



DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

REZONING REPORT

CASE NO. RZ01-33

DATE: Thursday, August 09, 2001
TO: Metropolitan Area Planning Commission
FROM: Glenn Batten, AICP
City Planner

HEARING DATE: August 14, 2001
AGENDA ITEM: #7

PROPERTY IDENTIFICATION: 1600 Stadium Blvd.
East side of Stadium Blvd. North of Forrest Home Road.

Lot 1, Block "A" of Fred Pearson Replat of Lot 1, Allen Replat of part of Lot 1, Block "A" of Gwyndale Subdivision of part of Charles A. Stuck Turtle Creek Ranch Addition to the City of Jonesboro.

APPLICANT: Community Fellowship Church

REQUESTED ACTION Rezoning from C-2, Downtown Fringe Commercial District to R-2, Multi-Family Medium Density District

This action is requested in order to place the entire church property in the same zone district.

LAND AREA: 39,841 square feet (0.92 acre) by calculation

CURRENT USE: The property subject to rezoning is occupied by a brick residential style structure that is used by the church for a variety of purposes.

SITE CHARACTERISTICS: The site is grassed and its topography is totally level

LAND USE PLAN DESIGNATION: Medium-density residential

STREET CLASSIFICATION: The city's *Master Street Plan* classifies Stadium Blvd. as a Major Arterial.

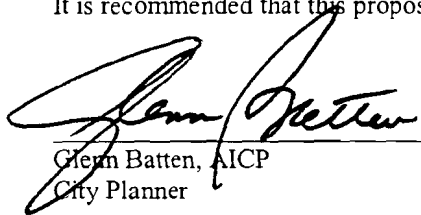
UTILITIES: All required utilities are available to the subject site.

CHARACTER OF ADJACENT PROPERTY:

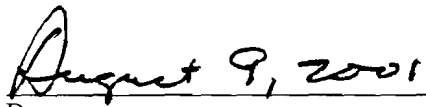
| | Land Use | Zoning |
|-------|----------------------------------|--|
| North | Single-family residences | R-2, Multi-Family Low Density District |
| South | Mini-storage | C-3, General Commercial Area |
| East | Single-family residences | |
| West | Vacant land across Stadium Blvd. | R-3, Multi-Family High Density District (platted into single-family lots). |

RECOMMENDATION.

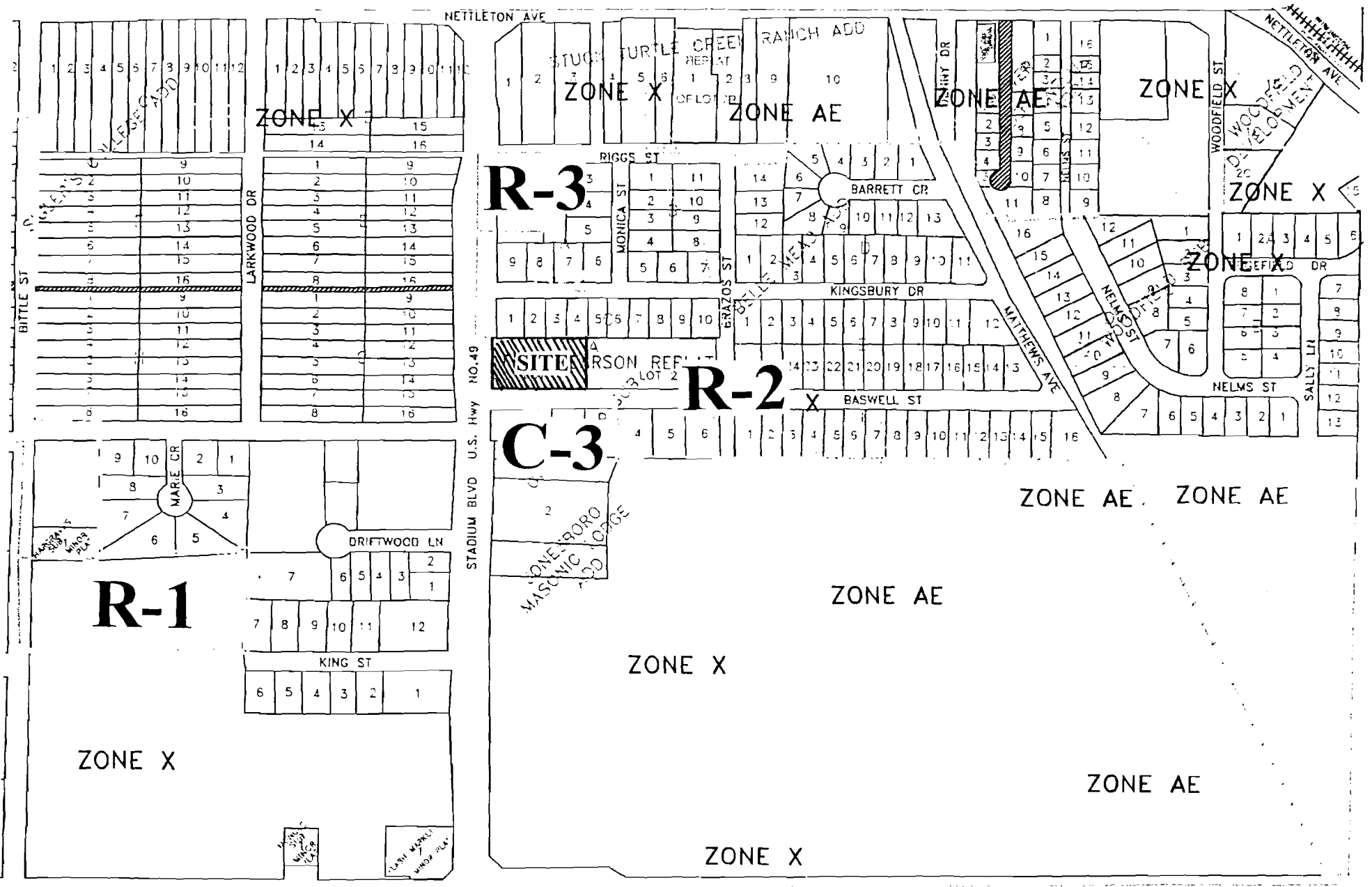
This rezoning proposal is a technical adjustment to bring all of the church property under one zone district. It is recommended that this proposal be approved.



