



City of Jonesboro City Council
Staff Report – RZ07-24: Jerry Craft/Robert Gibson
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday July 17, 2007

REQUEST: To consider rezoning a parcel of property containing approximately .65 acres more or less.

PURPOSE: A request recommending approval by the Metropolitan Area Planning Commission for rezoning of R-1 Residential to C-3 Commercial L.U. with stipulations.

APPLICANT: Robert J. Gibson, P.O. Box 1700, Jonesboro, AR 72403

OWNER: Jerry B. Craft, 2011 Crafts Dr., Jonesboro, AR 72401

LOCATION: 2915 Wood Street

SITE DESCRIPTION:

Tract Size:	Approx. .65 acres,
Frontage:	Approx. 80.70 ft. on Wood St., 162.29 ft. on Parker Rd.
Topography:	Slightly sloped
Existing Dvlpmt:	Vacant residential

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2/C-3	Vacant/Access Road
South:	R-1	Residential
East:	R-1, C-3	Residential (fire station), Highway
West:	C-3	Commercial

HISTORY: This case was tabled at the May 8th MAPC meeting and June 12 2007.

MAPC MINUTES: MAPC Meeting: July 10, 2007

Mr. Bobby Gibson came forward as proponent for this item. We would like to have the property rezoned to C-3 with a limited use overlay that would prevent the following types of businesses from being located on the property: Adult entertainment, animal care, billboards, cellular towers, car wash, convenience store, community parking lot, pawn shop, RV park, restaurant, service station, vehicle repair, ministorage and vehicle sales.

City planner stated that all concerns have been addressed in terms of usage that would be discouraged in the subject area abutting residential.

This measure was passed 6-0 recommending approval.

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 designation includes new and existing major thoroughfare strips of neighborhood or community type scale with use groups such as C-3. 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 achieved with the now out-dated Comprehensive Plan where commercial C-3 is requested. However, Staff cautioned the Commission that any permitted use listed under C-3 can be allowed and a limited use overlay would have to be recommended if additional restrictions are advised. Highway signs and billboards should be discouraged for this piece of property as well as any high volume retail. As a result of community input, the applicant has agreed to modify the request to a C-3 Limited Use.

Conclusion:

The Planning Department staff and the MAPC finds that the requested Zone Change submitted by Robert Gibson should be reviewed based on the observations above. In the Case of RZ-07-24, a request to rezone property from R-1 to C-3 Commercial L.U. with the stipulations in the Ordinance should be recommended to the Jonesboro City Council as a C-3 L.U. for approval.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking west at subject site



View looking south along Wood St.



View looking westerly along Parker Rd.



View looking south west toward subject property



View of the site looking to the easterly along Parker Road at Wood St.