



City of Jonesboro City Council  
**Staff Report – RZ06-12: Brian Allred**

Huntington Building - 900 W. Monroe

For Consideration by the City Council on Tuesday, October 3, 2006

**REQUEST:** To consider rezoning a parcel of property containing two-tenths (.22) acres more or less.

**PURPOSE:** A request to recommend approval to the City Council for rezoning from R-1 Residential to R-2, Multi-family Low Density District.

**APPLICANT/  
OWNER:** Brian Allred, 201 Greene 728, Paragould, AR 72450

**LOCATION:** 2204 Needham St., Jonesboro, AR 72401

**SITE  
DESCRIPTION:** Tract Size: 9,719 sq., Approx. .22 Acres  
Frontage: Approx. 70 ft. on Needham  
Topography:  
Existing Dvlpmt: Residential

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1, C-5, R-2	Residential & Commercial
South:	R-1, R-2	Residential
East:	R-1, C-3,	Residential & Commercial
West:	R-1, R-2, C-5	Residential & Commercial

**HISTORY:** None.

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**MAPC RECOMMENDATION:** On September 12, 2006 the Metropolitan Area Planning Commission considered Case RZ06-12, and voted unanimously 6 to 0 to recommend approval the City Council.

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

This area is surrounded by low intense attached apartments intermixed with single family residential. The proposed use will be less intense with the recommended uses for the area. With apartments within the vicinity, consistency with the general area can be achieved.

Sufficient building setback beyond 30 ft. should be anticipated to achieve adequate parking layout and design to satisfy code. Full open curb cut is not advised for the proposed site.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Regional Commercial. This designation typically includes major retail, large scale offices, banks, fast-foods and dine-in establishments, as well as churches and medical facilities.

**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 Comprehensive Plan where "R-2" is requested. The subject area is surrounded by a commercial core with a combination of "R-2" and commercial districts.

**Conclusion:**

The Metropolitan Area Planning Commission and the Planning Department staff finds that the requested Zone Change submitted by Brian Allred should be approved based on the above observations and criteria, of Case RZ06-12, a request to rezone property from R-1 to R-2, Multi-family Low Density District as recommended to the Jonesboro City Council.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View of the subject property looking southward



View of the surrounding properties looking toward the east





View of the site and abutting properties to the north



View of the properties to the west