



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ07-38: Meadows Construction Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday September 11, 2007

REQUEST: To consider rezoning a parcel of property containing approximately 1.56 acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning of I-2 General Industrial to I-1 Limited Industrial.

APPLICANT: Dale Wood, Lakeside Contractors LLC P.O. Box 204, State University, AR

OWNER: Lakeside Contractors, LLC (Meadows Construction), P.O. Box 16480, Jonesboro, AR

LOCATION: 3663 E. Parker Rd. (Lot2)

SITE DESCRIPTION:

Tract Size:	Approx. 1.56 +/- acres,
Frontage:	Approx. 241.38 ft. on Parker Rd.
Topography:	Predominantly Flat.
Existing Dvlpmt:	Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2 Multi-Family	Parker Rd./Highway 63
South:	I-2 Gen. Industrial	Industrial/Warehouse
East:	C-3 Commercial	
West:	I-2/I-1, R-1, C-3	Industrial, Comm., Residential

HISTORY: None.

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

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Low Density Residential. The site adjoins I-63 Bypass and Parker Rd. and it is surrounded by property currently zoned for commercial/industrial activity. This area is pending a restudy on the land use map by the Land Use Advisory Committee.

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:

This request for rezoning is presented to allow the property to be developed for office/warehousing which is not a permitted general use under the I-2 designation. Staff has no objection to this request to down-classify the property to I-1. In the typical I-2 manufacturing use such a use would be allowed as accessory to the principal use, but because this property will remain a single/individual use, the I-1 is justifiable.

Conclusion:

The Planning Department staff finds that the requested Zone Change submitted by Dale Wood on behalf of Lakeside Contractors, LLC, owner should be reviewed based on the observations above. In the Case of RZ-07-38, a request to rezone property from I-2 to I-1 Limited Industrial District should be recommended to the Jonesboro City Council for approval.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking west along Parker Rd.



View looking east along Parker Rd.



View looking North



View looking South towards subject property



View of the site looking to the Southwest



View looking North from Longcrest Dr. toward the subject project