



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-07: 1925 S. Main Street
Huntington Building - 900 W. Monroe
For Consideration by the Commission on May 8, 2012

REQUEST: To consider a rezoning of a parcel of land containing 0.15 acres more or less

PURPOSE: A request to consider recommendation to Council for a rezoning from R-2 Low Density Multi-Family Residential District to “C-3” General Commercial.

APPLICANT/OWNER: Southern Bank, 531 Vine Street, Pine Bluff, MO 63901

LOCATION: 1925 S. Main Street, Northwest Corner of Highland Dr. & Main Street

SITE DESCRIPTION: Tract Size: Approx. 0.15 acres
Frontage: None
Topography: Flat
Existing Development: Former JHS Property- Parking/grass area.

| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|-------------|--------------------------|
| North: | R-2 | Jonesboro High School |
| South: | C-3 | Bennetts Nursery |
| East: | C-3 | Vacant Exxon Gas Station |
| West: | R-2 | Jonesboro High School |

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 Current/Future Land Use Map recommends this location as Public, Semi-Public, Institutional (High School). The proposed rezoning is inconsistent with the adopted Land Use Map. However, the area petition for rezoning is part of a land previously purchased to allow additional acreage for building setbacks on an existing C-3 property. A Land Use Map revision is necessary and is advised.

Approval Criteria- Section 117-34- 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.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is served indirectly off Main Street and Highland Drive: The acreage to be rezoned has no frontage on Main Street (See attached Rezoning Plat).

Zoning Code Compliance Review:

The applicant is requesting a change to C-3 General Commercial, to allow for future improvement of a vacant gas station property. The existing structure will be removed. A concept plan layout is submitted and

attached, but was not required for the proposed rezoning. Administrative Staff will be responsible for coordinating, reviewing and approving any site plans in the future for the primary property to be consolidated with the subject acreage.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Southern Bank should be evaluated based on the above observations and criteria, of Case RZ 12-07 noted above, a request to rezone property from “R-2” to C-3 General Commercial, and is hereby recommended for approval to City Council.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion 1:

I move that we place Case: RZ-12-07 on the floor for consideration and for recommendation to City Council for a rezoning from R-2 to “C-3” General Commercial. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

Site Photographs



View looking South from property.



View looking Northeast towards Subject Property



View looking East along Highland Dr. towards existing Exxon Building



View looking west towards subject property