

**City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ07-46: Peggy S. Shaw
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday, December 11, 2007**

REQUEST: To consider rezoning a parcel of property containing approximately (1.68) acres more or less.

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

APPLICANT: Peggy S. Shaw, 1401 Angelus St., Jonesboro, AR
OWNER:

LOCATION: 1803 Old Greensboro Rd.

SITE DESCRIPTION:
 Tract Size: Approx. 73,031 ft. (1.68 acres)
 Frontage: Approx. 348.1’
 Topography: Flat
 Existing Dvlpmt: Wooded lot

| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|-------------|-------------------------|
| North: | R-1 | Residential |
| South: | C-3, R-1 | Commercial, Residential |
| East: | R-, I-1 | Residential, Industrial |
| West: | R-1 | 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 Village Residential. This designation includes all future single family residential, two-family residential, multi-family residential and manufacturing housing uses that are four or more units per acre and that are in specifically designated areas. Supporting commercial uses of a neighborhood type and scale may be included on a selective basis subject to limitations in location, numbers, site application and appearance. This designation is outdated and is currently being evaluated by the Land Use committee. This site is just north of a commercial node designation which will most likely remain as-is for Hwy. 351.

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.
- (h)

Findings:

The applicant has proposed to use the property for restaurant and grill to serve the general area. The application was originally submitted as a C-3 Commercial request. Staff has suggested a limited use overlay for the property to assure good site development design. Staff does not object to the proposal.

Conclusion:

The Planning Department staff finds that the requested zone change submitted by Peggy Shaw, case RZ 07-46 should be evaluated based on the above observations and criteria in making recommendation to the City Council. Staff feels the request to rezone property from R-1 to C-3 L.U. would follow good land use design principles listed use as restaurant and grill. Adequate buffering should be provided for all surrounding potential residential uses.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View of the site looking west



View looking Easterly



View looking north



View of the site looking toward the south