



City of Jonesboro City Council  
**Staff Report & Record of Proceedings – RZ06-22: A & B Investments**  
 Huntington Building - 900 W. Monroe  
 For Consideration by the Council on Tuesday, December 19, 2006

**REQUEST:** To consider rezoning a parcel of property containing approximately one and one-third acres (1.36) acres more or less.

**PURPOSE:** A request to approve a recommendation from the Metropolitan Area Planning Commission for rezoning from R-1 Residential to C-5 Commercial

**APPLICANT/  
 OWNER:** A & B Investments, LLC, 1710 Flint St., Jonesboro

**LOCATION:** South of Sunny Meadow Drive, Lots 1, 2, 3, 4, 5 and 6 of Sunny Meadows Acres Subdivision and a part of the northwest quarter of the northwest quarter of Section 33, Township 14 North, Range 4 East

**SITE  
 DESCRIPTION:** Tract Size: Approx. 1.34 acres  
 Frontage: Approx. 500.26 ft. on Sunny Meadow Drive  
 Topography: Flat  
 Existing Dvlpmt: Existing housing

|   |             |                 |
|---|-------------|-----------------|
| <b>SURROUNDING<br/>         CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u> |
|   | North: C-3  | Commercial      |
|   | South: C-3  | Residential     |
|   | East: C-3   | Commercial      |
|   | West: C-3   | Commercial      |

**MAPC MINUTES: Tuesday, November 14, 2006:**

Terry Bare came forward as the proponent for this item. As the residents leave the owners are now wanting to reconfigure the property and use it for commercial use.

City planner agreed in the consistency with the overall neighborhood. Attention needs to be placed on future egress and ingress on the property. If these lots are consolidated then the curb cuts would be a great improvement if they were consolidated.

Commissioner asked about the clients owning all lots and Mr. Bare stated yes. Mr. Bare did not know specifics on how the land would be used. This street is being used as a throughway now.

Mr. Spriggs asked, "Are these lots going to be replatted or is each lot going to be a commercial lot". Commissioners had concerns about this area already being platted. This area was built as residential and another concern was the street being not up to standard for commercial area.

Mr. Collins made a motion to table the item for further discussion. Mr. Day seconded. Norris voted aye. Day voted aye. Roberts voted aye. Halsey voted aye. Collins voted aye.

This item was tabled until further discussion can be had with street department and engineering department.

**MAPC Meeting: Tuesday, November 14, 2006:**

Mr. Day motioned to un-table this item. Mr. Collins seconded. All commissioners voted aye to un-table.

Terry Bare came forward as proponent for this item. A question was raised in the last meeting regarding Sunny Meadow's stability. Mr. Martin (city engineer) stated that they do not have a standard for commercial but there are some standards for you to build to. There are no failures and Mr. Martin has seen large trucks traveling on that roadway.

Terry Bare stated that the buildings are not going to be removed but will be used at the time of the tenants leaving.

City planner Otis Spriggs stated that we need to make sure that we do not make nonconforming lots as it relates to parking. If the homes are changed then the access management and parking will be judged by a different standard. To move these driveways into a commercial type development would not satisfy the 20 ft. side setbacks. He also recommended that MAPC put some type of stipulations for staff's use in the future when approving these commercial lots to consolidate some of the entrances off of Sunny Meadow.

Mr. Bare stated that there is no problem in combining those drives that are abutting.

Mr. Day makes a motion to recommend to City Council to rezone with the stipulation that no variances be granted in the future to bring these lots into a retail district. Second by Mr. Collins. Collins voted aye. Roberts voted aye. Sexton voted aye. Krennerich voted aye. Norris voted aye. Day voted aye. Harpole voted aye. Halsey voted aye.

This item was approved with stipulations listed.

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**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 24) shows the area recommended as Medium-Density Residential. This designation includes all existing and residential uses that are more than three and a maximum of ten units net per acre with adequate land area, access, utilities and environmental controls.

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 achieved with the existing retail surrounding this area, where Commercial (C-3) is requested. Where the residential apartments are abutting to the south, 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.

