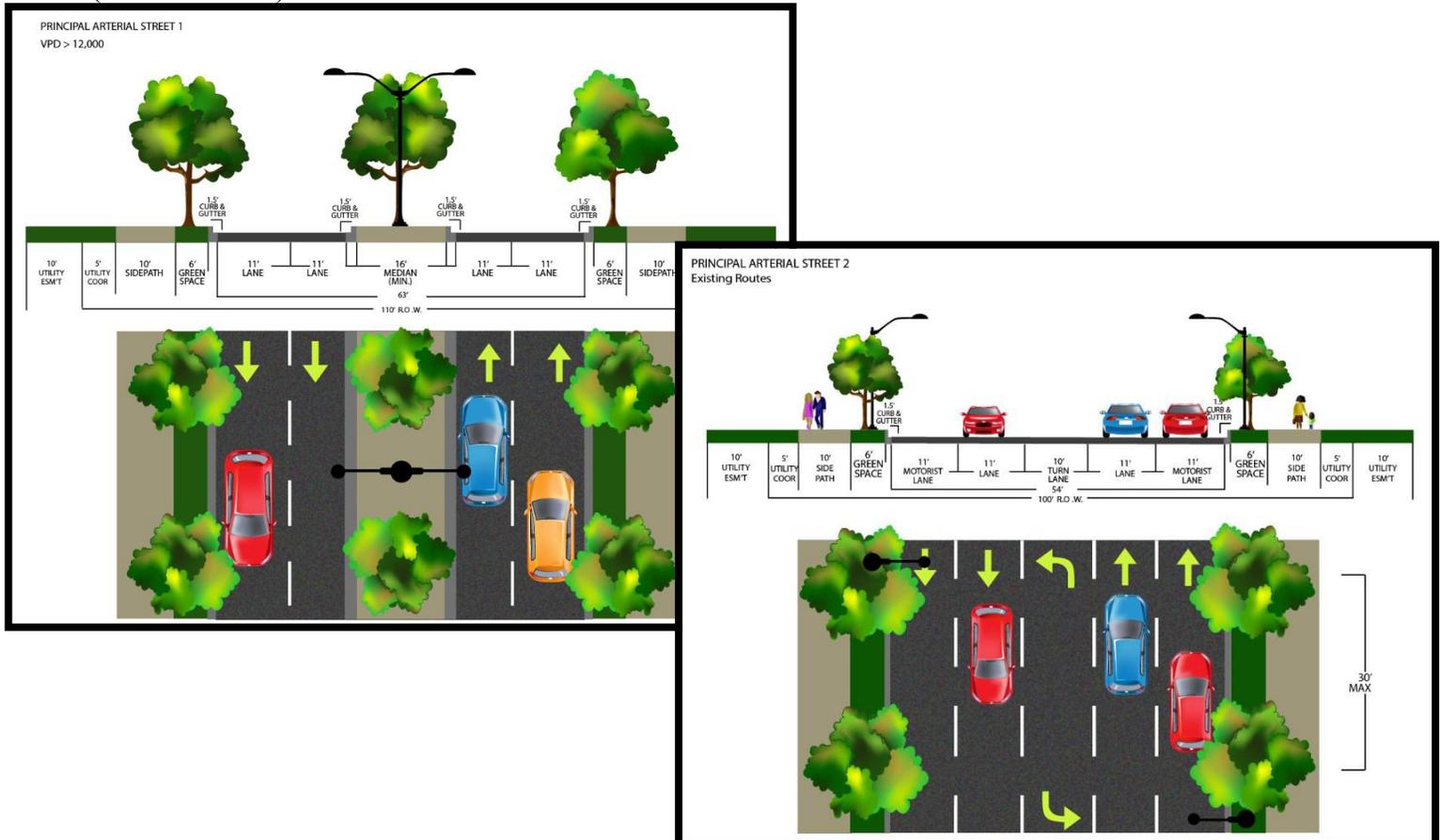
Master Street Plan/Transportation

The subject property will be served by Johnson ave. The Master Street Plan classifies Johnson ave as a Principal arterial.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. 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: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. 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 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 "I-1", limited industrial district. The applicant is applying for a rezoning to allow C-3, LUO general commercial limited use overlay 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 LUO 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.