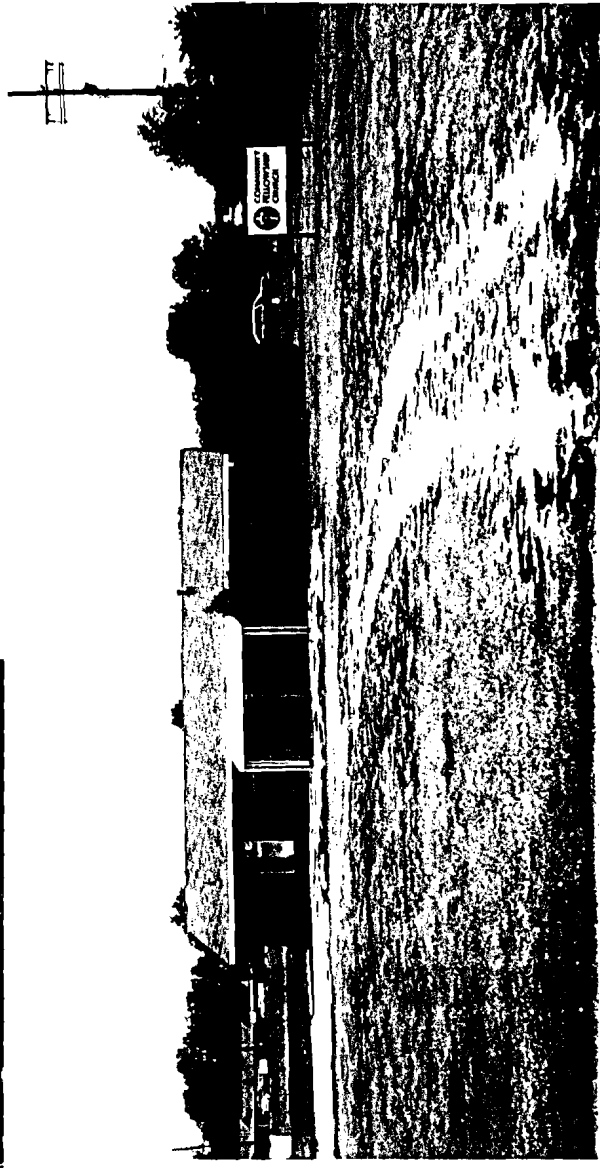
 Glenn Batten, AICP
 City Planner



 Date



LOCATION AND ZONING MAP



PHOTOGRAPHS