The applicant hopes to rezone the property for the purpose of providing retail/commercial in the southern portion of the city allowing for a broader variety to the citizens of Jonesboro. MAPC is suggested to consider placing stipulations on combined curb access to eliminate multiple egress/ingress congestion in the future.

**Conclusion:**

The MAPC & the Planning Department staff finds that the requested Zone Change submitted by A & B Investments should be approved with the above concerns of combining driveways with the stipulation that no variances be granted in the future to bring these lots into a retail district in the Case RZ06-22, a request to rezone property from R-1 to C-5, to be recommended to the Jonesboro City Council.

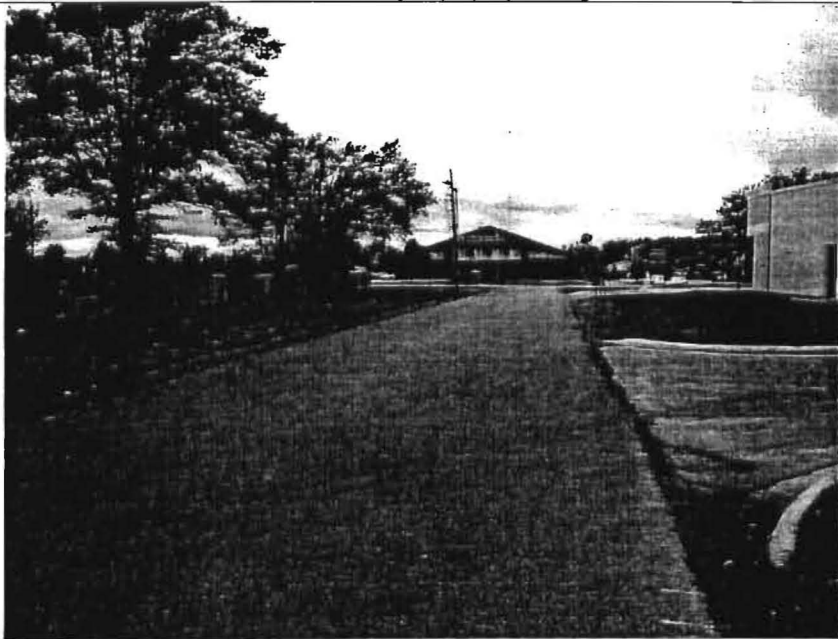
Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

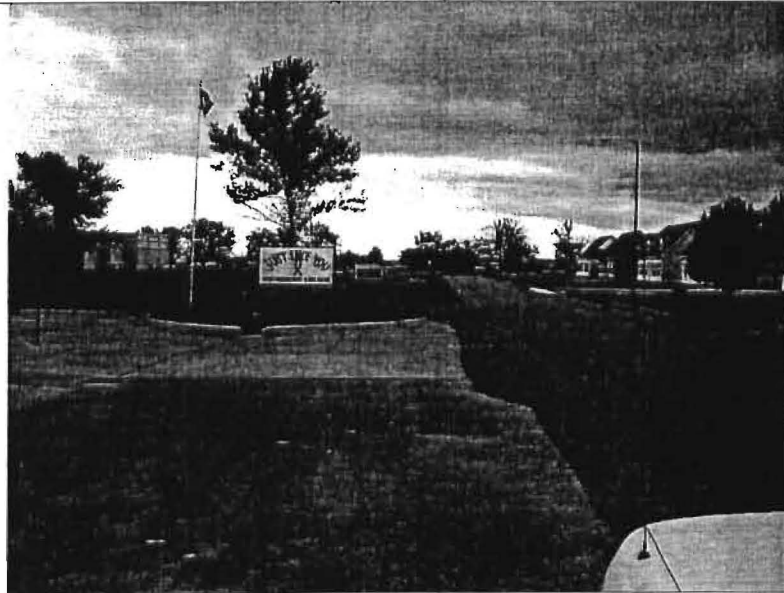
# Site Photographs



View of the subject property looking eastward



View of the site looking westward



View looking east on Sunny Meadow, subject property to the right



View of the site looking northward