



**City of Jonesboro City Council
Staff Report – Burrow Family Trust
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday, April 15, 2008**

REQUEST: To consider rezoning a parcel of property containing approximately 1.14 acre(s) more or less.

PURPOSE: A request for rezoning from R-1 Single Family District to C-3 General Commercial District, and to make recommendation to the City Council

**APPLICANT/
OWNER:** Bruce Burrow, Trustee; Burrow Family Trust
403 E. Matthews Ave., Jonesboro, AR

LOCATION: Johnson Ave between Paragould Drive and Airport Road

**SITE
DESCRIPTION:** Tract Size: Approx. 1.14 acres
Frontage: Approx. 191’ along Johnson Ave., Hwy. 49 N
Topography: Sloping
Existing Dvlpmt: Existing Residential Structure/ Vacant Land

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: C-3/R-1	Johnson Ave./ Commercial
	South: C-3/R-1	Vacant Commercial/Residential
	East: C-3	Vacant Commercial
	West: R-1	Single Family Residential

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 Thoroughfare Commercial. This recommendation is outdated and is currently being evaluated by the Land Use committee. This area has been highlighted to remain Commercial in nature.

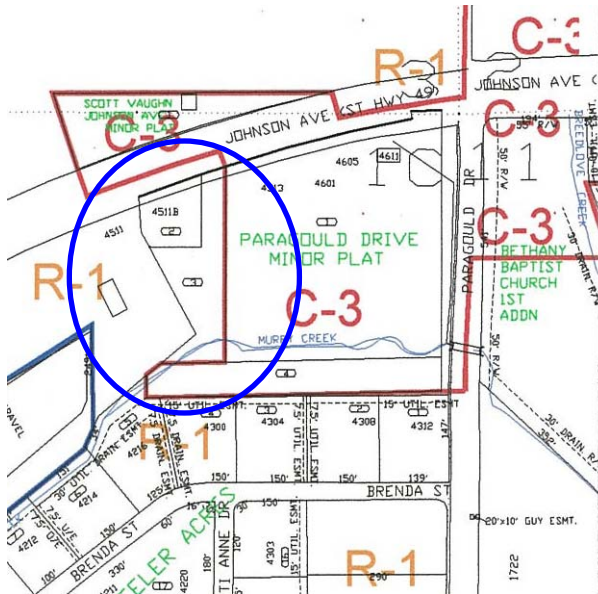
Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

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.



MAPC Record of Proceedings:

Patrick Lemley came forward as proponent for this item. Otis Spriggs, Planner stated that this area is zoned commercial and that this request would follow good land use principals.

Mr. Lemley stated that they are buffered to the residential on the south side of them by a creek, as well as acreage that is already zoned C-3.

A motion was made by Secretary Marvin Day, seconded by Margaret Norris, that this Rezoning be recommended to Council. The motion CARRIED by the following vote:

Mr. Tomlinson voted aye. Mr. Krennerich voted

aye.

3 others voted Aye: Ms. Margaret Norris; Ms. Marvin Day and Mr. Brian Dover

Absent: 4 – Mr. Ken Beadles; Mr. Ken Collins; Mr. Lonnie Roberts Jr. and Mr. Jerry Halsey Jr.

Findings:

The majority of this area is zoned commercial along a major arterial Highway 49N/Johnson Ave. Staff anticipates that this area will remain commercial in nature. The surrounding parcels to the west and south have been rezoned previously to C-3 Commercial District, and rezoning the subject property will only allow for a more consolidated planning effort.

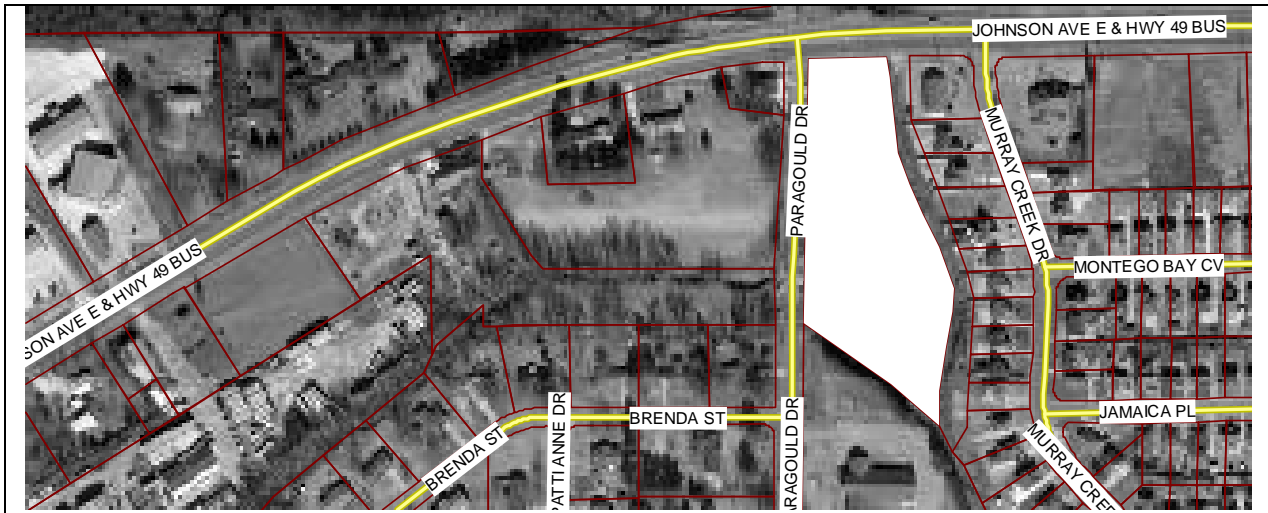
Conclusion:

The MAPC and the Planning Department staff find that the requested zone change submitted by Burrow Trust should be evaluated based on the above observations and criteria in making recommendation to the City Council. MAPC and Staff feels the request to rezone property from R-1 to C-3 General Commercial would follow good land use design principles, and recommend approval.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
 Planning & Zoning Director

Site Photographs



AERIAL MAP



View looking southeast at the subject property



View looking southwest



View of the site looking toward the northeast



View looking north at the adjacent Single Family residence