



**City of Jonesboro City Council**  
**Staff Report – RZ08-03: 2442 W. Matthews-David Rogers**  
**Huntington Building - 900 W. Monroe**  
**For Consideration by the Council on Tuesday, April 15, 2008**

**REQUEST:** To consider rezoning a parcel of property containing approximately 4.69 acres more or less.

**PURPOSE:** A request for rezoning from R-1 Single Family Residential to C-3 Commercial.

**APPLICANT/ OWNER:** David Rogers, 309 Campus St., Jonesboro, AR

**LOCATION:** 2442 West Matthews Ave.

**SITE DESCRIPTION:** Tract Size: Approx. 204,414 sq.ft. (4.69 acres)

Frontage: Approx. 296' Along W. Matthews Ave.

Topography: Flat

Existing Dvlpmt: Vacant

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

**HISTORY:** None

**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 sector is currently under update/study by the Land Use Advisory Committee. This general area will most likely become a transitional area to the abutting commercial to the north and residential to the south.

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.

**MAPC RECORD OF PROCEEDINGS- 4/8/08**

Patrick Lemley came forward as proponent for this item. Otis Spriggs, Planner stated that buffering and screening should be taken into consideration since this area still has some residential. We feel that this area will be a transitional area once the land use map is adopted. The applicant wants to use this as a landscaping storage area. Staff feels a limited use overlay should be placed on this item. If a limited use is recommended, conditions placed on this limitation would include buffering and screening, no billboard signage and a single access drive be permitted onto the site.

Mr. Tomlinson added that storage needs buffering and screening but if this is in the middle of a very large lot then it should be decided by the planning staff as to the buffering. Mr. Krennerich stated that a site plan should be presented to Planning staff and that the decision can be made by the planner.

A motion was made by Secretary Marvin Day with the limited uses stated above and used solely as a landscaping business, seconded by Ms. Margaret Norris, that this Rezoning be recommended to Council. The motion CARRIED by the following vote:

Mr. Tomlinson voted aye. Mr. Krennerich voted aye.  
 3 others voted Aye: – Ms. Margaret Norris; Mr. Marvin Day and Mr. Brian Dover  
 Absent: 4 – Mr. Ken Beadles; Mr. Ken Collins; Mr. Lonnie Roberts Jr. and Mr. Jerry Halsey Jr.

**Findings:**

The applicant has proposed to use the property for storage of landscaping materials. The proposed site is surrounded by residential uses and should be developed with sensitivity to neighborhood scale. The applicant originally requested C-3 originally but Staff is recommending L.U. Commercial, thus with stipulations concerning site controls.

Because of the proximity to a number of residential homes off-premise signage would not be reasonable and the request should be modified as “C-3” L.U.O. Otherwise particular buffering and protection from light pollution should be stipulated if this request is approved.

**Conclusion:**

The MAPC and the Planning Department Staff finds that the requested zone change submitted by David Rogers should be evaluated based on the above observations and criteria in making recommendation to the City Council. MAPC voted unanimously, recommending that the property be rezoned from R-1 to C-3 L.U. and it would follow good land use design principles if all of the above concerns are addressed.

The following conditions of approval are recommended:

1. Adequate buffering/screening should be provided for all surrounding residential uses;
2. A single access drive shall be provided on the property complying with Code regulations; and,
3. Billboard signage shall be prohibited on the subject property.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



AERIAL MAP



View looking South from the site



View looking Easterly from property along W. Matthews



View from the site looking toward the west along W. Matthews



View looking North toward the site