



*City of Jonesboro City Council*  
**Staff Report – RZ 11-27: Arthur Wallace Jr. 5213 E. Nettleton Ave.**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on December 20, 2011*

**REQUEST:** To consider a rezoning of a parcel of land containing 0.36 acres more or less

**PURPOSE:** A request to consider a recommendation to Council for a rezoning from “C-3” General Commercial to “RS-4” Single-Family District.

**APPLICANT:** Arthur Wallace Jr. 5107 E. Nettleton Ave., Jonesboro AR 72401  
**OWNER:** Same

**LOCATION:** 5213 E. Nettleton Ave.

**SITE DESCRIPTION:** Tract Size: Approx. +/- .36 Acres (15,644 s.f.)  
Frontage: Approx. 129.9’ +/- along E. Nettleton Ave.  
Topography: Flat  
Existing Development: Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3, R-3	Single-Family Homes, Commercial
South:	R-2	Single-Family Homes
East:	R-3	Single-Family Homes
West:	R-3	Single-Family Homes

**HISTORY:**

**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 Retail General. The proposed rezoning although not retail in nature is consistent with the immediate planning area. A change in the land uses is justified, because the existing/vacant C-3 District could yield a very undesirable and incompatible end-use, next to existing residential uses.

**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:**

**Zoning compliance:**

The applicant is requesting a change to a RS-4, which will allow one single family home for the two tracts combined. Setbacks and lot requirements are as follows for the RS-4 District.

Zoning Classification	BULK DIMENSIONAL REQUIREMENTS				
	Min. Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback
AG	240'	5 ac.	30'	30'	10' ea.
RS-1	120'	43,560 SF	40'	30'	25.0' ea.
RS-2	100'	21,780 SF	35'	25'	15' ea.
RS-3	80'	14,520 SF	30'	25'	10.0' ea.
<b>RS-4</b>	<b>80'</b>	<b>10,890 SF</b>	<b>25'</b>	<b>25'</b>	<b>7.5'ea.</b>
RS-5	70'	8,712 SF	25'	20'	7.5' ea.
RS-6	65'	7,260 SF	20'	20'	15' Combined (Min. 10 on 1 side)
RS-7	50	6,222 SF	20'	20'	7.5' ea.
RS-8	50	5,445 SF	15'	15'	7.5' ea.

The general vicinity has a mixture of neighborhood commercial as well as older housing stock. This is the central Nettleton area. The proposal will be consistent with the area and should provide a nice infill application which will promote good land use planning. Compliance with the Zoning Code and all City Ordinance will be adhered to during the permit process.

**RECORD OF PROCEEDINGS: MAPC Public Hearing held on December 13, 2011:**

**Applicant:** Mr. Arthur Wallace Jr. - Appeared before the Commission, stating that he bought the lot and would like to build a home on it for his own use, to help keep the kids from running back and forth through the site.

**Staff:** Mr. Spriggs gave Staff comments and summarized the Staff report. The entire triangle surrounding the site is primarily a mixture of single family/multi-family uses that will most likely remain as such. The intensity will not cause any detriment to the area, by it being used only for one single family residence, which is a part of Old Nettleton. The request will be in good character with the neighborhood.

**Mr. Tomlinson** asked the applicant if he grew up and lives in the area. **Mr. Wallace:** Stated that he grew up in the area and he and his parents own property ranging from 5010 to 5112 E. Nettleton Ave. He lives at 5107 E. Nettleton Ave. He stated that he likes the neighborhood, and wants to improve the property.

**Public Input:** None present.

**Ms. Nix** made a motion to place Case: RZ-11-27 on the floor for consideration and for recommendation to City Council for a rezoning from C-3 General Commercial to RS-4 Single Family Residential. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area. Motion was seconded by **Mr. Joe Tomlinson**.

**Roll Call Vote:** Ms. Nix- Aye; Mr. Hoelscher- Aye; Ms. Norris- Aye; Mr. Scurlock- Aye; Mr. Kelton- Aye. Mr. Tomlinson- Aye; Motion passed with a 6-0 Vote in favor. Mr. Roberts- Chair; Mr. Dover- Absent; Mr. White- Absent.

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Arthur Wallace Jr., should be evaluated based on the above observations and criteria, of Case RZ 11-27, a request to rezone property from "C-3" to "RS-4", and hereby is recommended as approved by the MAPC to the Jonesboro City Council.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking Southwest towards subject site.



View looking Northwest adjacent from site.



View looking Southeast adjacent from the site.



View looking Southeast along E. Nettleton Ave.



View looking Northwest of along E. Nettleton Ave.



View looking Northwest of Single Family Homes and storage buildings.



View looking East from the rear yard.