

**METROPOLITAN AREA PLANNING COMMISSION  
JONESBORO, ARKANSAS**

**STAFF REPORT ON REZONING APPLICATION**

**CASE NUMBER** RZ01-27  
**HEARING DATE** July 12, 2001  
**AGENDA ITEM:** #4

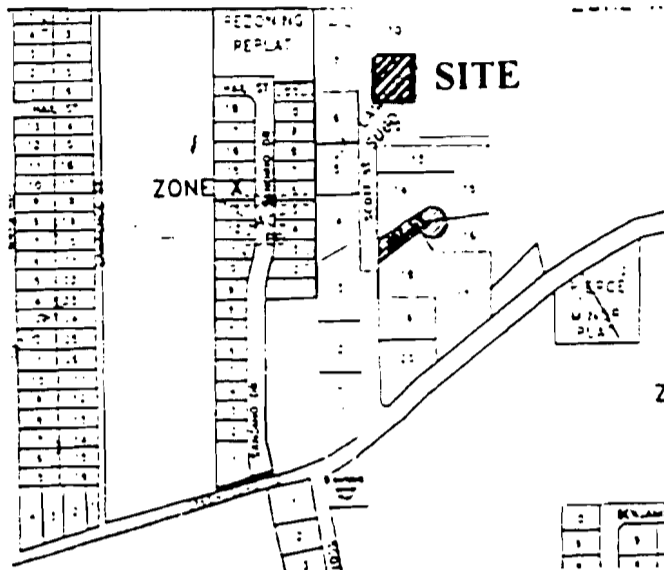
**PROPERTY IDENTIFICATION**  
 East side of Scott Street, approximately ¼ mile north of Greensboro Road (Lot 11 of the replat of Lots 7-11 of J.A. Lamberth Subdivision).

**APPLICANT**  
 Tommy Davis

**REQUESTED ACTION**  
 Rezoning of property from R-1, Single-Family Medium Density District to R-2A, Multi-Family Medium Density District.

**LAND AREA**  
 0.45 acre (calculated from plat dimensions).

**CURRENT USE**  
 Single-family residential dwelling



**CHARACTER OF ADJACENT PROPERTY**

	<u>Land Use</u>	<u>Zoning</u>
North	Multi-family residential	R-2, Multi-Family Low Density District
South	Multi-family residential	R-2, Multi-Family Low Density District
East	Vacant land	R-1, Single -Family Medium Density District
West	Multi-family residential	R-2, Multi-Family Low Density District

**LAND USE PLAN DESIGNATION** Village Residential defined by the Comprehensive Plan as including "single-family residential, two-family residential, multi-family residential and manufactured housing residential uses that are four or more units net per acre and that are in specifically designated areas."

**STREET CLASSIFICATION** Scott Street is a local street serving abutting residential uses.

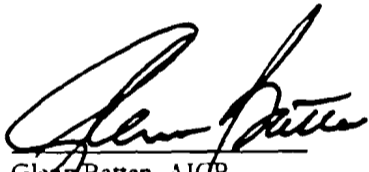
**REVIEW COMMENTS**

1. Consistency of the rezoning proposal with the Jonesboro Comprehensive Plan.  
The proposed rezoning is consistent with the City's *Future Land Use Plan* and the text of the Comprehensive Plan.
  
2. Consistency of the proposed rezoning with the purpose of the Zoning Ordinance.  
The proposed rezoning is consistent with the purpose of the zoning ordinance, specifically to:
  - a. Provide for orderly growth (this is an infill project);
  - b. Provide for efficiency and economy in the process of development for the appropriate and best use of land;
  - c. Provide for the distribution of population.
  
3. Compatibility of the proposed rezoning with the zoning, uses and character of the surrounding area.  
The rezoning proposal is compatible with the character of the surrounding area as zoned and built.
  
4. Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.  
Multi-family housing cannot be built in the R-2 zone district of the recently adopted zoning ordinance. Rezoning to R-2A is necessary in order to develop the type of residential units contemplated for this site.

**RECOMMENDATION**

Approval of this rezoning application is recommended for the following reasons:

- a. The proposal is consistent with the Future Land Use Plan and with the purpose of the zoning ordinance. It is compatible with surrounding land uses.
  
- b. Multi-family cannot be built in a R-2 residential district; thus the reason for R-2A.
  
- c. The city's stock of affordable housing will be increased by this project.

  
Glenn Batten, AICP  
City Planner

7/5/01  
Date