



City of Jonesboro City Council  
**Staff Report – RZ06-20: Jay Harmon**

Huntington Building - 900 W. Monroe

For Consideration by the Council on Tuesday, October 17, 2006

**REQUEST:** To consider rezoning a parcel of property containing approximately twenty-eight (28) acres more or less.

**PURPOSE:** A request to recommend approval to the Metropolitan Area Planning Commission for rezoning from AG-1 Agriculture to R-6 Residential

**APPLICANT/  
OWNER:** Jay Harmon, 1100 Kathleen St., Jonesboro, AR

**LOCATION:** Kathleen St. north of Highland Dr.

**SITE DESCRIPTION:**

Tract Size:	Approx. 28.76 Acres, 1,252,498 sq. ft.
Frontage:	Approx. 1087 ft. on Kathleen St.
Topography:	Flat
Existing Dvlpmt:	The site is used for farming.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	AG-1	Agriculture
South:	R-3	Residential
East:	AG-1	Agriculture
West:	R-1	Residential

**HISTORY:** None

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

**RECOMMENDATION –**

**M.A.P.C.:** On Tuesday, October 10, 2006, the Metropolitan Area Planning Commission held a public hearing to consider Case RZ06-20, a request to rezone property from AG-1 to R-6 L.U.O. located at on Kathleen St., north of Highland Dr. MAPC voted 6-0 to recommend approval to the City Council.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Planned Industrial. This designation includes all future manufacturing activities of a light,

medium and heavy intensity which should be located in planned industrial parks with adequate land area, access, utilities and environmental controls.

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 Residential (R-6) high density is requested. 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. However, the general area has similar uses and would fit within the general plan area.

The M.A.P.C. agreed that the use will fit within the general area under R-6 L.U.O. at a limit of 10 units per acre and it is a reasonable request. M.A.P.C. is suggesting placing stipulations on the density and to require planning commission review upon development submission if applicable.

**Conclusion:**

The Planning Department staff and M.A.P.C. finds that the requested zone change submitted by Jay Harmon, case RZ 06-20 should be restricted with limited use regulations based on the above observations and criteria as recommended to the Jonesboro City Council.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

