



Gus Reed

DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

REZONING REPORT

CASE NO. RZ01-25

DATE: Thursday, August 09, 2001
TO: Metropolitan Area Planning Commission
FROM: Glenn Batten, AICP
City Planner

HEARING DATE:	August 14, 2001
AGENDA ITEM:	#2
PROPERTY IDENTIFICATION:	West side of Southwest Drive, south of Harwood Drive and west of Oak Park Drive. Part of the SE 1/4, NW 1/4 of Section 2, T13N, R3E
APPLICANT:	Ruben Griffin
REQUESTED ACTION	Rezoning from R-1, Single-Family Medium Density District to C-3, General Commercial District.
LAND AREA:	6.50 acres by survey
CURRENT USE:	Vacant land with some of the site uses as garden plots.
SITE CHARACTERISTICS:	The property is generally level and partially wooded. A drainage way crosses the northeast corner of the property.
LAND USE PLAN DESIGNATION:	The subject property is part of a larger area designated for Thoroughfare Commercial uses by Jonesboro's <i>Future Land Use Plan</i> .
STREET CLASSIFICATION:	The city's <i>Master Street Plan</i> classifies Southwest Drive as a Major Arterial.

STREET CLASSIFICATION: The city's *Master Street Plan* classifies southwest Drive as a Major Arterial.

UTILITIES: All utilities are available to serve frontage along Southwest Drive and to serve the residential area north of Harwood Drive. Utilities would need to be extended to serve the subject site.

CHARACTER OF

ADJACENT PROPERTY:

	Land Use	Zoning
North	Eight single-family lots are proposed along the south side of Harwood Dr. These lots, 200 feet in depth, will create a buffer between the proposed C-3 land and the existing single-family development along Harwood and extending to the north.	R-1, Single-Family Medium Density District.
South	Undeveloped	R-1, Single-Family Medium Density District.
East	The subject site wraps around property owned by the applicant. This property contains buildings used for commercial, storage, and light manufacturing purposes. Land across Southwest Dr. is used by one single-family residence; the remainder is vacant.	C-3, General Commercial District.
West	Land to the west is either vacant or in agricultural use. A plat for subdivision of this land has been submitted for MAPC review.	R-1, Single-Family Medium Density District.

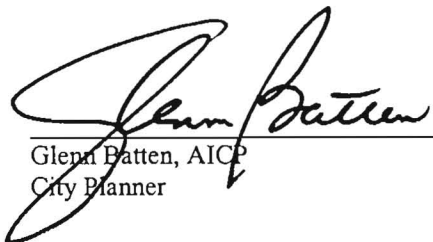
COMPARISON OF CASE FACTS TO APPROVAL CRITERIA SET OUT IN ZONING ORDINANCE:

- 1. Consistency of the proposal with the Comprehensive Plan.** The proposal to rezone the subject property to C-3, General Commercial District is consistent with the land use designation of Thoroughfare Commercial on Jonesboro's Future Land Use Plan. Rezoning will allow the tract of land to be enlarged and "squared-up" so that more efficient development can take place and commercial facilities can be grouped as opposed to less desirable strip commercial.
- 2. Consistency of the proposal with the purpose of the Zoning Ordinance.** The Zoning Ordinance was enacted to provide for orderly growth and development and to promote efficiency and economy in the process of development for the appropriate and best use of land. More specifically, the purpose of the C-3 zone district is to provide appropriate locations for commercial and retail uses, which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial streets. The proposal is consistent with this described purpose.

