



**City of Jonesboro Metropolitan Area Planning Commission  
 Staff Report – RZ07-41: Darrel Cook  
 Huntington Building - 900 W. Monroe  
 For Consideration by the Commission on Tuesday, October 9, 2007**

**REQUEST:** To consider rezoning a parcel of property containing approximately (0.97) acres more or less.

**PURPOSE:** A request to recommend approval to City Council for rezoning from R-1 Residential to I-1 Industrial.

**APPLICANT/** Darrel Cook  
 2220 Grant Ave., Jonesboro, AR 72401

**OWNER:** Same

**LOCATION:** East Side of Industrial Dr., North of Ingles Rd. Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: Approx. 0.97 acres 42,206 sq ft  
 Frontage: Approx. 199.96  
 Topography: Flat  
 Existing Dvlpmt: Undeveloped

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Industrial
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

**HISTORY:** None

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

The parcel to the north of this property has been used as a distribution center and

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Low-Density Residential. The location near the highway provides adequate access without imposing on the community’s internal traffic system.

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 1996 Comprehensive Plan where Industrial (I-1) is requested. Staff advises the MAPC that at this time this sector will be pending a restudy by the Land Use Advisory Board and more than likely will remain the same. This area also lies within a floodplain area. Additional commercialization of this area is not likely within the very near future, however there is an existing light industrial use (Schwann's Food Distributors) just north of the proposed rezoning site. With surrounding single family uses along Industrial and Ingles, staff feels that the rezoning should comprise of a limited use overlay with specific limitations on allowable uses to assure compatibility with surrounding residential uses.

**Conclusion:**

The Planning Department staff finds that the requested zone change submitted by Darrel Cook, Case RZ 07-41 should be evaluated based on the above observations and criteria by the Jonesboro MAPC in its recommendation to the City Council.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View of the subject property looking eastward



View looking southward toward Hwy 63.



View looking northward



View from the site looking toward the westward