LU-O—Limited use overlay district.

Purpose. By providing for flexible use of property development standards tailored to individual projects or specific properties, the LU-O district is intended to:

- a. Ensure compatibility among incompatible or potentially incompatible land uses;
- b. Ease the transition from one zoning district to another;
- c. Address sites or land uses with special requirements; and
- d. Guide development in unusual situations or unique circumstances.

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-26-05 ; a request to rezone property “I-2”, limited industrial district, to “C-3 LUO” general commercial District limited use overlay. 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 26-05 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 “I-1”, limited industrial district, to “C-3 LUO” general commercial District limited use overlay., will be compatible and suitable with the zoning, uses, and character of the surrounding area.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-26-06

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 the property at 6904 E Highland Dr from R-1 to Commercial C-3 and Industrial I-2



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 3/24/26 Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 6904 East Highland Drive, East of Easley Lane

Side of Street: North between Easley Lane and Rogers Chapel Road

Quarter: Southwest Section: 19 Township: 14 North Range: 5 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-1 Proposed Zoning: Commercial C-3/
Industrial I-2

Size of site (square feet and acres): 594,230 SF /13.64 Acres Street frontage (feet): 1,068' Highland
- Drive/1,392

Existing Use of the Site: Vacant, Agri

Character and adequacy of adjoining streets: Highland Drive - asphalt (5 lanes), Easley Lane - asphalt (2 lanes)

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? Septic System

Use of adjoining properties:

North Residential R-1/Industrial I-2

South Residential R-1

East Residential R-1/Industrial I-2

West Residential R-1

Physical characteristics of the site: Vacant lot - Agri Use

Characteristics of the neighborhood: Residential and Agri Uses

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? Agricultural One - AG1/Residential R-1
- (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)? 1 -2 Acre Commercial Lots
- (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 in 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? Unknown.
- (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: John Stuckey
 Address: 10415 Stuckey Lane
 City, State: Trumann, AR ZIP 72472
 Telephone: _____
 Facsimile: _____
 Signature: _____

Applicant:

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

Name: John Eastley, A/E Engineer
 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.*

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.



**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, March 10, 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: John Stuckey DATE: February 17, 2026

DESCRIPTION OF REQUESTED USE: From existing R-1, Single-Family Medium Density District and I-2, General Industrial to C-3, General Commercial and I-2, General Industrial..

LOCATION OF REQUESTED USE: 6904 East Highland Drive, East of Easley Lane

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.

ELECTRONIC RECORDING
2022R-012559
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CRAIGHEAD COUNTY, ARKANSAS
KASEY TRAVIS, CLERK & RECORDER
06/03/2022 01:14:57 PM
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PAGES: 4

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Lenders Title Company
2207 Fowler Avenue
Jonesboro AR, 72401
Phone: 870-935-7410
Fax: 870-933-7222

File Number: 22-081698-300

This deed form prepared under the supervision of:
J. Mark Spradley, Attorney at Law
1501 N. University, Suite 155
Little Rock, AR 72202

Transactional data completed by Lenders Title Company

Warranty Deed - Unmarried (Letter).rtf

FOR RECORDER'S USE ONLY

WARRANTY DEED
(UNMARRIED PERSON)

KNOW ALL MEN BY THESE PRESENTS:

That, Glenn C. Smith, an unmarried person, Grantor, for and in consideration of the sum of ---TEN AND 00/100-- DOLLARS (\$10.00)--and other good and valuable consideration in hand paid by Centennial Bank as Qualified Intermediary for John Stuckey, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and unto his heirs and assigns forever, the following lands lying in the County of Craighead and the State of Arkansas to-wit:

