



*City of Jonesboro Metropolitan Area Planning Commission  
 Staff Report – RZ 11-19: 1206 S. Main Street  
 Huntington Building - 900 W. Monroe  
 For Consideration by the Commission on September 13, 2011*

**REQUEST:** To re-consider a rezoning of a parcel of property containing approximately 1.17 acres more or less as C-4 L.U.O. with a specified list of permitted uses.

**PURPOSE:** A request to recommend approval by the Metropolitan Area Planning Commission to rezone a parcel of land from R-2 Low Density Multi-family to C-4 L.U.O. with a specified list of permitted uses.

**APPLICANT/  
OWNER:** John Drum, P.O. Box 1177, Jonesboro, AR

**LOCATION:** 1206 South Main St. (Corner of S. Main/Elm Ave/Church St.)

**SITE DESCRIPTION:** Tract Size: Approx. 1.17 +/- acres,  
 Frontage: Approx. 220 ft. on Elm, 225 ft. on Main St., 225 ft. on Church St.  
 Topography: Predominantly Flat  
 Existing Dvlpmt: 2-Story Residential Home

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: R-2 Multi-Family	Residential Home
	South: R-2 Multi-Family	Duplex
	East: R-2 Multi-Family	Earl Bell Center
	West: R-2	Residential

**HISTORY:** None.

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

**Approval Criteria- Section 117-34, (e1-7)- 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:

1. Consistency of the proposal with the Comprehensive Plan
2. Consistency of the proposal with the purpose of the zoning ordinance.
3. Compatibility of the proposal with the zoning, uses and character of the surrounding area;
4. Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
5. 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;
6. 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
7. 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.



Zoning/Vicinity Map

**Land Use Plan:**

The *Future Land Use Plan* call for this site to be recommended for Residence Transitional Uses. This area borders the downtown core and service areas, and Medium Density Residential areas. Therefore, a development of this nature appears to be a reasonable transition of a residential home to sizable uses that would compliment and maintain the residential scale of the surrounding neighborhood, while preserving the historical nature.

**Characteristics of the neighborhood:**

This is primarily an older residential area of Jonesboro, with the exceptions being the Earl Bell Center and the Senior Community Center to the east, and duplexes to the south. The general area is a mix of residential and commercial uses within two blocks of the site. Such transitions are typical of thriving and growing downtown areas of other major cities.

The proposed buyer has unique ideas to convert the existing home into a fine dining establishment, with minor revisions to the existing structure, both interior and exterior.

**Findings:**

The site is relatively flat with little topographic relief. The site contains an existing older home, which the proposed buyer wishes to convert into an establishment for fine dining. There are a number of mature trees on the site which are intended to remain in place. The existing site is surrounded by a concrete block wall of varying height, on three sides. The existing wall provides not only a visual barrier, but a substantial sound barrier as well.

This requested rezoning is intended to be a C-4, Limited Use Overlay (LUO). The intended uses to be included for consideration are:

Single Family  
Bank or Financial Institution  
Bed and Breakfast  
College or University  
Government Service  
Library  
Medical Service/Office  
Museum  
Office, General  
Parks and Recreation  
Restaurant, General or  
Schools

Having visited other comparable cities, Staff feels that proposed zone change will be a compliment to the central business district. Under the Limited Use Overlay, the MAPC and Council is afforded the opportunity to consider the request while placing controls on what types of modifications or changes done to this sector of community. Therefore issues of access management, visual compatibility, preservation of historical character, buffering and screening, and maintaining of the residential scale of the neighborhood must be given complete attention.

The applicant has demonstrated through conceptual meetings, that attention will be given to

parking and loading including provisions for valet parking, preservation of the historical/architectural treatment of the existing residential structure, ADA/Building Code upgrades, restricted hours of operation, retaining of the perimeter wall fencing, etc.

**Conclusion:**

Staff recommends that the MAPC considers approval of the rezoning request for the said property to be rezoned to C-4 L.U.O. and therefore, recommends final approval to City Council with the following stipulations:

1. The C-4 L.U.O. shall be restricted and used only as the following: Single Family, Bank or Financial Institution, Bed and Breakfast, College or University, Government Service, Library, Medical Service/Office, Museum, General Office, Parks and Recreation, General Restaurant, or Schools.
2. That the existing solid wall fencing shall remain and be maintained for screening and buffering on sides facing residential uses.
3. That a final site plan shall be presented to the MAPC for final approval including details on lighting, landscaping, parking/loading, signage and screening.
4. That use of the premises shall be restricted to operation between the hours of 7am – 9pm daily.
5. Outdoor concerts shall be prohibited on the premises.
6. Prior to any occupancy of the residential structure, that all permit and approvals shall be obtained with applicable departmental and reviewing agencies.
7. Any future additions or modifications to the proposed layout shall be subject to MAPC review and approval.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# SITE PHOTOGRAPHS



View looking north along Church St.



View looking west of Elm St.



View looking south of subject property.



View looking east along Elm St. of subject property ingress/egress.



View looking south of subject property.



View looking south of subject property.



View of subject property looking east.



View Looking north along Main St.





View Looking north along Main St.