



**City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ07-16: Floyd Walker
 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 5.0 acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning from C-3 General Commercial to RS-1 Single Family Residence District.

APPLICANT: Floyd Walker, 3307 Kingsbury, Jonesboro, AR 72401

OWNER: Floyd Walker, 3307 Kingsbury, Jonesboro, AR 72401

LOCATION: 7300 Block of Ely Walker Road

SITE DESCRIPTION: Tract Size: Approx. 5.0 acres,
 Frontage: Approx. 60 ft. on Ely Walker Rd.
 Topography: Flat
 Existing Dvlpmt: Vacant; with very little development in the immediate area.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-2	Industrial
South:	I-2	Industrial
East:	C-3	Commercial
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 24) shows the area recommended as Agricultural Farm Land.

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:

The area surrounding the subject property is primarily undeveloped. The applicant has proposed to utilize the 5 acres for one single family home. Due to lack of sewer and other services in that region, staff does not object to a large lot single family residential rezoning.

Conclusion:

The Planning Department staff finds that the requested Zone Change submitted by Floyd Walker should be reviewed based on the above observations. In the Case of RZ07-16, a request to rezone property from C-3 to R-1 should be recommended to the Jonesboro City Council for approval.

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