



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ10-19: David Bogan-Johnson Ave.**

**Huntington Building - 900 W. Monroe**

*For Consideration by the Commission on December 14, 2010*

- REQUEST:** To consider a rezoning a parcel of land containing 0.87 acres more or less (38,037 sq.ft.).
- PURPOSE:** A request to consider recommendation to rezoning from R-1 Single Family & to C-3 General Commercial.
- APPLICANT OWNER:** David Bogan 3609 Hudson Dr. Jonesboro, AR 72401  
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- LOCATION:** 3609 Johnson Ave. (South of Hudson Dr., North of Johnson Ave.) Jonesboro, AR
- SITE DESCRIPTION:** Tract Size: 38,037 sq.ft. Approx. 0.87 Acres  
Frontage: Approx. +/-209.27' (along Hudson Dr.) +/- 209.27 (along Johnson Ave.)  
Topography: Gently Sloping  
Existing Developmt: Residence
- | <b>SURROUNDING CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|-------------|-----------------|
| North:                         | C-3 L.U.O   | Commercial      |
| South:                         | C-3         | Commercial      |
| East:                          | C-3         | Commercial      |
| West:                          | C-3 L.U.O   | Commercial      |
- HISTORY:** None.

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

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

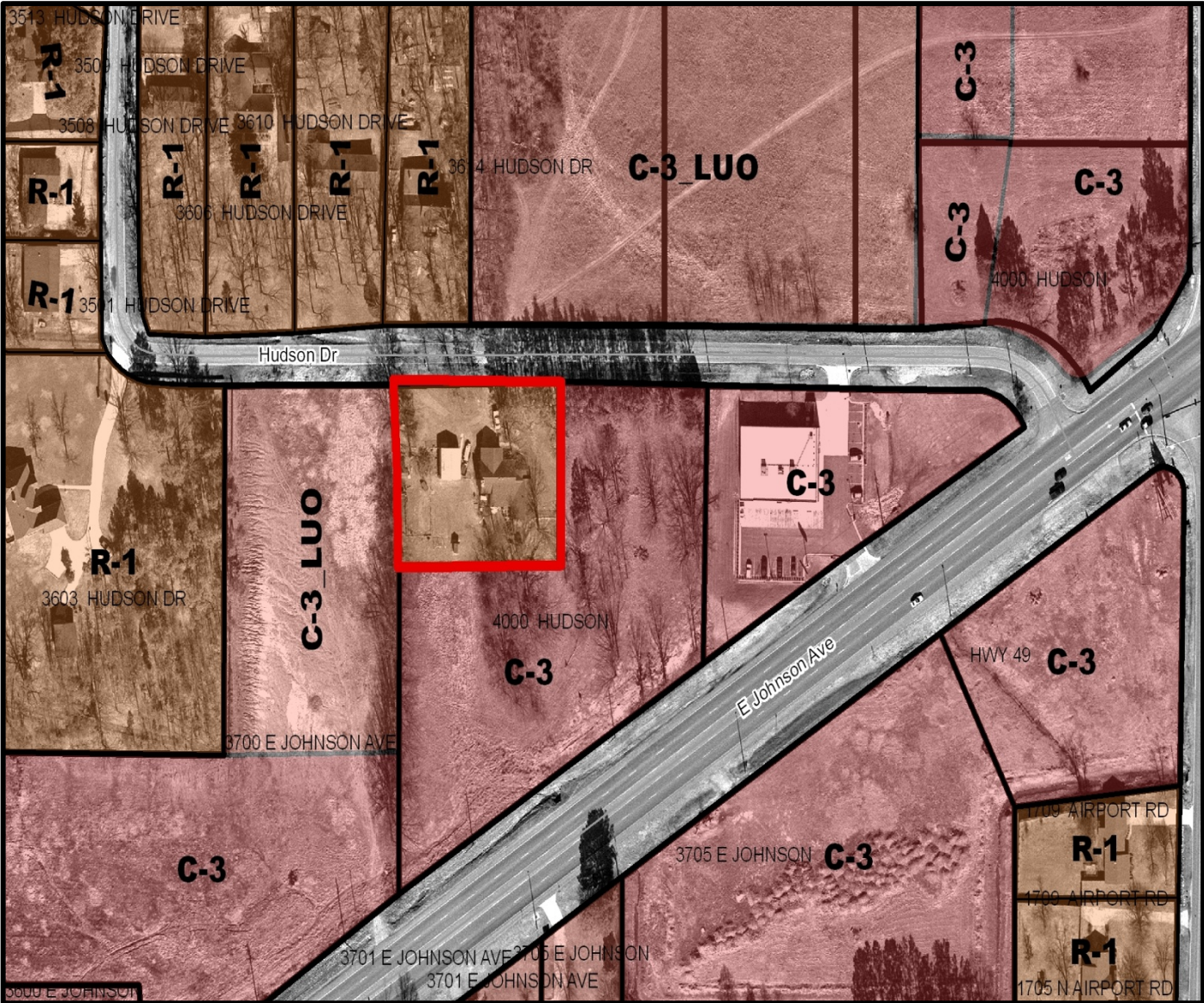
The Jonesboro Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Retail General Commercial. This designation typically includes general commercial business uses and consistency is achieved with the Land Use Plan.

**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.



**Vicinity/Zoning Map**

**Findings:**

With all the new development, this area abuts a changing commercial corridor which includes other new retail development in the immediate area. With proper buffering a quality commercial development can be incorporated into this planning area. Care should be given to the single family homes north of this site.

The requested zoning is for a C-3 General Commercial district; any conditions or stipulations considered by MAPC will necessitate a Limited Use Overlay District, of which Staff is recommending so that the development can occur in an orderly fashion taking into account residential properties to the north.

Maximum lot coverage shall be restricted to 60% coverage and all future building setbacks and site parameters shall following the requirements of the C-3 Zoning District.

**The following uses shall be prohibited:** Adult Entertainment/ Off-Premise Advertisement

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by David Bogan, should be evaluated based on the above observations and criteria, of Case RZ10-19, a request to rezone property from R-1 to C-3 L.U.O., to be recommended to the Planning Commission. It is important to staff that all the issues cited above be addressed by the applicant, so that a number of stipulations can be drafted to address those issues.

1. The following uses shall be prohibited: Adult Entertainment and Off-Premise Advertisement
2. That all future site plans shall be approved by the Planning Commission with safe access easement management included on individual site plans. No new work shall commence prior to Final site Plan review and approval by the MAPC.
3. A lighting plan and landscaping plan shall be submitted to the MAPC.
4. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
5. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all city, state and local agencies shall be satisfied.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director



# Site Photographs



View looking of the subject property along Hudson Dr.





View of street and frontage of subject property.



View looking northeast of the commercial properties within the area.





View looking southwest of the subject property.





View looking southwest of the side yard and abutting acreage.



View looking north of the adjacent property from the front yard.





View looking west of the properties within the neighborhood.





View looking north of rear property from Johnson Ave.



View looking northeast along Johnson Ave.





View Looking southwest along Johnson Ave (across Highway 49).