



City of Jonesboro City Council
Staff Report – RZ 11-15: Toby Alexander 2216 Spence Circle
Huntington Building - 900 W. Monroe
For Consideration by the Council on August 16, 2011

REQUEST: To consider a rezoning of a parcel of land containing 0.25 acres more or less

PURPOSE: A request/ recommendation to Council for a rezoning from R-1 Single Family Residential to C-3 General Commercial

APPLICANT OWNER: Home Health Professionals 2222 Spence Circle Jonesboro AR 72401
Toby Alexander, 601 Tannehill Dr. Jonesboro AR 72404

LOCATION: 2216 Spence Circle, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: Approx. +/- .25 Acres (11,200 sq. ft.)
Frontage: Approx. 80' +/- Spence Circle
Topography: Flat
Existing Dvlpmt: Existing Residence

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residence
South:	R-2	Apartments
East:	C-3	General Office
West:	R-1	Residence

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 proposed site falls within a recommended Residence Transitional Area on the future land use map. Consistency is not achieved with the submitted petition. However, adjacency to a service oriented office use will not cause any adverse impact on the surrounding neighborhood, but will allow for additional parking for the healthcare facility.

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.



Zoning/Vicinity Map

MAPC RECORD OF PROCEEDINGS: Public Hearing Held August 9, 2011

Applicant: Murl Smith: I am representing the seller of this property, and we are asking for a rezoning to C-3.

Public Input: None.

Staff: Mr. Spriggs gave staff comments. The property is listed on the Land Use Plan as Residence Transitional, in which the request is inconsistent. However due to proximity to Caraway Road, a major commercial corridor, we feel this type of transition to the adjacent

residential will not be of any adverse impact. This will allow for some flexible parking for the abutting agency as mentioned in the staff report. We are asking for a final site plan to be submitted by the applicant to include a buffer/barrier with a 6 ft. privacy fencing; lighting photometrics should be submitted as well. Staff is confident that if this plan is submitted, we can administratively approve the final review on behalf of the Commission.

No additional input/questions from the Commission.

Commission Action:

Mr. White made a motion to affirm to the Council that we approve this request subject to the conditions requested by the Planning Department Staff; Motion 2nd by Mr. Tomlinson.

Roll Call Vote: Mr. White- Aye; Mr. Tomlinson- Aye; Ms. Norris-Aye; Mr. Dover-Aye; Mr. Roberts- Aye; Mr. Kelton- Aye; Mr. Scurlock-Aye; Mr. Hoelscher- Absent; Mr. Halsey-Chair. Case Approved: 7-0.

Findings:

Master Street Plan/Transportation

The subject site is located on a local street Spence Street which is a local road. The rezoning plat shows Spence Street at 30 ft. Driveway access drives shall be submitted and coordinated with the appropriate reviewing agency for approval.

Zoning compliance:

The applicant is requesting a change to a General Commercial (C-3) which will allow the development to be consistent with the adjacent commercial use.

Landscaping/Lighting/Dumpster Location/Screening/ Signage:

A final site plan should be submitted illustrating the location and details of Landscaping, Lighting, Dumpster Location and Screening for MAPC to assure buffering of the single family lot to remain west of the subject parcel.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Toby Alexander, should be evaluated based on the above observations and criteria (Case RZ 11-15, a request to rezone property from R-1 to C-3), and is hereby recommended for approval to the Jonesboro City Council. It is important to staff that all the issues cited above be addressed by the applicant, so that a number of stipulations can added to address those issues.

The conditions for recommendation of approval shall include the following:

1. Site details shall be submitted for approval of the Final Site Development Plan to the MAPC.
2. A final development plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping/buffer screening considered in this petition.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking East along Spence Circle.



View looking North towards site.



View looking East of subject property frontage.



View looking South from site of multi-family dwellings.



View looking South from subject site rearyard..



View looking North of abutting residential property.



View looking North of abutting commercial property (Home Health Professionals).