City of Jonesboro Metropolitan Area Planning Commission

Staff Report – RZ 26-02

300 S. Church Street/Municipal Center

For Consideration by Planning Commission on January 13, 2026

REQUEST: To consider a rezoning of 2620 Alexander Dr, Jonesboro

PURPOSE: A request to consider recommendation to Council for a rezoning from "R-1", single family medium density district, to "C-3" general commercial district

APPLICANT: **Dustin White**

LOCATION: 2620 Alexander Dr

SITE DESCRIPTION: **Total Size:** Approx. 5.45 Acres- 237,288 S.F.
Street Frontage: Approx. 819.33 ft along Warren St

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision. An unusual set of circumstances occurred and a portion of the development started, though there was never enough completed to apply for any building permits.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	Highway
East	R-1 – Residential
West	C-3 –Commercial

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 a **High Intensity Residential**.

High Intensity:

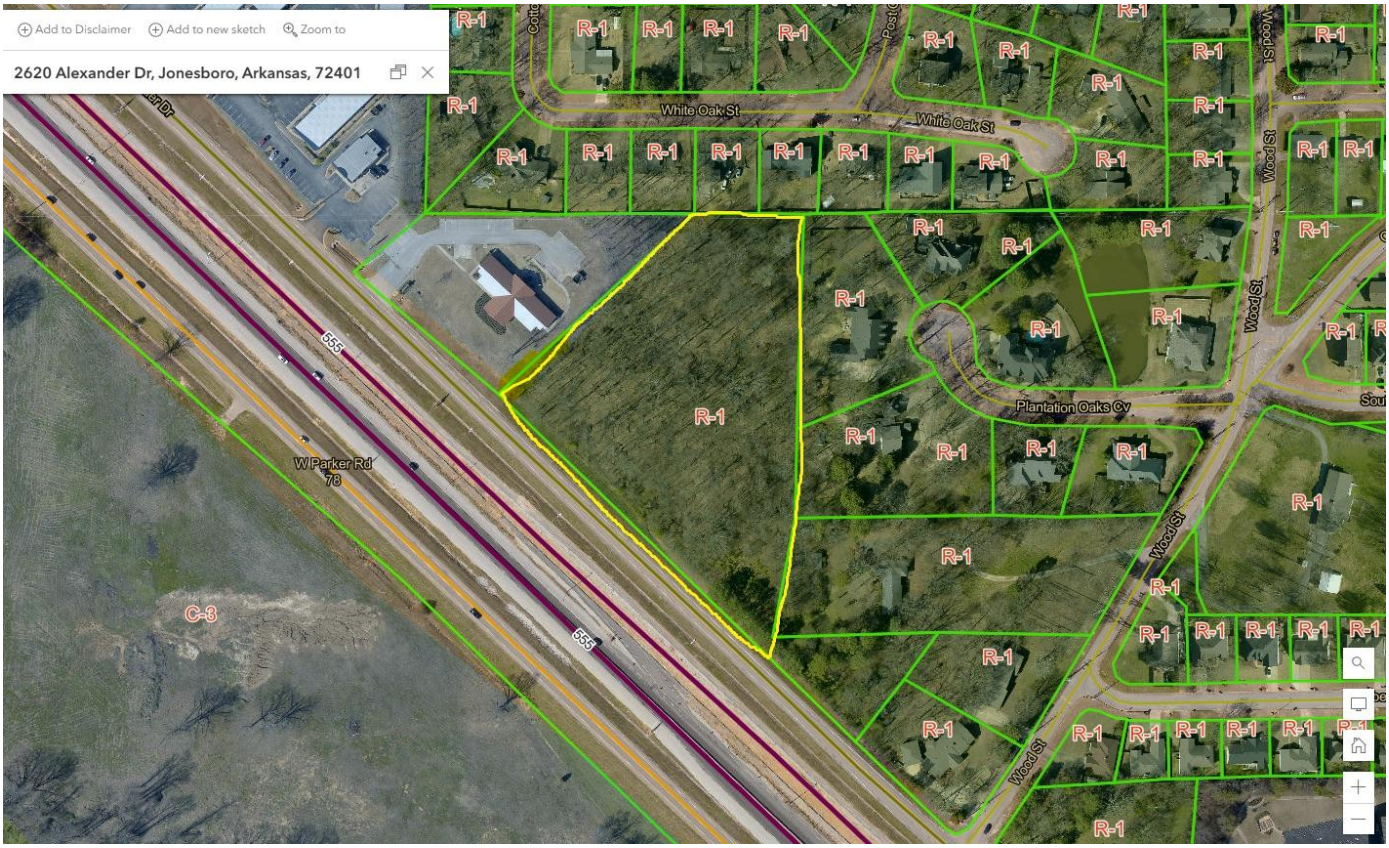
A wide range of land uses is appropriate in the high intensity zone, from multifamily to fast food to class A office space to outdoor display, highway oriented businesses like automative dealerships, because they will be located in area where sewer service is readily available and transportation facilities are equipped to handle the traffic.