The West Half of the Southwest Quarter (W 1/2 of SW 1/4) of Section 19, Township 14 North, Range 5 East, LESS AND EXCEPT the following described 3 tracts: (1) 2 acres in the Southeast corner of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) described as follows: Beginning at the Southeast corner of the SW 1/4 of the SW 1/4 and running West 350 feet; thence North 250 feet; thence East 350 feet; thence South 250 feet to the point of beginning, less also the road right-of-way; (2) Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 14 North, Range 5 East, Craighead County, Arkansas, more particularly described as follows: Beginning at the Southwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, said corner also being on the proposed Northerly right of way line of State Highway 18; thence North 79° 03' East along said proposed right of way line a distance of 291.2 feet to a point; thence North 80° 33' East along said proposed right of way line a distance of 258.3 feet to a point; thence North 87° 48' East along said proposed right of way line a distance of 256.2 feet to a point; thence North 89° 12' East along said proposed right of way line a distance of 219.8 feet to a point; thence South 1° 09' West a distance of 35.6 feet to a point on the existing Northerly right of way line of said Highway; thence South 88° 03' West along said existing right of way line a distance of 470.7 feet to a point; thence in a Westerly direction along said existing right of way line on a curve left having a radius of 1,004.93 feet a distance of 207.1

feet to a point; thence South 76° 00' West along said existing right of way line a distance of 93.0 feet to a point on the South line of said Southwest Quarter of the Southwest Quarter; thence South 88° 12' West along said South line a distance of 250.5 feet to the point of beginning and containing 0.79 acres more or less; and (3) Part of the Southwest Quarter of the Southwest Quarter of Section 19, Township 14 North, Range 5 East, Craighead County, Arkansas, more particularly described as follows: Starting at the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 19; thence South 01° 48' 46" West along the West line thereof a distance of 1321.88 feet to the Northwest Corner of the Northwest Quarter of the Northwest Quarter of Section 30, said point also being on the Northerly proposed right of way line of State Highway 18 for the point of beginning; thence North 77° 42' 21" East along said proposed right of way line a distance of 219.65 feet to a point; thence North 77° 07' 22" East along said proposed right of way line a distance of 118.10 feet to a point; thence North 82° 09' 25" East along said proposed right of way line a distance of 237.72 feet to a point; thence North 79° 09' 09" East along said proposed right of way line a distance of 224.92 feet to a point; thence South 88° 36' 41" East along said proposed right of way line a distance of 267.37 feet to a point; thence South 00° 14' 12" East a distance of 52.09 feet to a point on the Northerly existing right of way line of State Highway 18; thence North 88° 47' 26" West along said existing right of way line a distance of 37.66 feet to a point; thence South 89° 00' 26" West along said existing right of way line a distance of 220.31 feet to a point; thence South 88° 32' 26" West along said existing right of way line a distance of 256.80 feet to a point thence South 81° 01' 14" West along said existing right of way line a distance of 258.32 feet to a point; thence South 79° 09' 23" West along said existing right of way line a distance of 288.98 feet to the point of beginning and containing 0.54 acre or 23,316 square feet, more or less.

Subject to the reservation of 50% of all oil, gas and mineral rights by Glenn C. Smith, the grantor herein.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

TO HAVE AND TO HOLD the above described lands unto the Grantee(s) and his heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And I hereby covenant with the Grantee(s) that I will forever warrant and defend the title to the above described lands against all claims whatsoever.



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: 22-081698-300

Grantee:
Mailing Address: JOHN STUCKEY
10415 STUCKEY LN
TRUMANN AR 724720000

Grantor:
Mailing Address: GLENN C SMITH
1705 PINWOOD
GREENVILLE MS 387010000

Property Purchase Price: \$767,000.00
Tax Amount: \$2,531.10
County: CRAIGHEAD
Date Issued: 06/02/2022
Stamp ID: 1079023616

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): ATC as agent
Grantee or Agent Name (signature): Brandi Ledner Date: 6/2/22
Address: 10415 Stuckey Ln.
City/State/Zip: Trumann AR 72472

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 2912 PATRICIA COVE
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 10415 STUCKEY LANE
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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 2346 HIGHWAY 349
 JONESBORO, AR 72401-9212

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

Sent
 To: HAMMETT DAVID A
 1824 CRAIGHEAD 730
 JONESBORO, AR 72405

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Postage	\$0.78		
Total Postage and Fees	\$10.48		