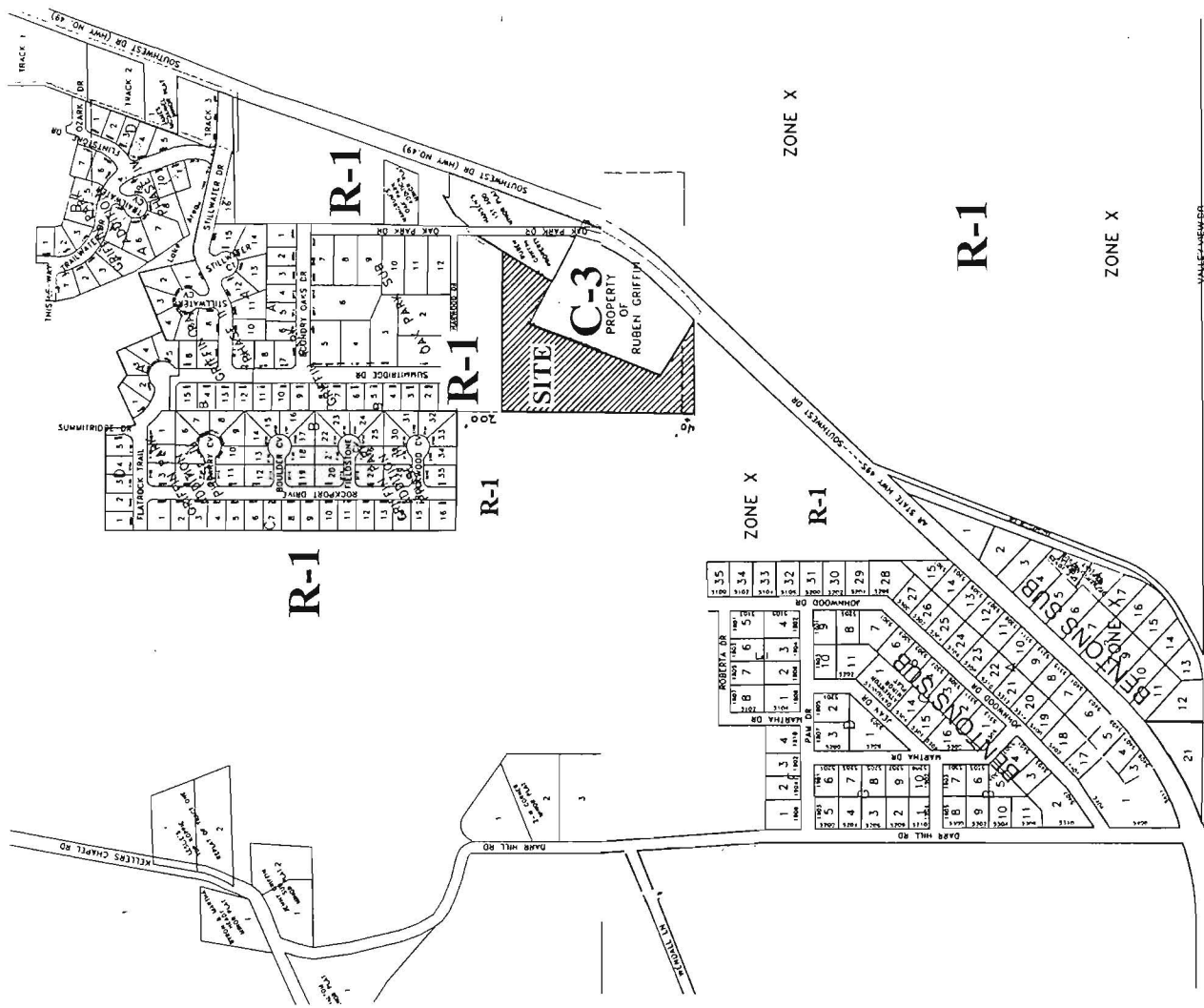
3. **Compatibility of the proposal with the zoning, uses and character of the surrounding area.**
The rezoning proposal is consistent with the nature of the surrounding area. Creation of single-family lots along the south side of Harwood removes concerns about compatibility of the proposal with residential uses along the north side of Harwood and within the Oak Park and Griffin Park subdivisions. A 40-foot wide buffer strip is proposed along the south property line. This buffer strip is intended to shield future uses to the south from the C-3 area.
4. **Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.** It is judged that the subject land is unsuitable for R-1 development because of its irregular shape and particularly because of its proximity to C-3 uses to the east along Southwest Drive.
5. **Extent to which approval of the proposed rezoning will detrimentally affect nearby property.**
Extensive buffering is expected to prevent any detrimental impacts on nearby properties.
6. **Length of time the subject has remained vacant as zoned as well as its zoning at the time of purchase by the applicant.** The subject property has been vacant R-1 land since a zoning ordinance was first enacted or the land was annexed into the city. It has not been on the open real estate market.
7. **Impact of the proposed development on community facilities and services.** Rezoning and development of the subject land should not impose any unusual or extraordinary impacts on community facilities and services. Anytime new development occurs, the potential need for public safety services increases. The need for utility services will increase but this is anticipated in utility planning.

RECOMMENDATION.

