



City of Jonesboro City Council
Record of Proceedings & Staff Report –
RZ06-25: Joanne & Phillip Steed
 Huntington Building - 900 W. Monroe
 For Consideration by City Council on Tuesday, December 19, 2006

REQUEST: To consider rezoning a parcel of property containing approximately (0.2) acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning from R-2 Residential to C-5.

APPLICANT: Joanne & Phillip Steed, 3005 Pinewood Circle, Jonesboro, AR

LOCATION: 219 E. Cherry St., between Church St. and Cobb St.

SITE DESCRIPTION:

Tract Size:	Approx. .2 Acres, 8,820 sq. ft.
Frontage:	Approx. 60 ft. on Cherry St.
Topography:	
Existing Dvlpmt:	Existing Structure

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2, C-1	Residential, Commercial (Parking lot)
South:	R-2	Residential, Community Center/Multi-Fam.
East:	R-2	Residential, Multi-Fam.
West:	R-2, C-1, C-2, C-5	Residential, Commercial, Multi. Fam.

HISTORY: Abuts recently zoned property with identical request by same owner.

MAPC ACTION & MINUTES

ON DECEMBER 12TH: Attorney Skip Mooney came forward as proponent for this item. Northeast Arkansas Children's Therapy Service would utilize this area for billing and office space. The property due east of this property was also brought before MAPC and was rezoned previously.

City planner Otis Spriggs stated that the request is supported by staff and is consistent with the prior request for rezoning. Now that the applicant is razing the two homes and building a new complex, the request will be in keeping with the area.

Mr. Harpole made a motion to recommend this item to City Council for rezoning. Mr. Collins seconded the motion. Mr. Halsey voted aye. Mr. Harpole voted aye. Mr. Day voted aye. Ms. Norris voted aye. Mr. Krennerich voted aye. Mr. Sexton voted aye. Mr. Roberts voted aye. Mr. Collins voted aye. This item was approved and recommended to City Council.

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 24) shows the area recommended as Medium Density Residential. This designation includes all existing and future residential uses that are more than three and a maximum of ten units per acre.

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 request falls reasonable with the consistency of the area where Neighborhood Office District (C-5) is requested. The purpose of the district is to accommodate administrative, executive and professional offices and associated uses, together with certain limited commercial and accessory uses. 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. Staff has no objections and finds consistency with the previous adjacent rezoning to the child therapeutic use.

Conclusion:

The Planning Department staff finds that the requested Zone Change submitted by Joanne and Phillip Steed should be approved as recommended by MAPC based on the above observations and criteria, of Case RZ06-25, a request to rezone property from R-1 to C-5 Neighborhood Office District.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

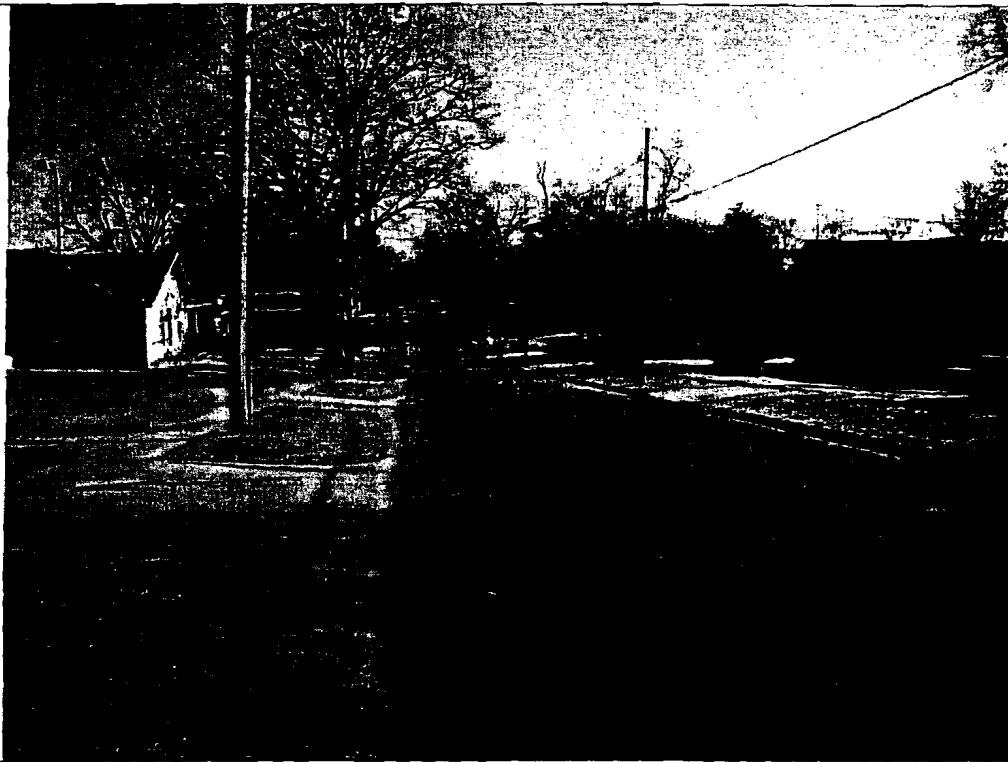
Site Photographs



View of the property to the south



View looking west



View looking east



View looking North