



**City of Jonesboro City Council**  
**Staff Report – RZ07-37: Chester/Brown Rezoning**  
**Huntington Building - 900 W. Monroe**  
**For Consideration by the Council on Tuesday September 18, 2007**

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**REQUEST:** To consider rezoning a parcel of property containing approximately 3.18 acres more or less.

**PURPOSE:** A request to recommend approval to the Council by the Metropolitan Area Planning Commission for rezoning of R-2 Residential to C-3 Commercial L.U.O.

**APPLICANT:** Evers R. Brown, P.O. Box 204, State University, AR 72467

**OWNER:** Judith Chester, 810 Melton Dr., Jonesboro, AR

**LOCATION:** North of Johnson Ave. Between Rogers St. and Scott St.

**SITE DESCRIPTION:**

Tract Size:	Approx. 3.18 +/- acres,
Frontage:	Approx. 264.26 ft. on Johnson Ave., 224.42 ft. on Rogers, with unutilized alley R.O.W./frontages on Word Ave. and "E" Street
Topography:	Sloping towards the south.
Existing Dvlpmt:	Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2 Multi-Family	Residential, Vacant
South:	C-4	Commercial, M-Fam., Religious Center
East:	R-2 Multi-Family	Residential
West:	R-3 Multi-Family	Multi-family/vacant

**HISTORY:** None.

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

**COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP**

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Thoroughfare Commercial. The site adjoins Johnson Avenue which is a 5-lane curbed and gutter street. This area is pending a restudy on the land use map by the Land Use Advisory Committee.

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 held a public hearing on September 11, 2007 and voted 5 to 0 to recommend approval of this case to the City Council. Record of proceedings are as follows:

Mr. Patrick Lemley, Associated Engineering came forward as proponent for this item, and explained the request.

City planner, Otis Spriggs stated that this proposal had been forwarded to members of the planning commission for C-3. Staff feels that this area would be revitalized and this would be a positive move for this area of the city to provide service that are otherwise not available to the residents in this area as a convenience.

Mr. Krennerich stated that he feels that this area will be a good place for this development. Mr. Tomlinson made a stipulation of no off-premise billboards. Mr. Spriggs commented that in order to add that stipulation there has to be an L.U. overlay designation. Mr. Krennerich made a motion to recommend this item to City Council as a C-3 L.U.O. with the stipulation being no billboards. Mr. Roberts seconded.

A motion was made by Vice Chair George Krennerich, seconded by Lonnie Roberts Jr., that this Rezoning be recommended to Council. The motion CARRIED by the following vote:

5 Ayes: George Krennerich; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson and Marvin Day  
Absent: 3 - Ken Collins; Jerry Halsey Jr. and Gary Harpole

**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:**

This request for rezoning allows for an opportunity to revitalize an area which has declined over the years, but with improved right of way and traffic volume, this area has great potential for positive growth. Although not required to disclose, the applicant has proposed to provide neighborhood scale supportive

retail and services to the surrounding community which otherwise lack immediate conveniences. The property is currently zoned R-2 which could potentially place additional multi-family units in the area. After discussion and deliberation the MAPC modified this request to C-3 L.U.O. prohibiting the placement of billboard signage.

**Conclusion:**

The Planning Department staff and the MAPC find that the requested Zone Change submitted by Evers Brown on behalf of the associated property owner should be reviewed based on the observations above. In the Case of RZ-07-37, a request to rezone property from R-2 to C-3 Commercial is recommended to the Jonesboro City Council as a C-3 L.U.O., prohibiting Billboard signage, for approval.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

## SITE PHOTOGRAPHS



View looking North Along Johnson Ave.



View looking Northeast along Johnson Ave.



View looking Easterly along Johnson Ave.



View looking North towards subject property



View of the site looking to the east along Rogers Street



View looking South on subject property