REQUEST:	To consider rezoning a parcel of property containing approximately 0.52 acres.
PURPOSE:	A request to recommend approval to the Metropolitan Area Planning Commission for rezoning of R-1 Residential to C-3 Commercial.
APPLICANT:	Sanda Greene, 3308 Neely Lane, Jonesboro, AR 72404
OWNER:	Sanda Greene, 3308 Neely Lane, Jonesboro, AR 72404
LOCATION:	Corner of Race St. & Briar Lane

SITE DESCRIPTION:

Tract Size:	Approx. 0.52 acres, 22,500 s.f.
Frontage:	Approx. 75 ft. on Race, 225 ft. on Briar Lane
Topography:	Flat
Existing Dvlpmt:	Agricultural

SURROUNDING CONDITIONS:

	ZONE	LAND USE
North:	R-3	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	C-3	Commercial

HISTORY: None

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 Medium Residential. This designation includes between three and maximum of 10 units per acre, typically R-2 Zoning. This area is pending a restudy on the land use map by the Land Use Advisory Committee.

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:

Consistency is not achieved with the Comprehensive Plan where the C-3 Commercial Use is requested. The area would be more suited for residential scaled commercial that would fall under the district categories of C-4 and CR-1 which will preserve the neighborhood character of the area. Perhaps the applicant will entertain a limited use overlay which will allow for limitations on the type of service scale commercial that can be attracted to this residentially surrounded neighborhood.

Conclusion:

The Planning Department staff finds that the requested Zone Change submitted by Sanda Greene should be reviewed based on the observations above. In the Case of RZ07-22 a request to rezone property from R-1 to C-3 Commercial should be revised prior to recommendation to the Jonesboro City Council for approval. If approved as-is consideration should be given to buffer concerns to protect residentially used properties in the immediate surrounding.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS

View looking south at project site

View looking southeast

View looking north on Ln.

View of the site looking to the east along Race