



City of Jonesboro City Council
Staff Report – RZ06-19: Jay Harmon

Huntington Building - 900 W. Monroe

For Consideration by the Council on Tuesday, October 17, 2006

REQUEST: To consider rezoning a parcel of property containing approximately 10.92 acres more or less.

PURPOSE: A request to recommend approval to the City Council for rezoning from R-1 Residential to R-6 L.U.O. Multi-family High Density with 10 units per acre.

**APPLICANT/
OWNER:** Jay Harmon, 1100 Kathleen St., Jonesboro, AR

LOCATION: Nestle Way between CW Post Rd. and Highland Dr.

SITE DESCRIPTION:

Tract Size:	Approx. 10.92 Acres
Frontage:	Approx. 527.11 ft. east side of Nestle Way
Topography:	Flat
Existing Dvlpmnt:	The site is vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1, C-3	Residential & Commercial
South:	R-1	Residential
East:	I-2	Industrial
West:	R-1	Residential

HISTORY: None

RECOMMENDATION –

MAPC: On Tuesday, October 10, 2006, the Metropolitan Area Planning Commission held a public hearing to consider Case RZ06-19, a request to rezone property from R-1 to R-6 L.U.O. located at on Nestle Way, South of Highland Dr. MAPC voted 5-1 to recommend approval to the City Council.

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 Planned Industrial. This designation includes all future manufacturing activities of a light, medium and heavy intensity which should be located in planned industrial parks with adequate land area, access, utilities and environmental controls.

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:

Consistency is not achieved with the Comprehensive Plan where Residential (R-6) is requested. Where residential may be abutting, the property when developed will be held to strict regulation as provided in the Zoning Ordinance where it relates to dissimilar land uses and incompatibility standards. However the developer finds that a great need for housing arises in this area near major manufacturers.

The applicant hopes to rezone the property for the purpose of providing affordable housing in the eastern portion of the city allowing for a shorter commute to the industrial region. Although not required, the applicant has listed the property to be developed as single story multi-family with 10 units per acre.

During the MAPC meeting the Commission found that the request, although not typical could be a good test case to place multi-family in areas that won't cause such adverse effects as typically argued in more populated areas. MAPC suggested placing stipulations on the density and any plan proposing more than 75 units will require planning commission review upon development submission.

Conclusion:

The Planning Department staff and MAPC finds that the requested Zone Change submitted by Jay Harmon should be approved placing limited use restrictions on the named property in Case of RZ06-19, a request to rezone property from R-1 to R-6 L.U.O. at 10 units per acre.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View of the property looking eastward



View of the site looking northward



View of the site looking southward



View of the site looking to the west