



DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

REZONING REPORT CASE #RZ01-32

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

HEARING DATE: August 14, 2001
AGENDA ITEM: #6

PROPERTY IDENTIFICATION: 537 West Nettleton Avenue
Lots 8 and 9, Block H of Cole's Third Addition

APPLICANT: Robert Leon Carlisle / Carlisle Family Trust

REQUESTED ACTION Rezoning from R-1, Single-Family Medium Density District to C-3, General Commercial District.

LAND AREA: 8,456 square feet or 0.19 acre (by calculation).

CURRENT USE: Single-family residence

SITE CHARACTERISTICS: Level lot typical of in-town locations. Occupied by a brick ranch-type home.

LAND USE PLAN DESIGNATION: The Future Land Use Plan for Jonesboro identifies the neighborhood in which this property is located as a Medium-Density Residential area.

STREET CLASSIFICATION: Jonesboro's Major Street Plan designates Nettleton Avenue as a Major Arterial. In the near future Nettleton will be improved

UTILITIES: All public and private utilities are available to this location.

**CHARACTER OF
ADJACENT PROPERTY:**

	Land Use	Zoning
North	Directly across Nettleton is a multi-family (apartment) complex. The administrative building for the Jonesboro Public School District is situated on the NW corner of Nettleton and Flint	R-2, Multi-Family Medium Density District C-3, General Commercial District
South	Backyards of residences fronting Thomas Ave.	R-1, Single-Family Medium Density District.
East	Residences fronting Nettleton.	R-1, Single-Family Medium Density District.
West	Adjacent to the subject property is a residential building converted into an office. Further to the west is the Country Boy Bakery and a separate storage building that is deteriorating. Across Flint is a convenience store with fuel facilities, a drug store, and a dry cleaner.	C-3, General Commercial District

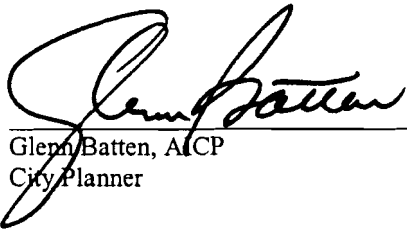
COMPARISON OF CASE FACTS WITH APPROVAL CRITERIA SET OUT IN THE ZONING ORDINANCE:

- 1. Consistency of the proposal with the Comprehensive Plan.** The Future Land Use Plan for Jonesboro illustrated land uses in a generalized manner. A commercial area is not shown at the intersection of Nettleton and Flint. However, since this area presently includes neighborhood type commercial uses, it is not unreasonable to conclude that a mistake was made when the Plan was prepared. This criterion may be considered neutral in evaluating the rezoning proposal.
- 2. Consistency of the proposal with the purpose of the Zoning Ordinance.** The rezoning proposal is consistent with the purposes of the Zoning Ordinance by promoting new facilities to meet the future needs of the community, providing for orderly growth, protecting and improving the character and stability of the neighborhood through redevelopment and investment, and bringing about the efficient and economic development for the appropriate and best use of land.
- 3. Compatibility of the proposal with the zoning, uses and character of the surrounding area.** Extension of the C-3 zone that exists to the west of the property will allow the assembly of land required for the placement of a new commercial facility. This new facility will be designed to be compatible with the surrounding area. The residential property adjoining the east side of the subject site will be properly buffered from commercial use. In fact, much of the subject property will be devoted to a landscaped buffer area.
- 4. Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.** The property is not large enough to be uses alone for residential purposes. Since the property is currently in residential use (combined with adjoining property), it is suitable for residential use.


5. **Extent to which approval of the proposed rezoning will detrimentally affect nearby property.** It is unlikely that commercial uses permitted under the rezoning would detrimentally or adversely affect nearby property. Potential visual, noise, and light impacts will be mitigated through site design that will be reviewed and approved before a Zoning Permit is approved.
6. **Length of time the subject has remained vacant as zoned as well as it's zoning at the time of purchase by the applicant.** A residence occupies the subject property along with an adjoining lot presently zoned commercial. This property has not been on the open real estate market.
7. **Impact of the proposed development on community facilities and services.** There should be no significant impacts on facilities and services. Improvement of the Nettleton-Flint intersection will help improve traffic flow in the area of the subject property. During the site planning process, emphasis will be given to moving access drives as far away from the intersection as possible. In fact, the subject lot may contain one of the access drives.

RECOMMENDATION.

