



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ09-11: 4008 Southwest Drive Rezoning**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Commission on June 9, 2009*

**REQUEST:** A recommendation by MAPC to rezone property containing 1.04 acres more or less.

**PURPOSE:** To rezone a tract of land from R-1 to C-3, Limited Use Overlay District

**APPLICANT/  
OWNER:** Fire Protection Service of Arkansas- C/o Rusty Bradley  
4008 Southwest Drive, Jonesboro, AR

**LOCATION:** The subject site is located at 4008 Southwest Drive, South side of Southwest Drive.

**SITE  
DESCRIPTION:** Tract Size: 1.04 acres, 45,000 S.F.  
Frontage: Approx. 200' +/- ft. on Southwest Drive.  
Topography: relatively leveled; sloped  
Existing Dvlpmt: Vacant-undeveloped

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Existing Church
South:	R-1	Vacant Lot, Commercial
East:	R-1	Residential
West:	R-1	Former Knights of Columbus; temporary church

**HISTORY:** None

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Comprehensive Plan shows the area of the subject property as Village Residential.

This area is under restudy by the Land Use Advisory Committee, and updates are forthcoming for adoption in the very near future. Staff anticipates that the subject area will remain the same or of a residential nature.

**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.



**Aerial/Vicinity Map**

**Findings:**

The applicant has requested that the property be rezoned to C-3 L.U.O. for office/storage. The current structure is currently a Non-conforming/grandfathered use within an existing R-1 Single Family Zoning District. Rezoning this tract will follow good land use principles if care and consideration for all abutting residential uses is adhered to.

The proposed use will be compatible with the existing and surrounding uses. With the limited use overlay, staff recommends that the MAPC place conditions that will protect surrounding single family uses. Lighting levels should be maintained at levels that do not spill-off to residential uses. (0-footcandles at residential property lines).

The current/subject property has a billboard sign framing on the premises that would lie within an existing R-1 Single Family District, if this property is not rezoned. Staff recommends, if at all possible that the structure be removed and that no off-premise advertisement be allowed on the premises, due to proximity to nearby residences.

**Conclusion**

The Planning Staff has reviewed the request and recommends approval of the rezoning to C-3 L.U.O., to the Council with the stipulations that:

1. A final site plan shall be reviewed and approved by the MAPC prior to permit approval.
2. The existing structure shall be maintained in its current residential character, which is currently compatible with abutting residential home to the east.
3. Any outdoor storage yard/parking lots shall be fully screened with a privacy fence along the east boundary, to protect abutting residential.
4. Exterior lighting levels should be maintained at levels that do not spill-off to residential uses. (0-footcandles at residential property lines).
5. That off-premise advertisement signage be prohibited on the subject site.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP  
Planning Director

# Site Photographs



View looking Northeast



View looking Southwest across 49



View looking South at subject property



View looking South at subject property



View looking Northeast at subject property



View looking East at subject property



View looking East



View looking East



View looking East



View looking Southeast



View looking South



View looking North



View looking North at abutting property



View looking South at subject property



View looking South