PLATINUM PROPERTIES OF NEA LLC
661 CRAIGHEAD 754
JONESBORO, AR 72405-8256

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Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		



BIRDELL BILL & JACQUELINE
6807 HIGHLAND DRIVE
JONESBORO, AR 72401

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Postage	\$0.78		
Total Postage and Fees	\$10.48		



CHANDLER COLIE EDWARD JR
P.O. BOX 19251
JONESBORO, AR 72403

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Postage	\$0.78		
Total Postage and Fees	\$10.48		



PERKINS JOE & BECKY
4013 MARDIS WOOD DRIVE
JONESBORO AR 72404

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Extra Services & Fees (check box, add fees as appropriate)	\$4.40		
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Postage	\$0.78		
Total Postage and Fees	\$10.48		



COWAN JAMES A & PAULINE
6901 HIGHLAND DRIVE
JONESBORO, AR 72401

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Bay, AR 72411

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.78		
Total Postage and Fees	\$10.48		



BARNES EARNESTEEN No.
203 ISBELL STREET
BAY, AR 72411-9758

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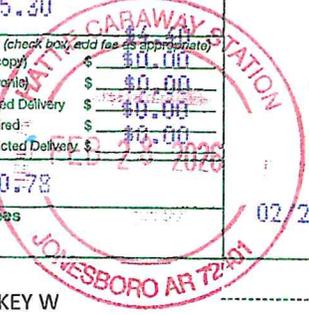
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Jonesboro, AR 72401

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Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street LONG MICKEY W
 City, State 1805 EASLEY LANE
 JONESBORO AR 72401

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Extra Services & Fees (check box, add fee as appropriate)		12
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Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street CUMMINGS MELFARD & VONNA
 City, State 1903 EASLEY LANE
 JONESBORO, AR 72401

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Mountain Home, AR 72653

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Extra Services & Fees (check box, add fee as appropriate)		12
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Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street BENHAM FAMILY TRUST
 City, State 2013 FULLER
 MOUNTAIN HOME, AR 72653-5222

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Extra Services & Fees (check box, add fee as appropriate)		12
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Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
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 City, State 1619 EASLEY LANE
 JONESBORO, AR 72401

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Jonesboro, AR 72405

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street BRADLEY TONY LEE & BARBARA ANN
 City, State 116 CRAIGHEAD 7454
 JONESBORO, AR 72405

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Hollywood, FL 33029

Certified Mail Fee	\$5.30	0408
Extra Services & Fees (check box, add fee as appropriate)		12
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Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street THE RAZA GROUP OF ARK LLC
 City, State 19441 NW 4TH COURT
 PEMBROKE PINES, FL 33029-3243

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Sent To
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 City 1615 EASLEY LANE
 JONESBORO, AR 72401

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Total Postage and Fees	\$10.48	02/28/2026

Sent To
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 City 1203 EASLEY LANE
 JONESBORO AR 72401

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Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street MARTIN TROY O & WANDA SUE
 City 1202 EASLEY LANE
 JONESBORO, AR 72401

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street MCKINNEY LARRY
 City 1705 EASLEY LANE
 JONESBORO AR 72401

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Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street MOORE RANDY
 City 1801 EASLEY LANE
 JONESBORO, AR 72401

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Postage	\$0.78	
Total Postage and Fees	\$10.48	02/28/2026

Sent To
 Street STALLINGS JAMES
 City 1703 EASLEY LANE
 JONESBORO, AR 72401

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City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-06
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on March 24, 2026

REQUEST: To consider a rezoning of 6904 E Highland Dr, East of Easley Ln

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family residential district, to “C-3” general commercial district and “I-2” General Industrial district

APPLICANT: **John Easley**

LOCATION: 6904 East Highland Dr

SITE DESCRIPTION: **Total Size:** Approx. 13.64 Acre- 594,230 S.F.
Street Frontage: Approx. 1068’ ft along Highland Dr and 1392 ft along Easley 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	R-1 and I-2
South	R-1
East	R-1 and I-2
West	R-1

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 Rural Intensity Growth Sector and Industrial Growth Sector

Rural Intensity:

Rural intensity uses are extremely low intensity that happen in areas that have traditionally been devoted to agriculture.

