

City of Jonesboro Metropolitan Area Planning Commission
Staff Report –RZ-25-15
For Consideration by the Commission on November 13, 2025

REQUEST: 1. To Consider a rezoning of a parcel of property containing approximately 0.15 acres more or less from I-1 Industrial District to C-2 Downtown Core 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-2 Downtown Core Commercial District**

APPLICANT/ OWNER: Shamim Wilkins, 2720 Keystone Dr., Jonesboro AR 72401

LOCATION: 213 N Main St, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: Approx. 0.15 +/- acres, 6383.8' Sq. ft. +/-
 Frontage: Approx. 54.1 ft.
 Topography: Flat
 Existing Development : Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Industrial
South:	I-1	Industrial
East:	C-3	
West:	I-1	CWL yard

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:

- Consistency of the proposal with the Comprehensive Plan
- Consistency of the proposal with the purpose of the zoning ordinance.
- Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- 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;
- 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
- 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 N Main ST. which is recommended as a Minor Arterial on the adopted Master Street Plan. From its current status minimum 100' right-of-way is required on Minor Arterial

Findings:

The proposal will result in the existing I-1 Industrially zoned property to be rezoned to C-2 Downtown Commercial District. This area is zoned and utilized as a mixture of several Industrial zones, and several commercial uses in that segment of the city.

Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the C-2 Commercial Zoning Classification.

C-2 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 Shamim Wilkins, Case RZ-25-15, C-2 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

