

City of Jonesboro City Council
Staff Report – RZ08-24 -3501 E. Parker Rd. – Perry
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday, September 16, 2008

REQUEST: To consider rezoning a parcel of property containing approximately .98 acres more or less.

PURPOSE: A request for rezoning from C-3 General Commercial to I-1 Limited Industrial

OWNER: Joey Perry 2101 Fowler Ave., Jonesboro, AR. 72401

LOCATION: 3501 E. Parker Road

SITE DESCRIPTION: Tract Size: Approx. .98 acres
 Frontage: Approx. (100 ft. Parker Rd.)
 Topography: Flat
 Existing Dvlpmt: Martial Arts Academy

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	HWY 63 By Pass
South:	I-1	Industrial
East:	I-1	Industrial (Meadows Construction)
West:	R-1	Farmland

HISTORY Land rezoned to C-3 1989 under Ordinance 2226 with the adjacent lots being rezoned to I-1 at the same time.

MAPC RECORD OF PROCEEDINGS:

On September 9, 2008, the Metropolitan Area Planning Commission held a public hearing to consider Case RZ08-24 offers the following Record of Proceedings and motion of recommendation:

Mr. Mooney represented Mr. Perry who operated his karate school there and it is for sale in hope to assemble and manufacture race car chassis. The property is located that such that should be recommended by City Council.

Mr. Spriggs gave staff comments and recalled the previous case in 1989 where this parcel was zoned C-3 along with the 2 other parcels which were rezoned I-1. Staff had no issues with the rezoning and the certificate of occupancy will be handled through the permit process.

Mr. Tomlinson stated that this is the front door to the City and had concerns about outside storage attributed to this type of use. Mr. Perry responded that the intent of this type of business everything is maintained inside because of the high cost of the materials and there is a storage building in the rear. They are not making any changes to the building.

A motion was made by Joe Tomlinson to approve as I-1 L.U. Overlay to Council with the following conditions:

1. That the commercial store front appearance shall not be altered except by general maintenance, unless submitted as a proper development plan before the MAPC for approval;

2. All materials generated by use of the structure for the manufacture of race car frames and chassis shall be screened from view of Parker Rd. and the I-63 Bypass; this shall include cars being parked and awaiting repair or demolition; seconded by Secretary Marvin Day, that this rezoning be recommended to Council. The motion CARRIED by the following vote:

Ayes: 5 - Margaret Norris; Joe Tomlinson; Marvin Day; Brian Dover and Paul Hoelscher

Absent: 3 - Ken Collins; Lonnie Roberts Jr. and Jerry Halsey Jr.

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

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Thoroughfare Commercial. This area is pending a restudy on the land use map by the Land Use Advisory Committee and will most-likely maintain a thoroughfare commercial status.

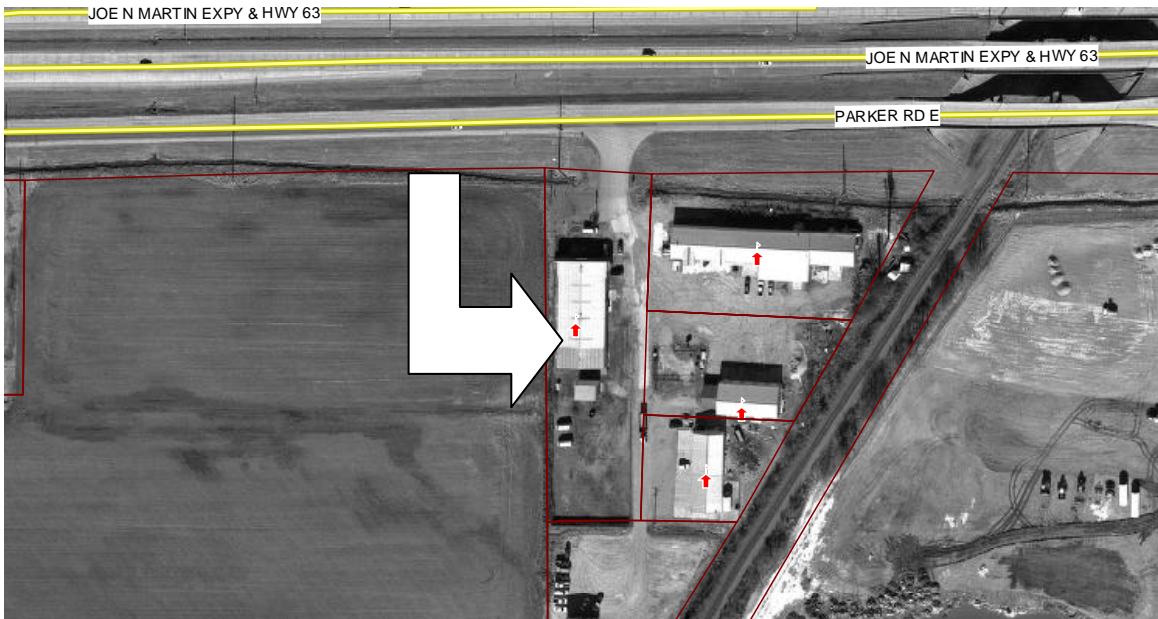
Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

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:

The applicant is hoping to use the proposed site for the assembly and manufacturing of race car frames and chassis. The zoning plat shows a structure currently on the property to be used for the business. The building will meet the current setback requirements for the I-1 District (25' Front, 10' Side, 20 ft. Rear). Any change of use is subject to fire and building code approval and compliance.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Joey Perry should be reviewed based on the observations above and will follow good land use planning principles. In Case RZ-08-24, a recommendation to rezone property from C-3 Commercial to an I-1 L.U.O. Limited Industrial District is forwarded to City Council with the following conditions:

1. That the commercial store front appearance shall not be altered except by general maintenance, unless submitted as a proper development plan before the MAPC for approval;
2. All materials generated by use of the structure for the manufacture of race car frames and chassis shall be screened from view of Parker Rd. and the I-63 Bypass; this shall include cars being parked and awaiting repair or demolition

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking southeast at site



View looking west from site



View looking southwest from site



View looking east from site



View looking south from site



View looking north from site



View looking northwest from site