Typical Land Uses:

- Commercial business serving agricultural needs
- Large lot single family residential
- Small retail
- Open space
- Agricultural
- Stable or kennel
- Churches
- Institutional (waste water treatment plants, sludge ponds, water towers, landing strips, Cell towers, drainageway)

Density: Single family residential on > 5 acres lot

Industrial Growth Sector :

Industrial uses those considered heavy such as large scale manufacturing, production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. Located close to major transportation corridors and should generally be buffered from surrounding development by transitional uses or landscape areas.



Land Use Map

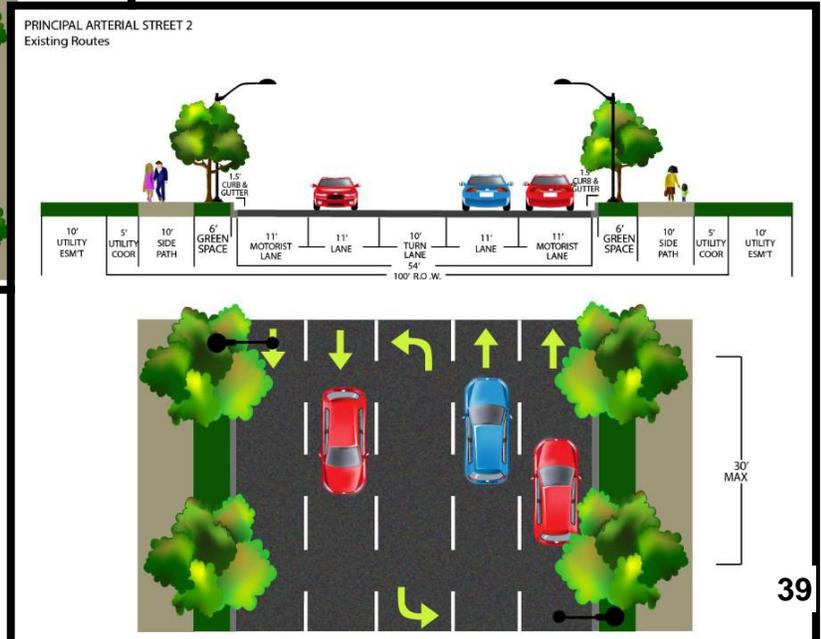
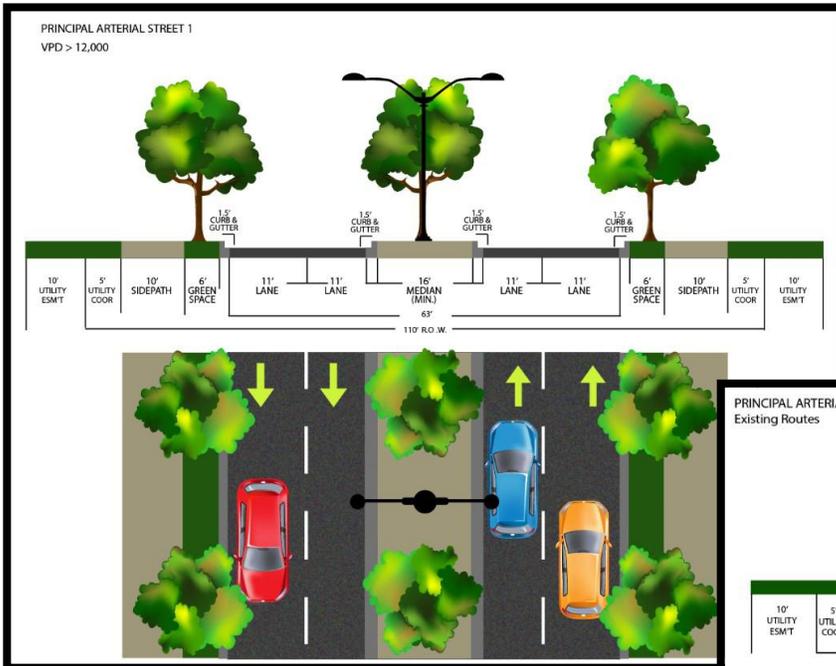
Master Street Plan/Transportation

The subject property will be served by Highland Dr and Easley Ln. The Master Street Plan classifies Highland Dr as a Principal arterial and Easley Ln as Minor arterial.

Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. 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.

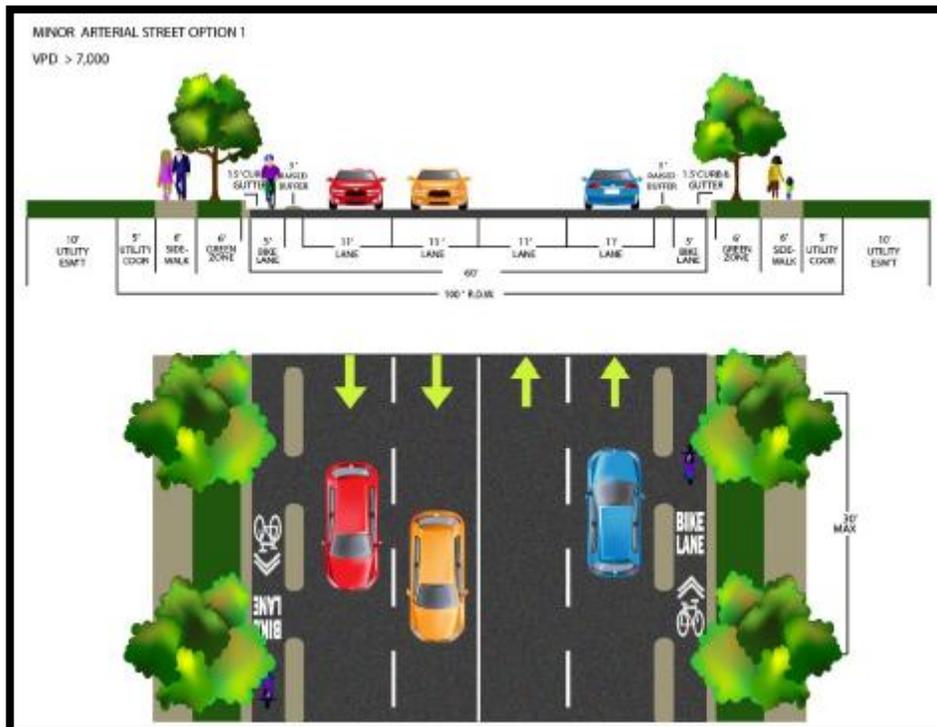
DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

