



**City of Jonesboro City Council**  
**Staff Report – RZ 10-12: William H. Grimes, 2822 E. Nettleton Ave.**  
**Huntington Building - 900 W. Monroe**  
***For Consideration by the Council on August 17, 2010***

**REQUEST:** A recommendation by MAPC to rezone property containing 0.31 acres more or less.

**PURPOSE:** To rezone a tract of land from R-3 High Density Multi-Family to C-3 General Commercial.

**APPLICANT/  
OWNER:** William H. Grimes, 912 Fairway Circle, Jonesboro, AR

**LOCATION:** 2811 E. Nettleton (Northwest corner at Pardew St. West of Stadium Blvd., Jonesboro, AR

**SITE  
DESCRIPTION:** Tract Size: 0.31 Acres (13,553.8 sq. ft.)  
Frontage: 80.61 ft. frontage on E. Nettleton Ave.; 163.43 on Pardew St.  
Topography: Wood/brick Masonry Foundation - Duplex  
Existing Developmt: Vacant

|                                    |             |                  |
|------------------------------------|-------------|------------------|
| <b>SURROUNDING<br/>CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u>  |
|                                    | North: R-3  | Vacant Residence |
|                                    | South: C-3  | Commercial       |
|                                    | East: C-3   | Commercial       |
|                                    | West: C-4   | Commercial       |

**HISTORY:** Property was petition for rezoning in May of 1987. Rezoning approved by MAPC unanimously but was never brought before City Council for adoption. Property remains R-3 to date.

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

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as High Density Multi-family District Area.

Because this site is surrounded by all commercial along a minor arterial (E. Nettleton Ave.), it lends itself to redevelopment alternatives for low intense office and retail service type options. Staff finds consistency with the intent of this rezoning. Provided the new information that this property was petitioned in 1987 for rezoning but because of a technicality it was not officially adopted, Staff finds that a revision of the land use map would follow the spirit and intent of the Long Range Land Use Plan for the area.

**Master Street Plan Review:**

The proposed site is located along East Nettleton Ave. which is proposed as a Minor Arterial on the most current Jonesboro Master Street Plan. The rezoning plat maintains an 80+/- ft. right away along E. Nettleton Avenue, but the right of way along Pardew St. is less than 30 ft. from center of street

**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 Map/ Vicinity Map

**MAPC RECORD OF PROCEEDINGS- Public Hearing Held on August 10, 2010**

**Applicant:**

Mr. William Grimes stated that 2822 E. Nettleton is on the corner of Pardew St. and Nettleton, and he has spoken to 2 of the 3 neighbors and haven't found anyone that is against this rezoning; and they all signed a petition. He walked up and down Pardew St. and received signatures with no opposition. It will add a lot to Nettleton and get rid of the duplex and add a nice commercial building.

**No Opponents were present.**

**Staff Comments:**

Mr. Otis Spriggs gave staff comments and summarized the Staff Report. This was a petition from 1987 for the exact same request; it was approved by MAPC but was never walked on to City Council. Because of this technicality, Staff recommends that this tract be modified on the Land Use Plan to commercial use for that general area, given the development patterns. The replatting process will call for proper realignment with the existing abutting right of ways.

Mr. Spriggs: Staff recommends approval to Council to C-3; it is small lot in size and we don't not anticipate them over developing the site. Mr. Roberts stated that this will come back before us as a site plan review.

Mr. Tomlinson asked for clarification of the 19 ft. note for the Pardew St. right of way. Mr. Grimes explained that he is not sure if Mr. Hamman has clarified that right of way, but the Nettleton right of way was adjusted

Mr. Tomlinson explained concerns about the setback of the new building being out further than the existing houses.

Mr. Spriggs: Mr. Hamman came in and spoke to City Planning and noted that the development plan will be submitted and Staff will work with the City Surveyor to achieve minimal compliance. Commission concerns can be addressed at the Site Plan review stage.

**Commission:**

Mr. White made a motion to approve the rezoning subject to site plan review. Motion was seconded by Mr. Dover.

**Action: 7 to 0 Vote Approval:** Mr. Hoelscher- Aye; Mr. Dover-Aye; Mr. White – Aye; Mr. Kelton- Aye; Ms. Norris-Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye.

Mr. Spriggs notified the applicant that the submission deadline is Thursday at 10 am to be placed on the next agenda.

**Findings:**

The applicant has requested a C-3 Rezoning for the said property to establish a local drug store. The existing home is 2,155 sq. ft. The applicant proposes a 2,500 sq.ft. building to be erected on the premise and to demolish the existing structure.

A lighting plan should be required to demonstrate compliance with the zoning ordinance during the permit process. This will allow for controls and assurance that will protect the abutting residential property to the North. Site access should be implemented with care. Please note that any restrictive conditions would necessitate a Limited Use Overlay.

**Conclusion**

The MAPC and Planning Staff have reviewed the request and all issues regarding impacts on the surrounding area have been considered. Staff recommends approval by the MAPC to Council with a change from R-3 High Density Multi-family Residential to C-3 General Commercial.

**STIPULATION:**

That all site plans be approved by the Planning Commission with access easement management included on individual site plans with cross access easements. No new work shall commence prior to Final site Plan review and approval by the MAPC.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning Director  
Planning & Zoning Department



# Site Photographs



View looking west of abutting property.



View looking south of subject property.





View looking east from the subject site.



View looking north of Pardew St. along subject site.





View looking south of the site



View looking west of rear yard.





View of rear yard.



View looking northwest of subject property.





View of subject property.



View of frontage along Pardew St.





View of existing structure from Nettleton Ave.



View of frontage along Nettleton Ave.