



**City of Jonesboro City Council**  
**Staff Report – RZ08-10: Jonesboro Investments GLE Properties**  
**Huntington Building - 900 W. Monroe**  
**For Consideration by the Council on Tuesday, June 17, 2008**

**REQUEST:** To consider rezoning a parcel of property containing approximately 14.68 acres more or less.

**PURPOSE:** A request for rezoning from R-1, Residential to C-3 LUO General Commercial District.

**APPLICANT/OWNER:** Charles M. Mooney Sr., Attorney/Agent, Jonesboro, AR  
 Jonesboro Investment LLC., GLE Properties & MTG, LLC, Jonesboro, AR

**LOCATION:** E. Side of Southwest Drive Between Wood Street and Parker Rd.

**SITE** Tract Size: Total of 14.68 acres

**DESCRIPTION:** Frontage: Approx. 283.74 along Hwy. 49 S

Topography: Gradually sloping

Existing Dvlpmt: Vacant

<b>SURROUNDING</b>	<u>ZONE</u>	<u>LAND USE</u>
<b>CONDITIONS:</b>	North: C-3 LUO	Commercial/Vacant
	South: C-3 LUO	Commercial/Vacant
	East: R-1	Residential Subdivision
	West: C-3	Hwy. 49 S.

**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/Community Commercial Node. This sector is currently under update/study by the Land Use Advisory Committee. This general area will most likely remain in the category of commercial.

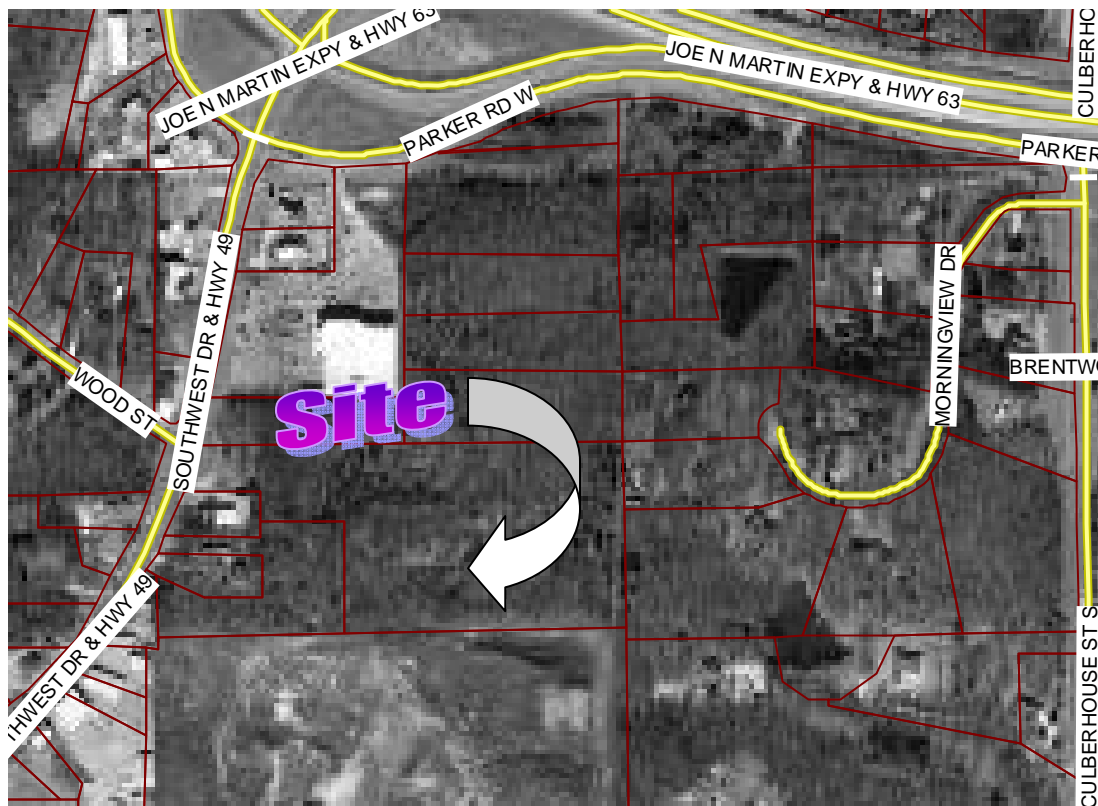
Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

**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.



AERIAL VIEW SHOWING PROPERTY LOCATION

**Findings:**

The applicant has proposed to rezone the subject site to a “C-3” Limited Use Overlay Commercial Zoning District with the intent to provide a continuous consistency with the existing C-3 zoned properties to the north and south. Staff has no objections to this request given that this portion of Southwest Drive and Parker Road has been highlighted for commercial on the 1996 Land Use Map and will potentially retain the same recommendation.

Any controls or conditions of approval of the proposed request would necessitate a Limited Use Overlay. The current Zoning Resolution is very relaxed on the buffering standards where large box commercial abuts existing single family home. Consideration for buffering and screening to existing single family

zoned properties (Morningview Heights Addition) to the east, would have to be addressed in the future which can be handled by a site plan review by the MAPC.

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**MAPC RECORD OF PROCEEDINGS:**

*The Metropolitan Area Planning Commission held a public hearing on June 10, 2008 and offers the following record:*

Attorney Charles Mooney Sr. appeared before the Commission to present the request to a C-3 L.U. Overlay. It ties to the adjoining commercial uses. There are no objections and we agree with the Planner's recommendations.

City Planner Otis Spriggs gave staff recommendations and stated Hwy. 49 in this area will most-likely remain commercial on the Land Use Plan. Staff pointed out concerns for the subdivision immediately east of the subject site and recommended that a minimal 30 ft. landscape buffer be provided to the east of the development with a fence screen and, that the uses attached to the application be approved with the L.U.O.

A motion was made by Secretary Marvin Day, seconded by Jerry Halsey Jr., that this Rezoning be recommended to Council with the conditions set forth by the City Planner. The motion CARRIED by a (7 to 0) vote.

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**Conclusion:**

The MAPC and the Planning Department Staff find that the requested zone change submitted by Charles M. Mooney Sr., Attorney/Agent should be evaluated based on the above observations and criteria in making recommendation to the City Council as C-3 L.U.O. General Commercial District Limited Use Overlay, with the condition

1. That a minimal 30 ft. landscape buffer be provided to the east of the development with a fence screen and,
2. That the permitted limited uses listed in the application shall only be allowed.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking South on Southwest Drive



View looking north on Southwest Dr. (site to the right)



View looking South on Southwest Dr.



View looking Northeast at project site



View looking East toward the site



View looking east at property to the south