



**City of Jonesboro Metropolitan Area Planning Commission  
 Staff Report – RZ08-01: KCL2, LLC  
 Huntington Building - 900 W. Monroe  
 For Consideration by the MAPC on Tuesday, March 11, 2008**

**REQUEST:** To consider rezoning a parcel of property containing approximately 1.52 acre(s) more or less.

**PURPOSE:** A request for rezoning from R-2 Multi-Family Low Density District to C-2 L.U. Overlay General Commercial, and make recommendation to the City Council

**APPLICANT/  
OWNER:** KCL2, LLC/ Kenneth and Cynthia Gibson  
 403 E. Matthews Ave., Jonesboro, AR

**LOCATION:** Matthews Ave. between Haltom St. and Patrick St

**SITE DESCRIPTION:** Tract Size: Approx. 66,300 ft. (1.52 acres)  
 Frontage: Approx. 195 '(Matthews Ave), 340' (Haltom)  
 340' (Patrick)  
 Topography: Flat  
 Existing Dvlpmt: Existing Residential Structures

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-5	Commercial, Residential
South:	R-2	Residential
East:	R-2, C-5	Vacant Residential
West:	C-1, C-5	Commercial

**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 Medium Density Residential. This designation includes all future residential uses that are more than three and maximum of ten units per net acre (R-2 Residential). This designation is outdated and is currently being evaluated by the Land Use committee. This area has been highlighted as a "Downtown Improvement District".

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

**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 a low traffic retail and business use. With Matthews Avenue serving the medical center as a highly travel arterial, access management should be a high priority in the approval and development of this property request. The proposed site is surrounded by residential uses and should be developed at a residential scale low intense office or professional service oriented use. The applicant has listed a number of uses that could be marketed for this parcel. Staff supports the permitted list; however because of the proximity to a number of residential homes, off-premise signage should be prohibited. Otherwise particular buffering and protection from light pollution should be stipulated if this request is approved.

**Conclusion:**

The Planning Department staff finds that the requested zone change submitted by KCL2, LLC should be evaluated based on the above observations and criteria in making recommendation to the City Council. Staff feels the request to rezone property from R-2 to C-2 L.U. would follow good land use design principles if all of the above concerns are addressed.

The following conditions of approval are suggested:

- 1. Adequate buffering/screening (minimum 20ft.) should be provided the abutting residential use to the south.
- 2. Access drive should feed off of either or both side streets excluding Matthews Ave.
- 3. The following list of Permitted/Prohibited Uses shall be complied with:

**Permitted Uses:**

Government Service  
Golf Course  
Hospital  
Hotel or Motel  
Library  
Medical Service/Office  
Museum  
Nursing Home  
Office, General  
Parking Lot, Commercial  
Parks and Recreation  
Post Office  
Restaurant, fast-food  
Restaurant, general  
Retail/Service  
Safety Services  
Single Family Detached  
Single Family Attached  
Duplex, Triplex, 4-plex  
Cemetery  
Church  
College or University  
Automated Teller Machine  
Bank or Financial Institution  
Bed and Breakfast  
Day Care, limited (family home)

**Prohibited Uses:**

Off premise signage

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs





View looking south at property west of the site



View looking Easterly



View of the site looking toward the north



View looking south at the site and abutting Single Family residences