



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

REQUEST: A recommendation by MAPC to rezone property containing 4.0 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

SURROUNDING CONDITIONS:	<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.



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 Planning Staff has 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 Commission 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.