

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report –RZ-25-17**  
***For Consideration by the Commission on November 13, 2025***

**REQUEST:** 1. To Consider a rezoning of a parcel of property containing approximately 8.23 acres more or less from R-1 Single family to C-3 General Commercial and make recommendation to City Council.

**PURPOSE:** A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **C-3 General Commercial District**

**APPLICANT/ OWNER:** James F Gramling, 2500 Alexnder Dr. STE B., Jonesboro AR 72401

**LOCATION:** 2000 Block (approx., No address assigned) of W. Matthews/Washington

**SITE DESCRIPTION:** Tract Size: Approx. 8.23 +/- acres, 358,690 Sq. ft. +/-  
 Frontage: Approx. 384 ft. on Matthews; 369 ft on Washington  
 Topography: Flat  
 Existing Development : Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: C-3	Commercial
	South: R-1 and R-2	Residential however it appears that 1921 and 1817 W. Matthews are currently used for Non Residential Purpose
	East: R-2	Church and Apartments
	West: R-1	Vacant

**HISTORY:** None.

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

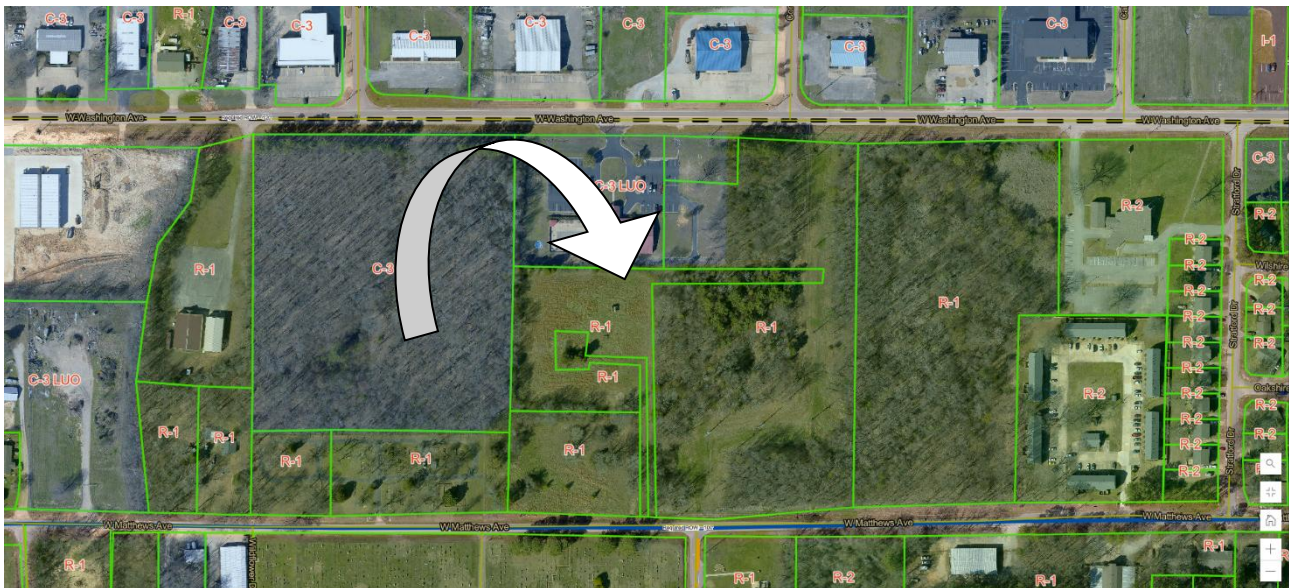
**Approval Criteria- Section 117-34- Amendments:**

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.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Future Land Use Map shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential.



#### Master Street Plan

The property is located along W Washington Ave. which is recommended as a Principal Arterial and W Matthews Ave which is recommended as a minor Arterial on the adopted Master Street Plan from its current status. A 82 ft R.O.W. road easement on Matthews Ave and 70 ft R.O.W on Washington Ave is denoted on the submitted rezoning plat, which the minimum 110' right-of-way is required on Principal Arterial and 100' on Minor Arterial is required.

#### Findings:

The proposal will result in the existing R-1 Residentially zoned property to be rezoned to C-3 Commercial District. This area is zoned and utilized as a mixture of several single-family homes, and several commercial/industrial uses in that segment of the city but Predominant character of the area is Commercial.

#### Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the C-3 Commercial Zoning Classification.

#### **C-3 General Commercial Zoning District**

Requires 6,500 s.f. per unit

**Street Setback:** 25 ft.

**Rear Setback:** 20 ft.

**Min. Lot Width:** 50 ft.

#### **Conclusion:**

The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Jim Gramling, Case RZ-25-17, C-3 in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way

Respectfully Submitted for Commission Consideration,

Anik Gouala  
Senior Planner  
Planning, Zoning and Land Bank

