



**City of Jonesboro Metropolitan Area Planning Commission  
 Staff Report – RZ08-23, Johnson Ave. – TLRMC, LLC  
 Huntington Building - 900 W. Monroe  
 For Consideration by the MAPC on Tuesday, September 9, 2008**

**REQUEST:** To consider rezoning a parcel of property containing approximately .83 acres more or less.

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

**APPLICANT:** Karen Kuo Peck, 2211 Autumn Dr., Jonesboro, AR.

**OWNER:** TLRMC, LLC, 22 Plantation Oaks, Jonesboro, AR. 72404

**LOCATION:** 4501 E. Johnson Ave.

**SITE DESCRIPTION:** Tract Size: Approx. .83 acres  
 Frontage: Approx. (170 feet (Johnson Ave.))  
 Topography: Flat  
 Existing Dvlpmt: Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1 & C-3	Single Family & Commercial
South:	R-1	Single Family
East:	C-3	Commercial
West:	C-3 & I-1	Vacant & RGB

**HISTORY** Vacant

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

**COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP**

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Thoroughfare Commercial. This area is pending a restudy on the land use map by the Land Use Advisory Committee and will most-likely maintain a commercial status.

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 applicant is hoping to use the proposed site for commercial use. The general area is developing as general commercial with the exception of a few homes that remain. The subject site fronts an industrial use with an outdoor storage yard adjacent. Rezoning of this property will be consistent with the general area. MAPC should consider the fact that a single family resident will remain immediately east of the subject property.

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by Karen Kuo Peck should be reviewed based on the observations above. Case of RZ-08-23 is a recommendation to rezone property from R-1 to C-3 Commercial considered by MAPC and forwarded to the Jonesboro City Council for adoption.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP  
 Planning & Zoning Director

# Site Photographs



View looking south at site.



View looking east next door to site.



View looking northeast on Johnson Ave. from site



View looking southwest on Johnson Ave. from site.



View looking north from site.



View looking north from site.