



**City of Jonesboro Metropolitan Area Planning Commission  
 Staff Report – Burrow Family Trust  
 Huntington Building - 900 W. Monroe  
 For Consideration by the MAPC on Tuesday, April 8, 2008**

**REQUEST:** To consider rezoning a parcel of property containing approximately 1.14 acre(s) more or less.

**PURPOSE:** A request for rezoning from R-1 Single Family District to C-3 General Commercial District, and make recommendation to the City Council

**APPLICANT/  
OWNER:** Bruce Burrow, Trustee; Burrow Family Trust  
 403 E. Matthews Ave., Jonesboro, AR

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

**SITE DESCRIPTION:** Tract Size: Approx. 1.14 acres  
 Frontage: Approx. 191' along Johnson Ave., Hwy. 49 N  
 Topography: Sloping  
 Existing Dvlpmt: Existing Residential Structure/ Vacant Land

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3/R-1	Johnson Ave./ Commercial
South:	C-3/R-1	Vacant Commercial/Residential
East:	C-3	Vacant Commercial
West:	R-1	Single Family Residential

**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 Thoroughfare Commercial. This recommendation is outdated and is currently being evaluated by the Land Use committee. This area has been highlighted to remain Commercial in nature.

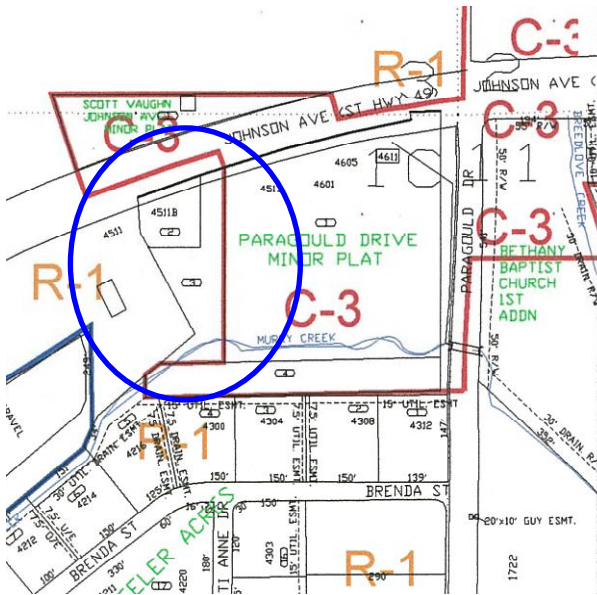
Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

**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 majority of this area is zoned commercial along a major arterial Highway 49N/Johnson Ave. Staff anticipates that this area will remain commercial in nature. The surrounding parcels to the west and south have been rezoned previously to C-3 Commercial District, and rezoning the subject property will only allow for a more consolidated planning effort.

**Conclusion:**

The Planning Department staff finds that the requested zone change submitted by Burrow Trust 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-1 to C-3 General Commercial would follow good land use design principles.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP  
 Planning & Zoning Director

# Site Photographs



AERIAL MAP



View looking southeast at the subject property



View looking southwest



View of the site looking toward the northeast



View looking north at the adjacent Single Family residence