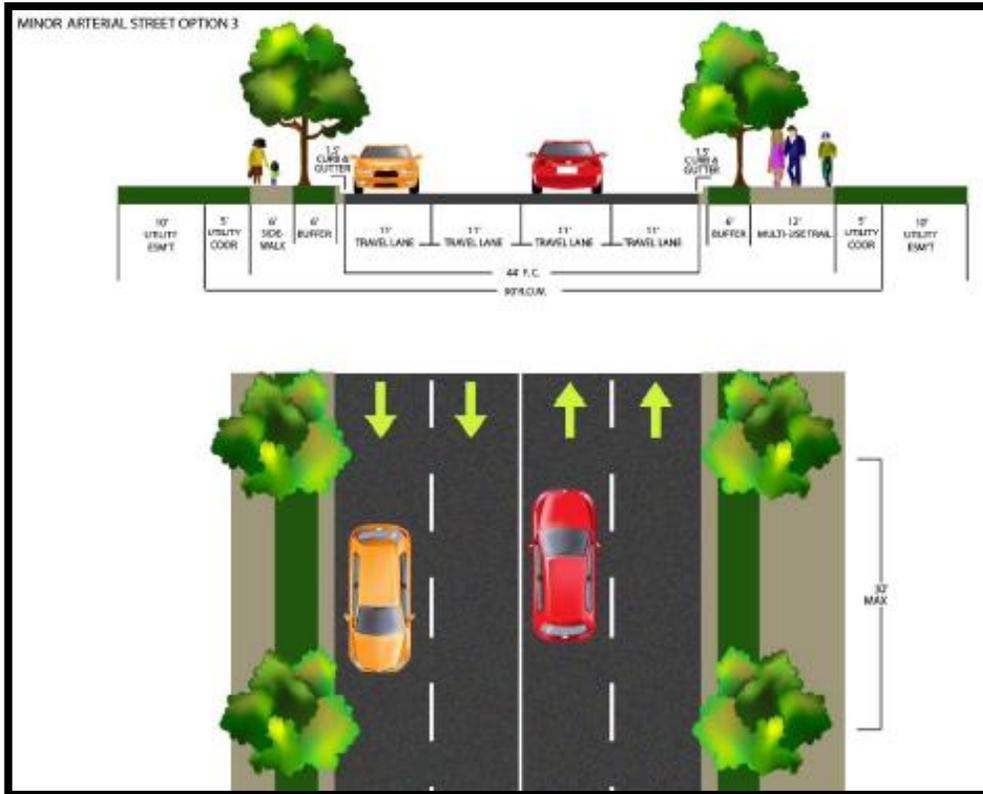
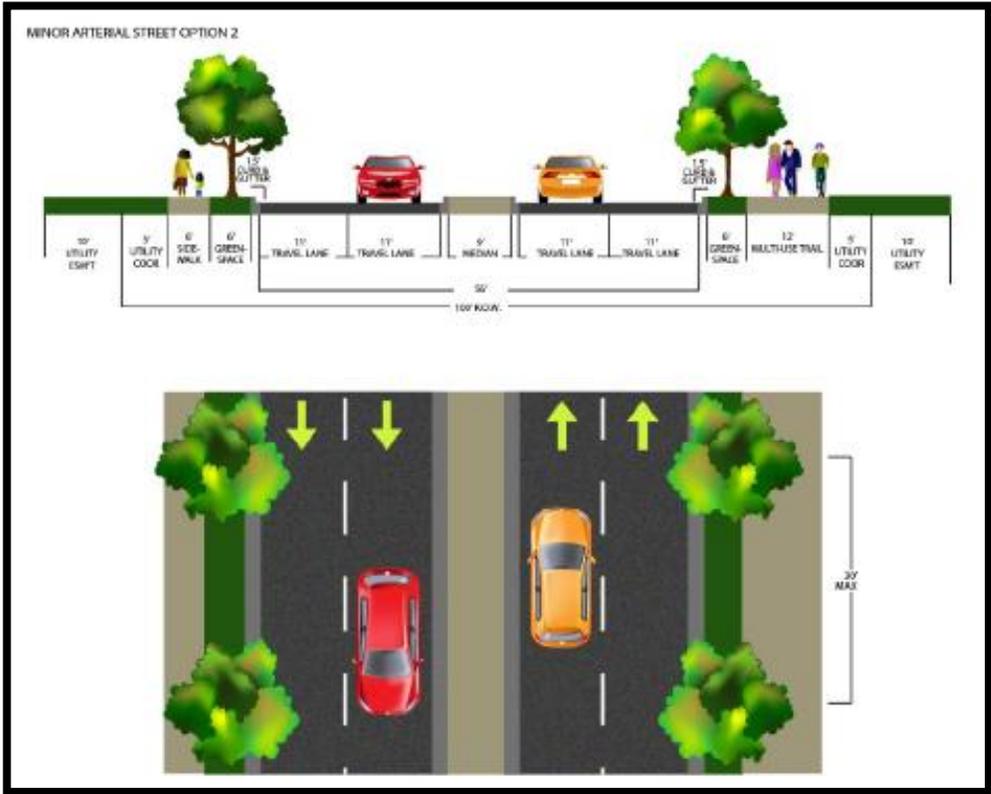


Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

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 consistent with the Adopted Land Use Plan. This property is in the Rural growth sector and industrial 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-1", single family residential district. The applicant is applying for a rezoning to allow C-3 general commercial and I-2 General industrial 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 and I-2 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.

I-2, general industrial district. This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as is adequate highway access.

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-26-06 ; a request to rezone property “R-1”, single family residential district, to “C-3” general commercial District and “I-2” General industrial 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 26-06 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-1”, single family residential district, to “C-3” general commercial District and “I-2” General commercial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.