



*City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ 11-19: 903 Strawfloor Rd.
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on September 13, 2011*

REQUEST: To re-consider a rezoning of a parcel of property containing approximately 10 acres more or less as I-1 Light Industrial.

PURPOSE: A request to recommend approval by the Metropolitan Area Planning Commission to rezone a parcel of land from R-1 Single Family Residential to I-1 Limited Industrial District.

APPLICANT/ OWNER: Linda Gregg, 910 Strawfloor Dr., Jonesboro, AR

LOCATION: 903 Strawfloor Rd.

SITE DESCRIPTION: Tract Size: Approx. 10.0 +/- acres,
 Frontage: Approx. 495 ft. along Strawfloor Rd.
 Topography: Predominantly Flat
 Existing Devlopmt.: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1 Residential	Residential Home
South:	R-1 Residential	Vacant/Cemetery
East:	R-1 Residential	Linda Greggs Home/Cemetery
West:	R-1 Residential	Vacant Residential

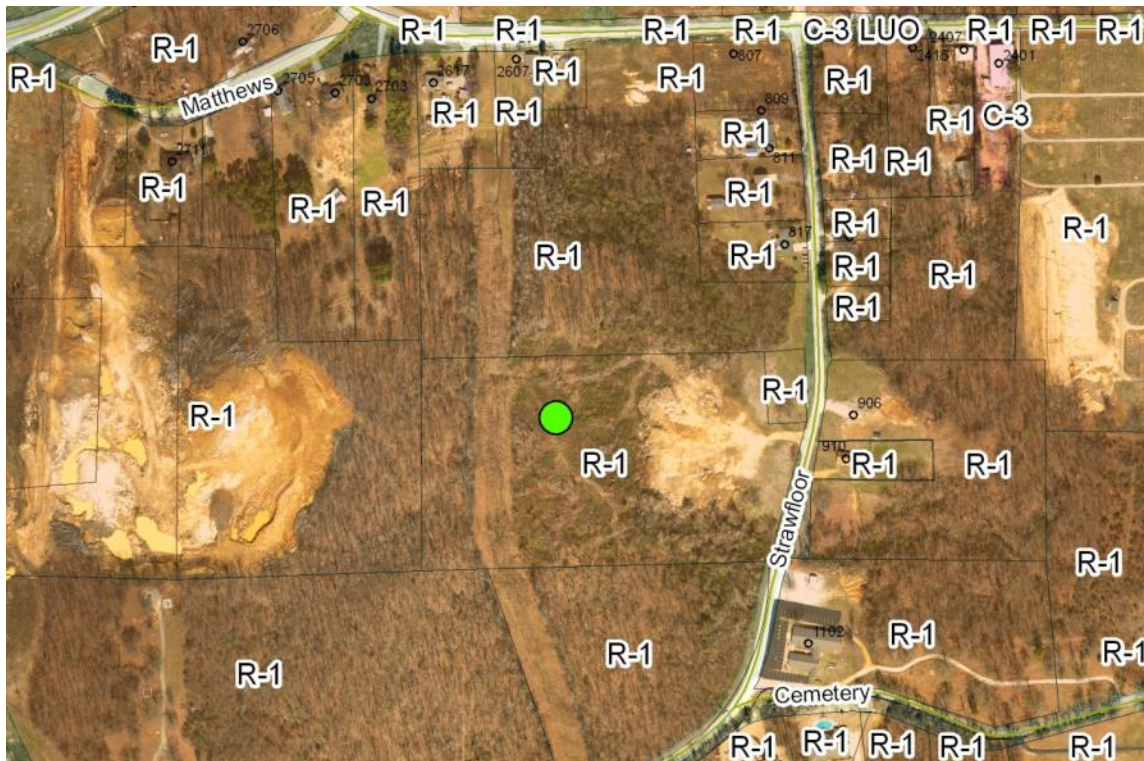
HISTORY: None.

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

Approval Criteria- Section 117-34, (e1-7)- 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:

1. Consistency of the proposal with the Comprehensive Plan
2. Consistency of the proposal with the purpose of the zoning ordinance.
3. Compatibility of the proposal with the zoning, uses and character of the surrounding area;
4. Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
5. 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;
6. 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
7. 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.



Zoning/Vicinity Map

Land Use Plan:

The *Future Land Use Plan* call for this site to be recommended for Single Family Residential. This request is inconsistent with the existing land use recommendations in this area. Spot Zoning will result.

Characteristics of the neighborhood:

This area is primarily residential and vacant in nature, including other uses such as cemetery and church. The project site has a 100-ft. power line easement running north/south through the rear of the property.

Findings:

The applicant has requested a base I-1 Industrial Limited District. *Permitted Uses include: Government Service, Library, Medical Service/Office, Recreational Vehicle Park, Fast Food Restaurant, General Restaurant, Safety Services, Schools, Service Station, Off-Premise Signs, Utility Minor, Vehicle and Equipment Sales, Vehicle Repair/General/Limited; Vocational School, Warehouse/Mini-Storage, Vehicle & Equipment Storage yard; Freight Terminal, General manufacturing, Limited Manufacturing, Research Services; Warehousing, Welding & Machine Shop, Farmers Market Agriculture. A number of conditional uses are allowed with MAPC approval such as Adult Entertainment; Agricultural- Sales, Crop, Animal; Mining/quarrying; Basic Industry; Auto wrecking/salvage; Asphalt/Concrete Plant; Retail Service; Pawn Shop; General office, Post Office, etc.*

In reviewing this request, Staff finds that the proposal as presented is inconsistent with the long range planning for this area. And there are no changes in development patterns within the immediate vicinity that would justify including a blanket list as the one in the previous paragraph as possible uses on 10 vacant acres. The applicant is urged to consider a specific use and consider a Limited Use Overlay or Planned District Development restricting the property to a use that would not cause an adverse impact on the surround residential to remain.

Approval Criteria when weighed against this proposal is not satisfied such as: Suitability of the subject property by having the proposed District change; some allowable uses would cause a detrimental impact on nearby property, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property; the area could experience some impact of the future development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

Conclusion:

Staff recommends that the MAPC considers denial of the rezoning request for the said property to be rezoned to I-1 Limited Industrial because such a change would not be in keeping with good land use principles and would be considered definite spot zoning with no justification per the previous paragraph.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking north along Strawfloor Rd.



View looking south of Strawfloor Rd.



View looking north of abutting residences.



View looking south along Strawfloor Rd. of subject property frontage.



View looking east adjacent from the subject property.



View looking west of subject property.



View of subject property looking west.



View Looking east from the rear of property.