



**City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ07-19: Dennis Burks
 Huntington Building - 900 W. Monroe
 For Consideration by the MAPC on Tuesday, April 10, 2007**

REQUEST: To consider rezoning a parcel of property containing approximately .35 acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning of R-1 Residential to CR-1 Commercial Residential for a quiet office use within an existing structure.

APPLICANT OWNER: Dennis John Burks, 509 Jill Dr., Jonesboro, AR 72404

LOCATION: 3304 Harrisburg Rd., between Harrisburg and Parker

SITE DESCRIPTION: Tract Size: Approx. .35 acres, 15,375 s.f.
 Frontage: Approx. 123’ on Harrisburg, 125’ on Parker
 Topography: Flat
 Existing Dvlpmt: Residential Rental

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:		Interstate
South:	R-1	Residential
East:	C-3, R-1	Commercial, Residential
West:	C-3	Commercial

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 22) shows the area recommended as Thoroughfare Commercial. This designation includes new and existing major thoroughfare strips fo a neighborhood or community type and scale- generally C-3 uses.

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 Comprehensive Plan where Commercial (CR-1) is requested; however, it is not required due to the fact that the Land Use Map is out of date. Where residential may be abutting, 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.

However the developer finds this area is not conducive to single family residential, due to the proximity to the highway interchange and Parker Road (access road). Staff encourages the applicant to consider a CR-1 L.U. (Limited Use). This will allow the Commission to place conditions of approval on the use that will retain the residential character of the existing structure and limit the access to the expanded existing drive off of Parker Road. Staff is reluctant of any approval of a new curb-cut onto Harrisburg which may cause conflict near a busy intersection. This will assure area compatibility on a more residential scale.

Conclusion:

The Planning Department staff finds that the requested Zone Change submitted by Dennis John Burks should be reviewed based on the above observations. In the Case of RZ07-19, a request to rezone property from R-1 to CR-1 should be recommended to the Jonesboro City Council as a CR-1 L.U. for Light Office retaining the neighborhood character of the structure and limiting access to Parker Road only with the following stipulations:

1. That the no new ingress/egress be permitted along the Harrisburg Road frontage.
2. That prior to occupancy, the applicant applies for a zoning and building permit satisfying all code requirements of construction and landscaping.
3. That major modifications or additions to the existing building be subject to MAPC review and approval in the future.
4. That signage be limited to one ground monument sign limited to 15 ft. in height, located 10ft. min. from the right of way. One wall sign may be permitted per building frontage. And billboard signage shall be prohibited at this location.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View of the property looking north



View of the site looking east



View of the site looking south



View of the site looking to the west