

**City of Jonesboro City Council**  
**Staff Report – RZ07-46: Peggy S. Shaw**  
**Huntington Building - 900 W. Monroe**  
**For Consideration by the City Council on Tuesday, December 18, 2007**

**REQUEST:** To consider rezoning a parcel of property containing approximately (1.68) acres more or less.

**PURPOSE:** A request for rezoning from R-1 Single Family Residential to C-3 General Commercial, and make recommendation to the City Council

**APPLICANT:** Peggy S. Shaw, 1401 Angelus St., Jonesboro, AR  
**OWNER:**

**LOCATION:** 1803 Old Greensboro Rd.

**SITE DESCRIPTION:** Tract Size: Approx. 73,031 ft. (1.68 acres)  
 Frontage: Approx. 348.1’  
 Topography: Flat  
 Existing Dvlpmt: Wooded lot

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	C-3, R-1	Commercial, Residential
East:	R-, I-1	Residential, Industrial
West:	R-1	Residential

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Village Residential. This designation includes all future single family residential, two-family residential, multi-family residential and manufacturing housing uses that are four or more units per acre and that are in specifically designated areas. Supporting commercial uses of a neighborhood type and scale may be included on a selective basis subject to limitations in location, numbers, site application and appearance. This designation is outdated and is currently being evaluated by the Land Use committee. This site is just north of a commercial node designation which will most likely remain as-is for Hwy. 351.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

**MAPC RECOMMENDATION:** The Metropolitan Area Planning Commission considered this request on December 11, 2007, and voted 6 to 0, to recommend approval for case of RZ 07-

46, a request to rezone 1.68 acres from R-1 to C-3 L.U.O. to City Council. No opposition appeared in this case.

**Record of Proceedings**

Mr. Keith Nichols came forward as proponent for this item. She would like to rezone this area to house a restaurant. City planner stated that the initial application was made for C-3 zoning but the applicant narrowed it down with a limited use for a restaurant. This area will become a commercial node at Highway 351.

Mr. Tomlinson asked that there be no billboards on this lot. Mr. Day asked about cross-connections between properties which are adjacent to one another.

A motion was made by Secretary Marvin Day that a C-3 limited use for restaurant only with no billboards allowed on this property and a staff recommendation for site development encouraging connectivity with adjoining property owners, seconded by Ken Collins, that this Rezoning be Recommended to Council.

**Approval Criteria- Section 14.44.05, (5a-g) - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) 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.

**Findings:**

The applicant has proposed to use the property for restaurant and grill to serve the general area. The application was originally submitted as a C-3 Commercial request. Staff has suggested a limited use overlay for the property to assure good site development design. Staff does not object to the proposal.

**Conclusion:**

The MAPC and the Planning Department staff find that the requested zone change submitted by Peggy Shaw, case RZ 07-46 should be evaluated based on the above observations and criteria in recommendation to the City Council. MAPC and Staff feels the request to rezone property from R-1 to C-3 L.U. would follow good land use design principles listed use as restaurant and grill. Adequate buffering should be provided for all surrounding potential residential uses. No billboards are allowed on the property.

Respectfully Submitted for Council Consideration,  
Otis T. Spriggs, AICP

# Site Photographs



View of the site looking west



View looking Easterly

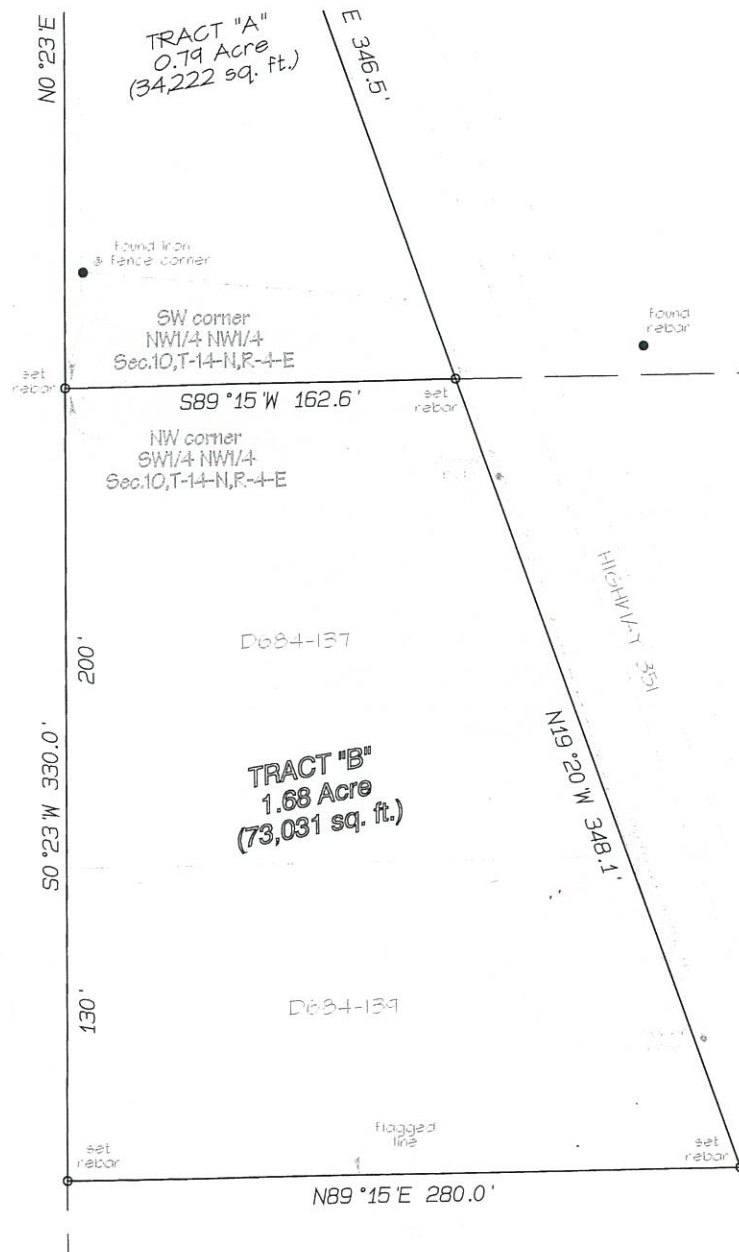




View looking north



View of the site looking toward the south



SURVEY FOR: Peggy Shaw

OF:

The following described lands in Craighead County, Arkansas, to-wit:

Tract "A":  
 That part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East, described as follows: Beginning at the Northwest corner of said SW1/4 NW1/4, run thence S0°23'W 330.0 feet, run thence N89°15'E 280.0 feet to the West right-of-way of Highway 351, run thence N19°20'W along said right-of-way 348.1 feet, run thence S89°15'W 162.6 feet to the true point of beginning, containing 1.68 acres, more or less, SUBJECT TO all utility easements.

Notes:

1.) Bearings based on GPS observation.

Dated: October 22, 2007



SCALE 1"=50 feet



Symbol	Description
●	found monument
○	set 1/2" rebar
—X—	fence

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