

*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ09-19: Travis Cude**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Commission on October 13, 2009*

**REQUEST:** A recommendation by MAPC to rezone property containing 0.23 acres more or less.

**PURPOSE:** To rezone a tract of land from C-5 to C-3 General Commercial.

**APPLICANT/ OWNER:** Cude Properties, Travis Cude, 2612 E. Nettleton Ave., Jonesboro, AR 72401

**LOCATION:** 2700 Nettleton Ave., between Tony St. and Oakdale St.

**SITE DESCRIPTION:**

|                  |  |
|------------------|--|
| Tract Size:      | 0.23 Acres (10,070 sq. ft.)            |
| Frontage:        | 75 ft of frontage along Nettleton Ave. |
| Topography:      | Gently sloping.                        |
| Existing Dvlpmt: | Vacant with utility easements          |

| <b>SURROUNDING CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u>     |
|--------------------------------|-------------|---------------------|
| North:                         | R-1         | Single Family       |
| South:                         | C-3         | General Commercial  |
| East:                          | C-5         | Neighborhood Office |
| West:                          | C-3         | General Commercial  |

**HISTORY:** None.

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

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

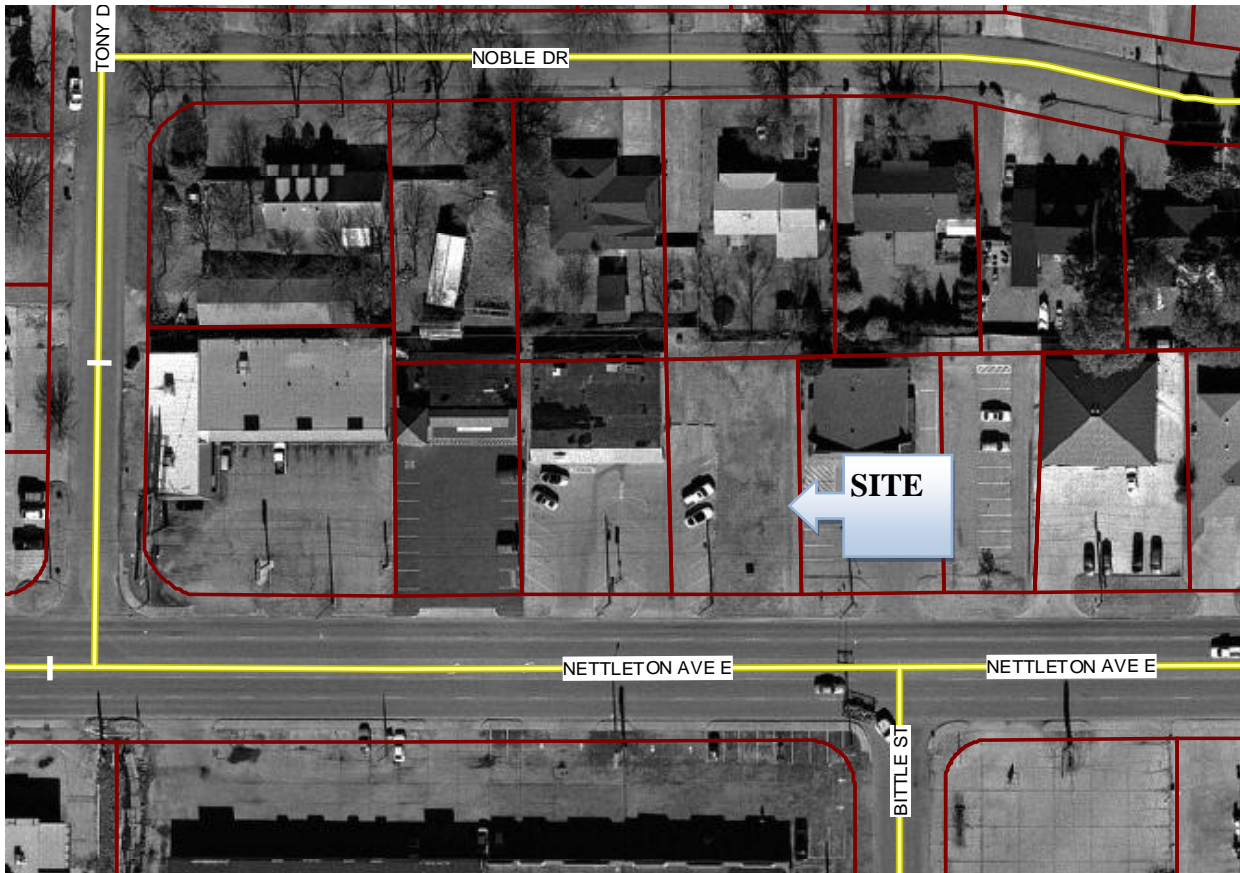
The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Village Residential. This area is currently being restudied by the Land Use Advisory Committee. The general area has been proposed as Neighborhood Retail.

**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

**Findings:**

The subject site is located on Nettleton Ave. just northwest of Bittle St. and south of residences on Noble Dr. The area is predominately commercial with residential abutting in the rear. The applicant has requested a C-3 Rezoning for the said property; this would allow any use listed within the permissible uses of general commercial such as: bank, carwash, convenience store, adult entertainment as a conditional use, hospital, hotel/motel, medical and general office, pawn shop, retail service, gas station, off premise advertisement as a conditional use, general and limited vehicle repair, etc.

The minimal size of the subject parcel will limit the location and type of commercial use. A privacy fence/buffer and lighting plan shall be required to demonstrate compliance with the zoning ordinance.

Staff feels confident that this will allow for controls and assurance that the abutting residential will be properly screened.

### **Conclusion**

The Planning Staff has reviewed the request and feels that all issues regarding impacts on abutting residential uses should be considered by the MAPC prior to an approval recommendation to City Council for a change from C-5 Neighborhood Office to C-3 General Commercial. If approved the following stipulations should be considered:

1. That the final site plan shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.
2. That a final landscaping plan shall be submitted for approval by the MAPC to soften the appearance from the residential abutting as well as illustrating all fencing and screening.
3. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking north at the site.



View looking west along Nettleton Ave.



View Looking east across from the site.



View looking west from the rear of the existing businesses.



View looking east along rear property line.



View looking south from subject property.



View looking north at the abutting residential property.



View looking east towards site.