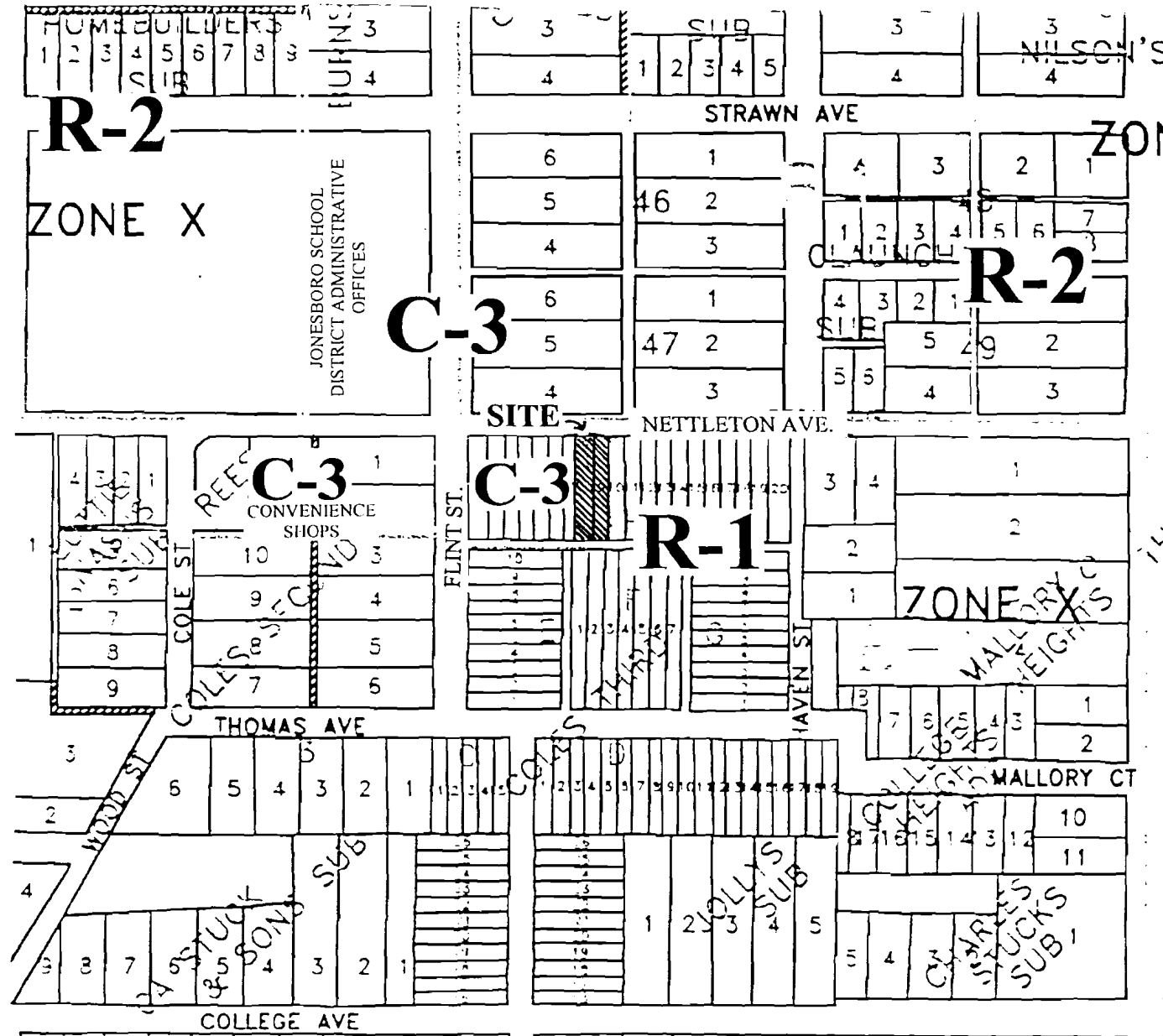
It is recommended that this rezoning application be approved.



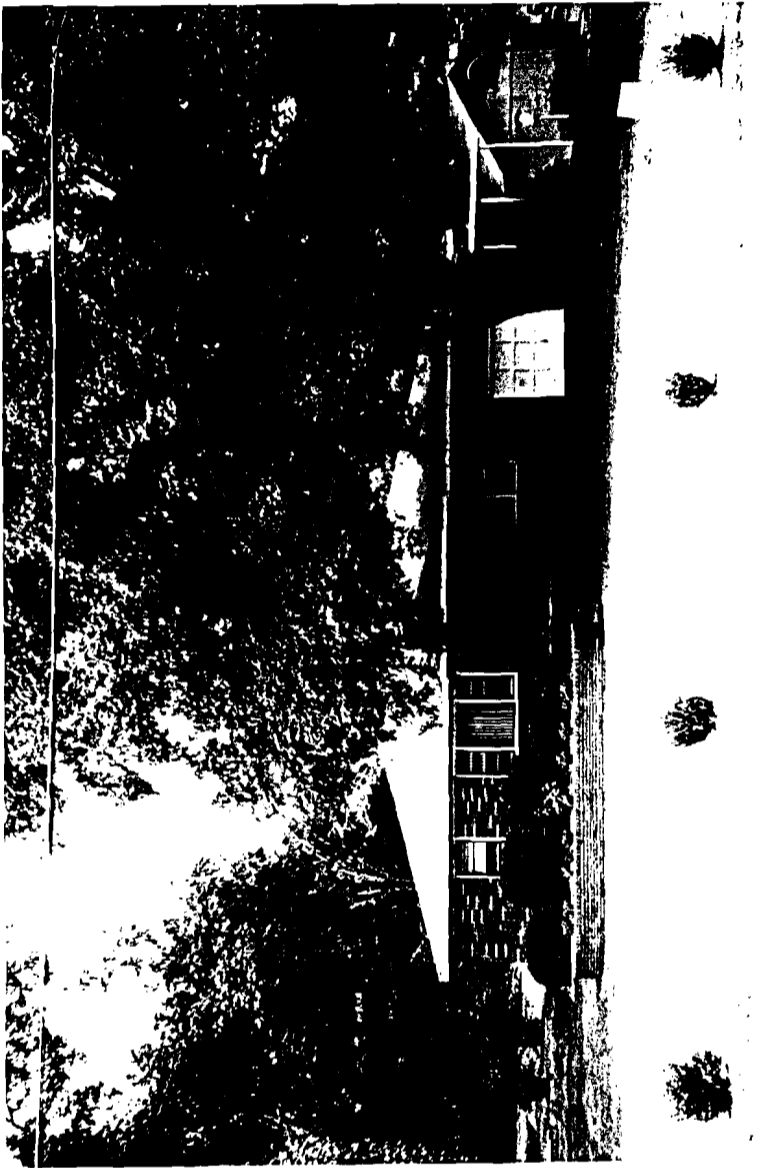
Glenn Batten, AICP
City Planner



Date



LOCATION AND ZONING MAP



PHOTOGRAPHS