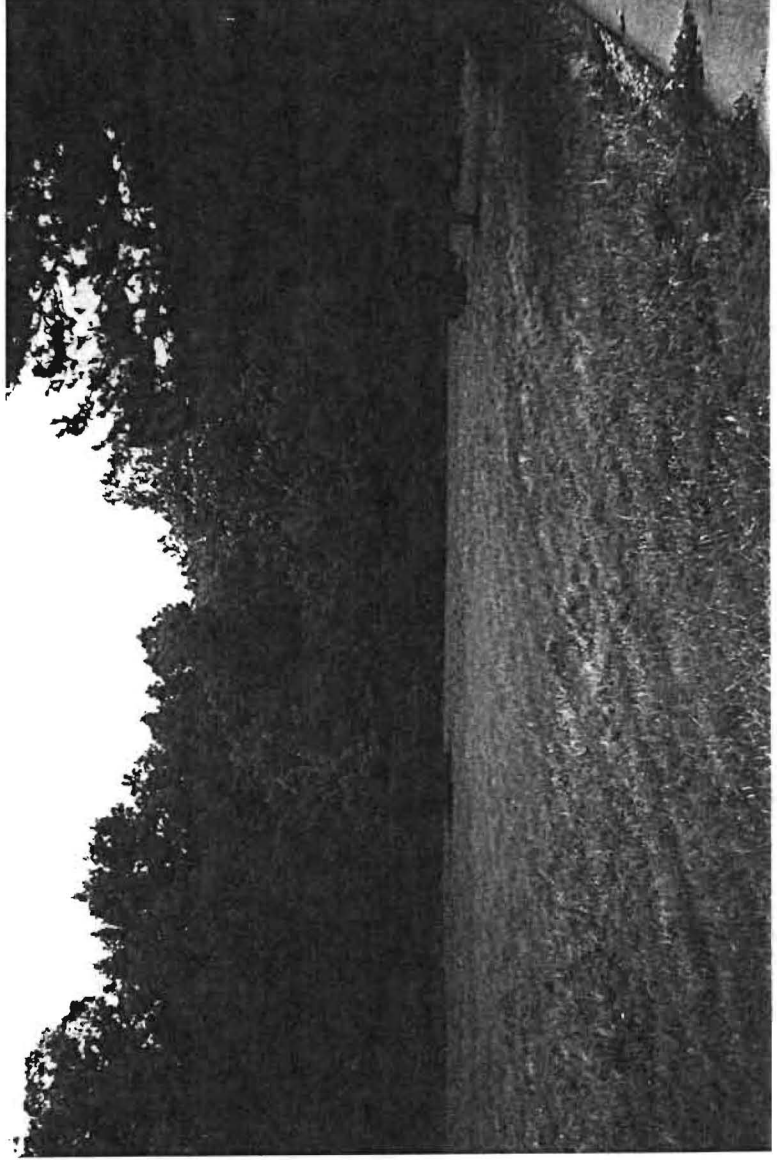
It is recommended that this application for rezoning be approved.


Glenn Batten, AICP
City Planner


Date



LOCATION AND ZONING MAP



PHOTOGRAPHS

MAPC MINUTES

Pg. 2 08-14-01

Item #1 cont...Proper design, construction and maintenance of the landfill is necessary for protection of the surrounding areas. Glenn also stressed the importance of retaining the wooded areas to the south and west and creating a road distribution system that separates the landfill traffic from the traffic going to other areas as quickly as possible.

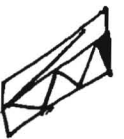
Some Commissioners expressed concern over the lack of city water being provided to residences in the area and asked that this be checked in to.


Mr. Phillips made a motion to recommend approval of the rezoning to the City Council with the limited use designation. He also encouraged the City to preserve as many trees as possible to provide a buffer to adjacent areas. The motion was seconded by Mr. Gott. Voting was 6 in favor, 1 opposed, **MOTION CARRIED, REQUEST APPROVED.**

// #2 RZ01-25 Ruben Griffin requested approval of rezoning from Residential R-1 to Commercial C-3 for 6.50 acres located on part of the SE 1/4, NW 1/4 of Section 2, T13N, R3E. The general location of the property is on the west side of Southwest Drive, south of Harwood Drive and west of Oak Park Drive.

George Hamman, Project Surveyor, stated that a 200' buffer had been removed from the original rezoning request and would remain R-1 on the north side of the tract and be developed as an R-1 subdivision containing 8 lots. A buffer strip 40' wide is proposed on the south side of the property. The vicinity map has been corrected. ✓

Some area residents spoke in opposition to the request stating they were concerned about commercial zoning coming in behind their homes and the lack of access to the property. ✓

Glenn Batten, City Planner, stated that the proposal was consistent with the Future Land Use Plan and with the zoning ordinance. This property is unusually shaped, doesn't front on a street and would square up a piece of property adjoining Southwest Drive. Glenn also stated that the proposal is compatible with the surrounding zoning, uses and character. 

Commissioners questioned whether this was a legal lot or not because of the lack of street frontage. Without frontage it could not be developed unless replatted with adjacent property. The question was also raised about developing the 200' reserved as buffer on the north side which is only 160' deep because 40' is being dedicated as right of way for Harwood Drive. Access to lands behind this parcel was also questioned. 

A motion to disapprove the request was made by Ms. Shaw due to many unanswered questions. The motion was seconded by Mr. Damron. Voting was 7 in favor, 0 opposed, **MOTION CARRIED, REQUEST DISAPPROVED.** //