



**City of Jonesboro City Council  
Staff Report – RZ06-28: Don Parker**

**Huntington Building - 900 W. Monroe  
For Consideration by the Council on Tuesday, February 6, 2007**

- REQUEST:** To consider rezoning a parcel of property containing approximately one and two-tenths (1.18) acres more or less.
- PURPOSE:** A request to recommend approval to the Metropolitan Area Planning Commission for rezoning from R-1 Single Family Residential to C-3 L.U.O. General Commercial.
- APPLICANT:** Don Parker, 505 Union, Jonesboro, AR
- OWNER:** Arkansas State University, Jonesboro, AR
- LOCATION:** 3000 Brown’s Lane, at the intersection of Brown’s Lane and Brown’s Lane Access Road.
- SITE DESCRIPTION:**
- Tract Size: Approx. 51,469 ft. (1.18 acres)
  - Frontage: Approx. 251.73 ft. along Brown’s Lane Access Rd., 139.41 ft. along Brown’s Lane, 267.73 ft. on McClellan Drive
  - Topography: Flat
  - Existing Dvlpmt: Existing house & fishing pond

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial
South:	C-3	I-63 Bypass
East:	R-1	Residential
West:	C-3	Commercial

**MAPC RECOMMENDATION:**

MAPC held a public hearing on **Tuesday, January 9, 2007**

**Record of Proceedings:** **R.Z 06-28 Donald L. Parker** request rezoning from R-1 residential to C-3 LUO (uses permitted in C-5 with flexibility in building design) for 1.18 acres located at 3000 Brown’s Lane.

George Hamman came forward as proponent for this item. They would like for the building to have more of a commercial appearance than the normal C-5 residential appearance.

City planner stated that this area is currently C-3 in nature and the Planning Department has no objections to this item, other than that no residential be placed in this area.

Mr. Halsey made a motion to recommend this item to City Council with staff recommendations. Mr. Collins seconded. Norris voted aye. Roberts voted aye. Halsey voted aye. Harpole voted aye. Collins voted aye. Sexton voted aye.

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**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 Government and Utilities. This designation includes all governmental, administrative or cultural and public related utilities and operations.

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 not achieved with the Comprehensive Plan where C3 LU is requested. The applicant has proposed limited uses that will parallel the current uses under the current C-5 Neighborhood Office District. C-3 LU was requested to allow for flexibility in design. Permitted uses under the current C-5 District include: General office, governmental service, hospitals, library, museum, parks and recreation, post office, funeral home, nursing home, safety services, single family attached and detached, duplexes, triplexes and 4-plexes, church, cemetery, college or university, and daycare. Staff recommends that the following be excluded in the Limited Use request: single family attached and detached, duplexes, triplexes and 4-plexes, and cemetery due to the proximity to the I-63 Bypass and the general planning area development patterns.

**Conclusion:**

The MAPC and the Planning Department staff finds that the requested zone change submitted by Don Parker, case RZ 06-28 should be evaluated based on the above observations and criteria. Staff feels the request to rezone property from R-1 to C-3 L.U. would follow good land use design principles with the approved C-5 list of uses listed above excluding single family attached and detached, duplexes, triplexes and 4-plexes, cemetery. Property height, bulk and yard restraints shall follow the restrictions of the C3 Commercial District.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director



Aerial View

# Site Photographs



View of the site looking North



View looking Easterly





View looking west



View of the site looking toward the south