



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 3/10/26
2/24/26 Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 2005 East Highland Drive, East of Bernard Street

Side of Street: South between Bernard Street and Caraway Road

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

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

SITE INFORMATION:

Existing Zoning: Commercial C-2 Proposed Zoning: Commercial C-3

Size of site (square feet and acres): 321.234 SF / 7.37 Acres Street frontage (feet): 334' Highland

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Highland Drive - asphalt (5 lanes), Grant Avenue - 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? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Commercial C-3

South Commercial C-3

East Commercial C-3

West Commercial C-3

Physical characteristics of the site: Vacant lot - Old Malco Site

Characteristics of the neighborhood: Commercial Development.

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? C-2 Downtown Fringe Commercial District
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of commercial office and retail development, which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To develop commercial office and retail space.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Commercial development with 7 lots. Density not determined at this time.
- (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? +/- 20 years
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 months.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application. A neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

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

Owner of Record:

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

Name: East Arkansas Area Agency on Aging

Address: 2005 East Highland Drive

City, State: Jonesboro, AR ZIP 72402

Telephone: 870 930 2700

Facsimile: 870 930 2709

Signature: *Kristie Landis*

Applicant:

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

Name: *Kristie Landis*

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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**CITY OF JONESBORO
MAPC PROPERTY OWNER NOTIFICATION**

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

TUESDAY, 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: East Arkansas Area Agency on Aging DATE: February 17, 2026

DESCRIPTION OF REQUESTED USE: From existing C-2, Downtown Fringe Commercial District to C-3, General Commercial District

LOCATION OF REQUESTED USE: 2005 East Highland Drive, East of Bernard Street

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

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

Address

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