



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ07-37: Chester/Brown Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday September 11, 2007

REQUEST: To consider rezoning a parcel of property containing approximately 3.18 acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning of R-2 Residential to C-3 Commercial.

APPLICANT: Evers R. Brown, P.O. Box 204, State University, AR 72467

OWNER: Judith Chester, 810 Melton Dr., Jonesboro, AR

LOCATION: North of Johnson Ave. Between Rogers St. and Scott St.

SITE DESCRIPTION:

Tract Size:	Approx. 3.18 +/- acres,
Frontage:	Approx. 264.26 ft. on Johnson Ave., 224.42 ft. on Rogers, with unutilized alley R.O.W./frontages on Word Ave. and "E" Street
Topography:	Sloping towards the south.
Existing Dvlpmnt:	Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2 Multi-Family	Residential, Vacant
South:	C-4	Commercial, M-Fam., Religious Center
East:	R-2 Multi-Family	Residential
West:	R-3 Multi-Family	Multi-family/vacant

HISTORY: None.

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

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Thoroughfare Commercial. The site adjoins Johnson Avenue which is a 5-lane curbed and gutter street. 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.

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:

This request for rezoning allows for an opportunity to revitalize an area which has declined over the years, but with improved right of way and traffic volume, this area has great potential for positive growth. Although not required to disclose, the applicant has proposed to provide neighborhood scale supportive retail and services to the surrounding community which otherwise lack immediate conveniences. The property is currently zoned R-2 which could potentially place additional multi-family units in the area.

Conclusion:

The Planning Department staff finds that the requested Zone Change submitted by Evers Brown on behalf of the associated property owner should be reviewed based on the observations above. In the Case of RZ-07-37, a request to rezone property from R-2 to C-3 Commercial should be recommended to the Jonesboro City Council as a C-3 for approval.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking North Along Johnson Ave.



View looking Northeast along Johnson Ave.



View looking Easterly along Johnson Ave.



View looking North towards subject property



View of the site looking to the east along Rogers Street



View looking South on subject property