



City of Jonesboro City Council
Staff Report – RZ 13-08: Wewers Rezoning – 909 Southwest Drive
Huntington Building - 900 W. Monroe
For Consideration by the Council on June 18, 2013

REQUEST: To consider a rezoning of a parcel of land containing 0.32 acres more or less.

PURPOSE: Paula and Louis Wewers request MAPC approval of a Rezoning from R-1 Single Family Residential to C-4 - Neighborhood Commercial for a 14,141 sq. ft. lot, located at 909 Southwest Drive.

**APPLICANT/
 OWNER:** Paula and Louis Wewers, 3919 Brandywine, Jonesboro, AR 72404

LOCATION: Southwest Drive between 909 and 915 Southwest Drive
 Lot 5B of Nelson’s Replat of Marlo Acres First Addition

**SITE
 DESCRIPTION:** **Tract Size:** 0.32 acres/ 14,141 sq. ft.
Frontage: Approximately 80 ft. on Southwest Drive
Topography: Approximately 10% slope (10:1).
Existing Development: Vacant residential lot with small outbuilding.

SURROUNDING CONDITIONS:	<u>ZONING</u>	<u>LAND USE</u>
Northwest:	C-3	Bank
Northeast:	C-4	Antique and frame shop
Southeast:	R-1	Residence
South:	R-1	Residence
West:	C-5	Architecture firm

HISTORY: Vacant residential lot.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Planned Mixed Use. The proposed rezoning to C-4 – Neighborhood Commercial District is consistent with the adopted land use map.



Adopted Land Use Map

Approval Criteria Checklist- Section 117-34- 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 list. Staff has reviewed each and offers explanations and findings as listed in the rezoning checklist below:

Criteria	Consistent (Yes or No)	Explanation
(a) Consistency of the proposal with the Comprehensive Plan	Yes. Plan Update is Pending.	See Land Use Section Above.
(b) Consistency of the proposal with the purpose of the zoning ordinance.	Yes.	Meets the criteria for a C-4 – Neighborhood Commercial District

(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;	Yes.	Commercial property exists on three sides of the property boundary.
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Not suitable for residential.	Proposed use is not listed as a permitted or conditional use in R-1.
(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;	No detrimental effects.	
(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	Over 10 years.	
(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.	Impacts are minimal	Possibility of shared access with architecture firm.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is served by Southwest Drive, which on the Master Street Plan is defined as a Principle Arterial. The 60 ft. right of way from the highway centerline as shown on the plat satisfies the Master Street Plan recommendation.

Access management is a concern by staff. The owner should carefully design parking areas via access from the existing curb cut, to avoid adversely impact current traffic flow. A final site plan shall be submitted for MAPC review and approval.

Possibility of shared access with architecture firm to the west should be evaluated and coordinated.

Ordinance Compliance Review for Proposed Rezoning:

Compliant with the criteria for a C-4 – Neighborhood Commercial District. Until a development plan is submitted, staff has no recommendations. This lot will probably used as accessory to the owner’s adjacent

existing business, i.e. parking and storage. All parking areas should be screened when adjacent to any residential homes, per the Zoning Code.

Other Departmental/Agency Reviews:

Department/Agency	Reports/ Comments	Status
Engineering	Received	Noted no objection
Streets/Sanitation	Received	Noted no objection
Police	Pending	No comments to date
Fire Department	Received	Noted no objection
MPO	Received	Noted no objection
Jets	Received	Noted no objection
Utility Companies	Received	Noted no objection

MAPC RECORD OF PROCEEDINGS: Hearing held on June 11, 2013:

Applicant: Mrs. Wewers presented her case before the Commission, stating they purchased this abutting lot to make it part of her antique shop and framing shop business.

Staff:

Mr. Spriggs gave Staff Summary comments outlined in the report. Consistency is achieved with the adopted Land Use Plan. The Master Street Plan requirements are satisfied. There were no submitted objections by any City department or utility agency on this proposal.

Staff has no issues with the proposal, and is recommending approval subject to MAPC review of a final Site Plan in the future. Mr. Spriggs also recommended that the applicant does due diligence in considering a cross access agreement with the neighbor to the south to alleviate a bad intersection as it access the architect’s office to the south.

Public Input: None Present.

Commission Action:

Motion was made by Mr. Scurlock that RZ-13-08 on the floor for consideration of the recommendation by MAPC to the City Council for the rezoning of this property from “R-1 Single Family Residential to C-4 Neighborhood Commercial, subject to the Staff conditions. MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

Motion was seconded by Mr. Schrantz

Roll Call Vote: Motion passed with a 6-0 vote recommending approval.

Mr. Dover- Aye; Ms. Nix- Aye; Mrs. Shrantz-Aye; Mr. Reece- Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye; Mr. Lonnie Roberts- Chair; Absent were Mr. Kelton and Mr. Hoelscher.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted Paula and Louis Wewers should be evaluated based on the above observations and criteria, of Case RZ 13-08 noted above, a request to rezone property from “R-1 Single Family Residential to C-4 Neighborhood Commercial District”. The following conditions apply:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan shall be submitted, reviewed and approved by the MAPC prior to any redevelopment.
3. All parking areas should be screened when adjacent to any residential homes, per the Zoning Code.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



Property frontage along Southwest Drive and the antique and frame shop located adjacent to the northwestern property boundary.



Ingress/egress location at Southwest Drive for architecture firm property located adjacent to western property boundary.