



**City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ08-25 301 & 303 E. Cherry – Steed
 Huntington Building - 900 W. Monroe
 For Consideration by the MAPC on Tuesday, September 9, 2008**

REQUEST: To consider rezoning a parcel of property containing approximately .21 acres more or less.

PURPOSE: A request for rezoning from R-2 Multi-family to C-4 Neighborhood Commercial.

OWNER: Joanne Steed 3005 Pinewood Cir., Jonesboro, AR. 72401

LOCATION: 301 & 303 E. Cherry Ave. (Duplex)

SITE DESCRIPTION:
 Tract Size: Approx. .21 acres
 Frontage: Approx. (66.5 ft. Cherry Ave.)
 Topography: Flat
 Existing Dvlpmt: Duplex

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-1	Hair Salon
South:	R-2	Apartments
East:	R-2	Apartments
West:	C-5	Therapy Clinic

HISTORY None

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 Commercial Node and Village Residential. This area is pending a restudy on the land use map by the Land Use Advisory Committee and will most-likely maintain a commercial node status.

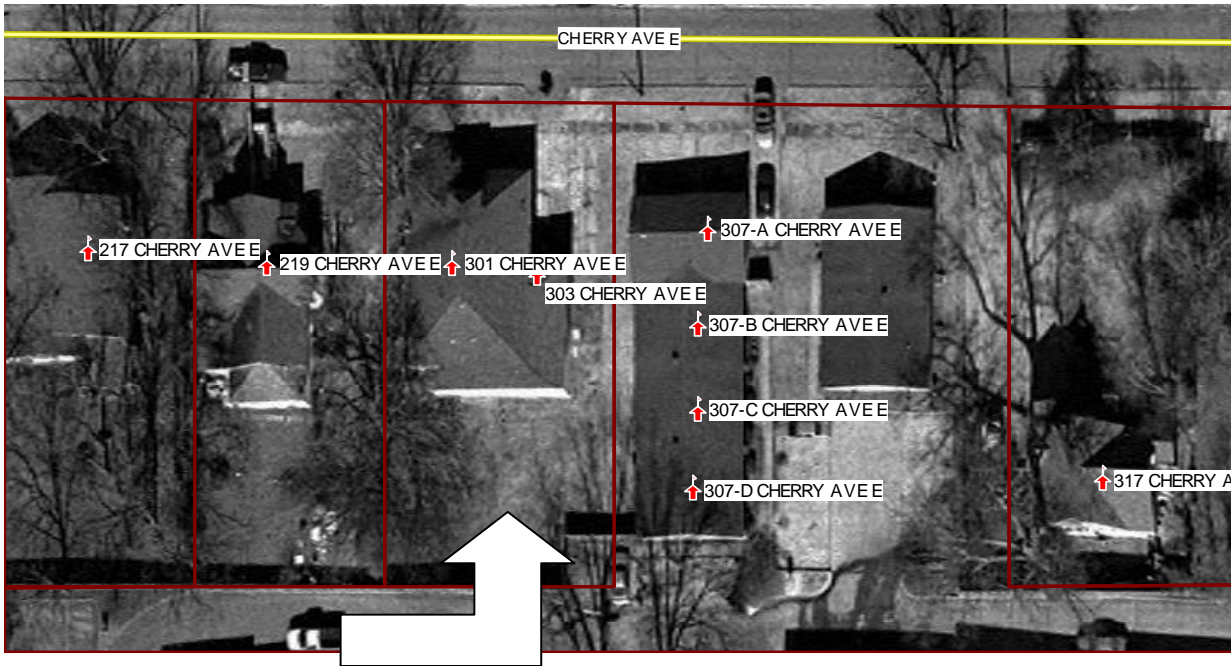
Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

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 expansion of the existing commercial use (Children’s Therapy Services) next door for file storage, office space and social skills groups. The zoning plat shows a duplex structure currently on the property. The structure will lack one side setback requirement of 10 ft. on the west side and the front yard setback of 25 ft. (now 15.9’) as required by C-4 zoning. Care should also be taken by the MAPC and City Council to protect any remaining residential properties abutting this site. Any change of use is subject to fire and building code approval and compliance.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Joanne Steed should be reviewed based on the observations above. In the Case of RZ-08-25, a recommendation to rezone property from R-2 to C-4 Neighborhood Commercial is petitioned to the MAPC for the Jonesboro City Council for adoption.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking south at property



View looking west from property



View looking East from property



Rear of property/detention



East side / next door



View looking north from property