



City of Jonesboro City Council
Staff Report – RZ06-26: Taylor/Fielders Rd.
 Huntington Building - 900 W. Monroe
 For Consideration by the City Council on Tuesday, January 16, 2007

REQUEST: To consider rezoning a parcel of property containing approximately 1 ½ acres (1.58) acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning from R-2 Residential to C-5 Neighborhood Office District.

APPLICANT:/ OWNER: Bruce Taylor, D.D.S. 2100 E. Matthews Ave. Jonesboro AR
 Arkansas State University, P.O. Box 2100, State University, AR 72467

LOCATION: Southeast terminus of Fielders Rd., South of Jonesboro Fire Station.

SITE DESCRIPTION:

Tract Size:	Approx. 1.58 acres
Frontage:	Approx. 183 ft. on Fielders Rd. (R.O.W. unimproved)
Topography:	Predominantly Flat
Existing Dvlpmt:	Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential, Commercial
South:	R-1	Vacant/Residential/Student Barn/ Outdoor Arena
East:	R-1	Vacant/ Residential
West:	R-1	Vacant

MAPC MINUTES: Ken Stacks came forward as proponent for this item. They would like to put a dental office on this property which is behind the central fire station on Johnson.

City planner stated that there are no objections to this use.

Mr. Halsey made a motion to recommend this item to City Council. Mr. Harpole seconded this motion. Sexton voted aye. Collins voted aye. Harpole voted aye. Halsey voted aye. Roberts voted aye. Norris voted aye.

This item was approved.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 22) shows the area recommended as University. This designation includes all university uses limited to one designation, and uses associated with Arkansas State University and its campus and official off-campus land holdings.

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:

Consistency is not achieved with the Comprehensive Plan where Commercial (C-5) is requested. Where residential may be abutting, the property when developed will be held to strict regulation as provided in the Zoning Ordinance where it relates to dissimilar land uses and incompatibility standards. However, neighborhood-scale office will be compatible to the surrounding land area.

The City's right of way on Fielders Rd. is not complete along the frontage of this proposed district change, such completed improvements should be imposed upon any new development/owners along Fielders Road.

Conclusion:

The Metropolitan Area Planning Commission finds that the requested Zone Change submitted by Bruce Taylor would follow good land use principles in the Case of RZ06-26, a request to rezone property from R-1 to C-5 and should be recommended approved to the Jonesboro City Council.

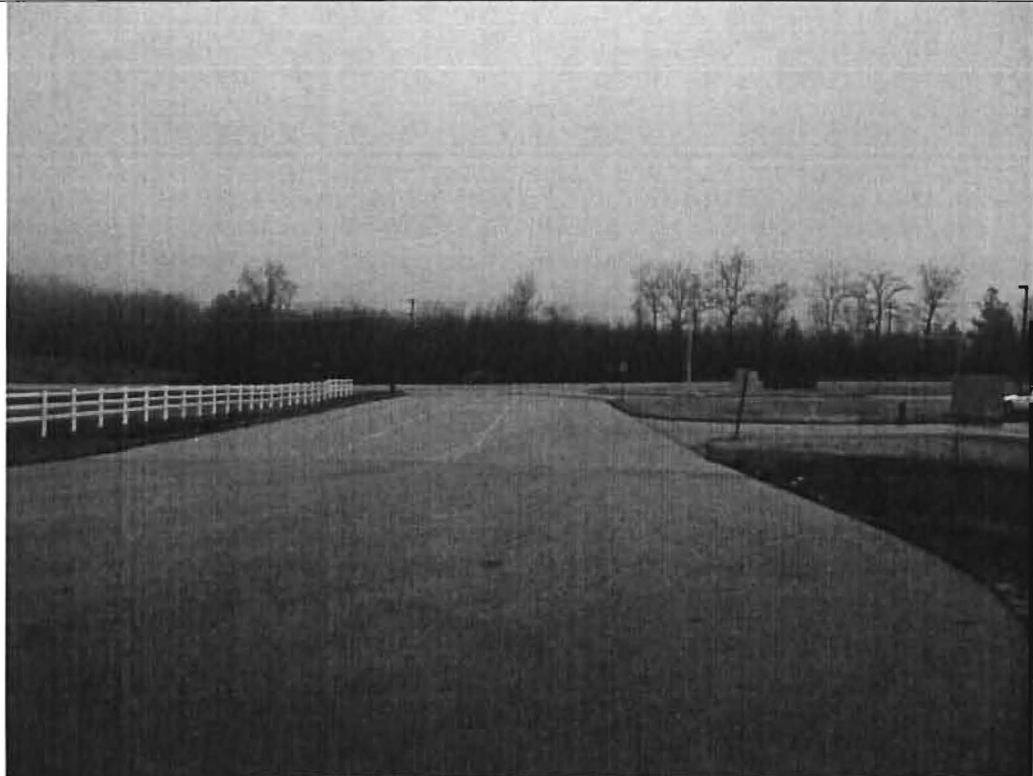
Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

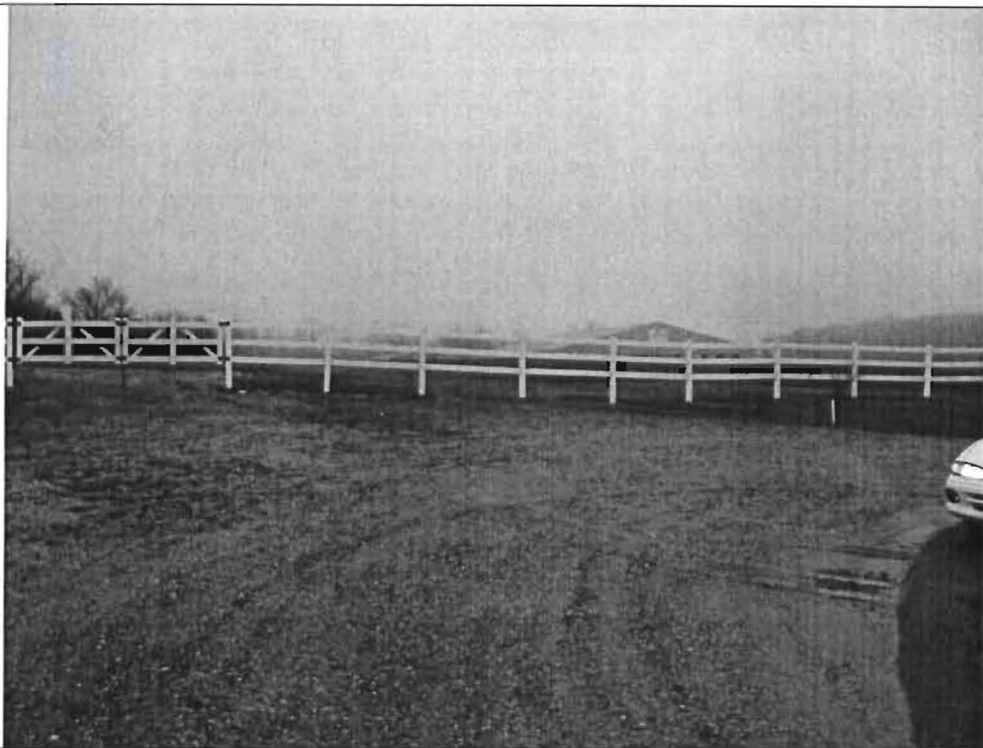
Site Photographs



View of the property looking South at terminus of Fielders



View looking North on Fielders



View site looking West



View of the site looking to the East