Typical Land Uses:

- Multi Family Residential
- Regional Shopping Centers
- Automative Display/ Retail
- Fast Food Restaurants
- Service Stations
- Commercial and Office
- Call centers
- Research and Development
- Bank
- Big box commercial
- Hotel

Density: Multi family 8-14 Dwelling Units Per Acre

Height: 10 stories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Zoom to
2620 Alexander Dr, Jonesboro, Arkansas, 72401
R-1
White Oak St
Wood St
Plantation Oaks Cv
W Parker Rd
78
555
C-3

Land Use Map

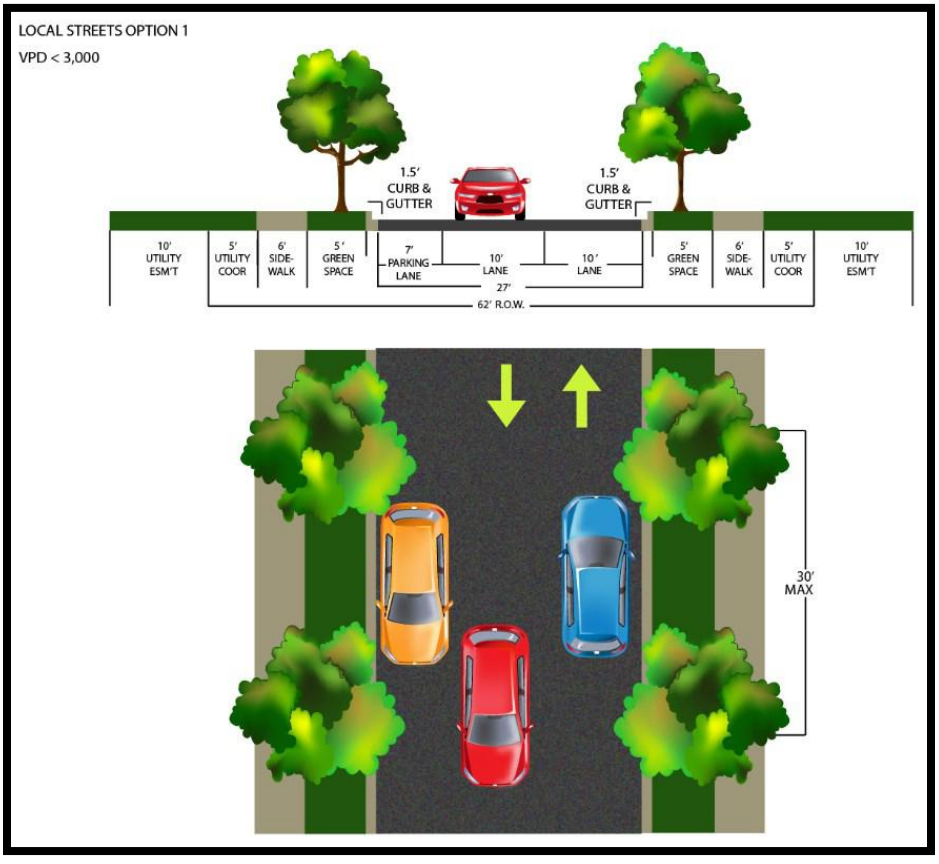
Master Street Plan/Transportation

The subject property will be served by Warren St. The Master Street Plan classifies Warren as a Local Street.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the High 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 as an Planned Development District use.	
(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 medium density district. The applicant is applying for a rezoning to allow General Commercial 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 as follows:

C3- General Commercial District.

General description.

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.

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-26-02 ; a request to rezone property "R-1", single family High intensity district, to "C-3" General Commercial 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.

4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

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Sample Motion:
I move that we place Case: RZ 26-02 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 high intensity district, to "C-3" General Commercial, will be compatible and suitable with the zoning, uses, and character of the surrounding area.