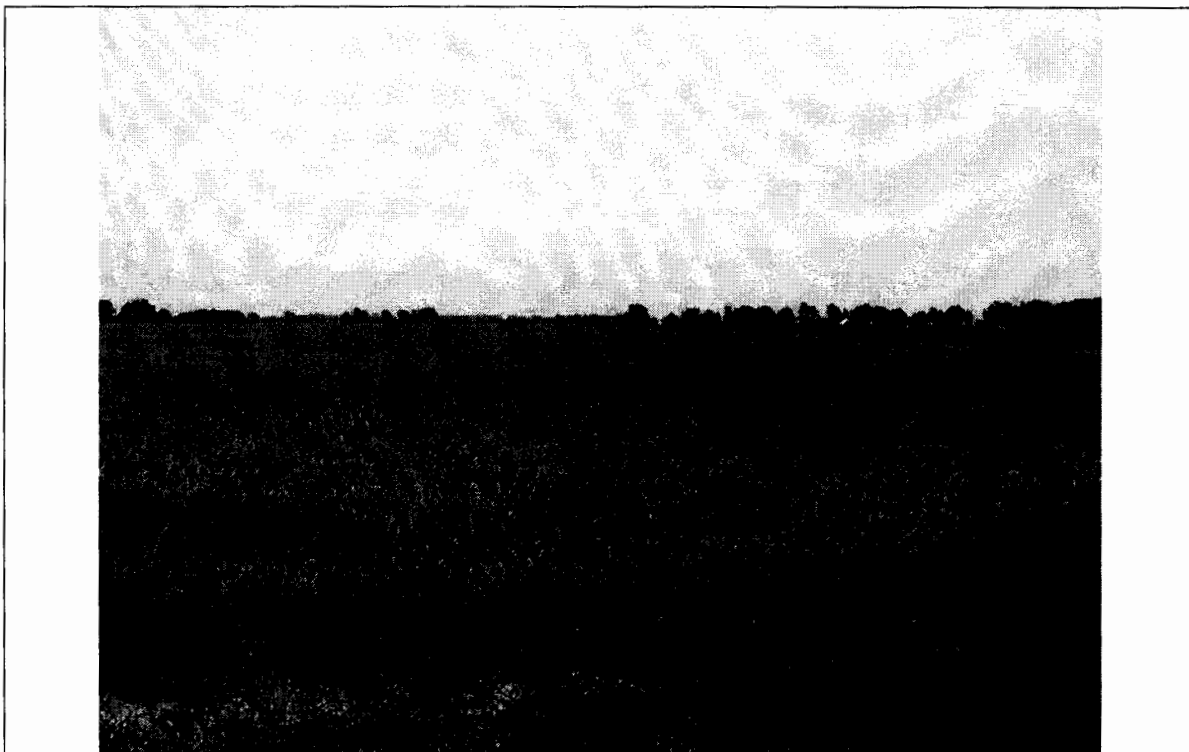
# Site Photographs



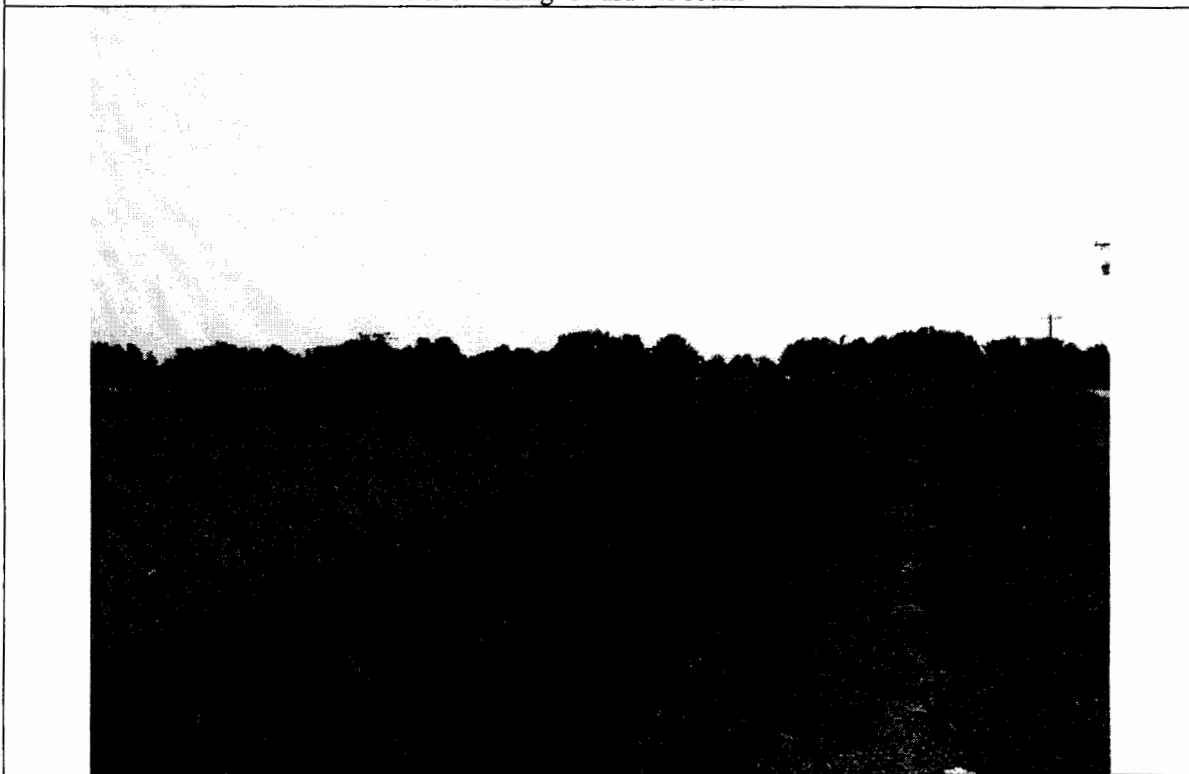
View of the site looking eastward



View of the property looking north toward the airport



View of the site looking toward the south



View of the site looking toward the west