

**City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ08-24 -3501 E. Parker Rd. – Perry  
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 .98 acres more or less.

**PURPOSE:** A request for rezoning from C-3 General Commercial to I-1 Limited Industrial

**OWNER:** Joey Perry 2101 Fowler Ave., Jonesboro, AR. 72401

**LOCATION:** 3501 E. Parker Road

**SITE DESCRIPTION:** Tract Size: Approx. .98 acres  
Frontage: Approx. (100 ft. Parker Rd.)  
Topography: Flat  
Existing Dvlpmt: Martial Arts Academy

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	HWY 63 By Pass
South:	I-1	Industrial
East:	I-1	Industrial (Meadows Construction)
West:	R-1	Farmland

**HISTORY** Land rezoned to C-3 1989 under Ordinance 2226 with the adjacent lots being rezoned to I-1 at the same time.

**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 area is pending a restudy on the land use map by the Land Use Advisory Committee and will most-likely maintain a thoroughfare commercial status.

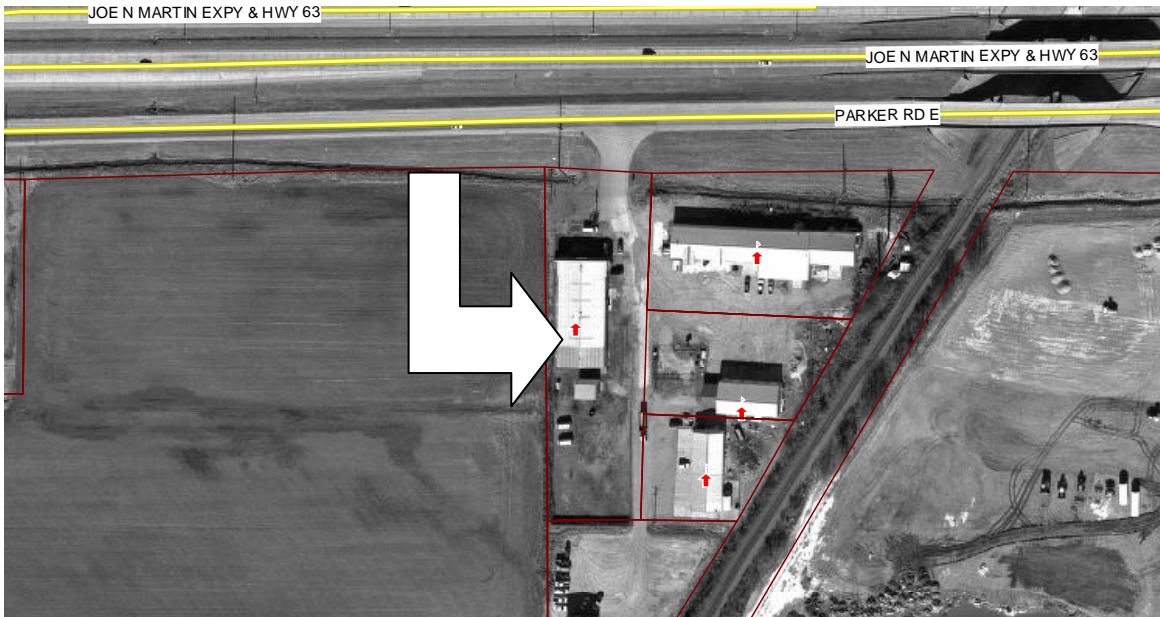
Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

**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 assembly and manufacturing of race car frames and chassis. The zoning plat shows a structure currently on the property to be used for the business. The building will meet the current setback requirements for the I-1 District (25’ Front, 10’ Side, 20 ft. Rear). 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 Joey Perry should be reviewed based on the observations above and will follow good land use planning principles. In the Case of RZ-08-24, a recommendation to rezone property from C-3 Commercial to an I-1 Limited Industrial District should be considered by MAPC and the Jonesboro City Council

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP  
 Planning & Zoning Director

# Site Photographs



View looking southeast at site



View looking west from site



View looking southwest from site



View looking east from site



View looking south from site



View looking north from site



View looking northwest from site