



**City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ07-30: Gary Ezell- 3313 S.W. Dr.
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday June 12, 2007**

REQUEST: To consider rezoning a parcel of property containing approximately 5.22 +/- acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning of R-1 Residential to C-3 Commercial

APPLICANT: Gary Ezell, Arkansas Equipment and Rentals, 4905 Southwest Dr.

OWNER: Gary Ezell, Arkansas Equipment and Rentals, 4905 Southwest Dr.

LOCATION: 3313/3403 Southwest Drive/Highway 49

SITE DESCRIPTION:

Tract Size:	Approx. 5.22 acres, 227,210 s.f.
Frontage:	Approx. 677.48' along Southwest Drive
Topography:	Flat
Existing Dvlpmt:	Existing Buildings

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Undeveloped
South:	C-3 LUO	Commercial
East:	C-3 LUO, R-1	Commercial, Residential
West:	C-3	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 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Village Residential/Community Commercial Node. This designation includes new and existing major thoroughfare strips of neighborhood or community type and scale. This area is pending a restudy on the land use map by the Land Use Advisory Committee.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

This site is surrounded by C-3 zoned properties, which justifies consistency of land uses.

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 proposes to rezone this acreage with existing residential structures on the property. This is a heavily traveled highway which will develop into a commercial node. We are concerned about the number of curb cuts that maybe requested upon future development. Access should be coordinated with the State Highway Department.

Conclusion:

The Planning Department staff finds that the requested Zone Change submitted by Gary Ezell should be reviewed based on the observations above. In the Case of RZ-07-30 a request to rezone property from R-1 Residential to C-3 Commercial should be recommended to the Jonesboro City Council for approval.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking East



View looking South



View looking West at the site



View of the site looking North