

DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

## MEMORANDUM

**DATE:** October 30, 2003

**TO:** Mayor and Members of City Council

**FROM:** Glenn Batten, AICP  
Director of Planning, Inspection, and Code Enforcement

**SUBJECT:** Rezoning Case No. RZ03-23  
SE Corner of Hope Avenue and McAdams Street  
Petitioner: Larry Williams

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### REZONING RECOMMENDATION TO CITY COUNCIL

**DATE OF MAPC HEARING:** October 14, 2003

**ACTION REQUESTED:** Rezoning of the subject property from C-3, General Commercial District to the R-2, Multi-Family Low Density District.

**PUBLIC COMMENT:** The petitioner's representative spoke in favor of the application. There were no other comments, either for or against the proposed rezoning.

**STAFF REPORT:** Copy attached

**ACTION:** MAPC recommends to City Council that the subject property be rezoned as requested. The vote on this recommendation was 8 commissioners in favor and 0 commissioners opposed.



DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

## REPORT ON REZONING CASE NO. RZ03-23

**DATE:** October 9, 2003  
**TO:** Metropolitan Area Planning Commission  
**FROM:** Glenn Batten, AICP  
City Planner  
**SUBJECT:** SE Corner of Hope Avenue and McAdams Street

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### CASE FACTS

**Hearing Date:** October 14, 2003

**Property Identification:** SE Corner of Hope Avenue and McAdams Street  
Street address may be either 1201 Hope Ave. or 300  
McAdams Street. Lots 1-23 of East Washington Subdivision  
of Patrick's Third Addition, Block 3.

**Area of Site:** 0.68 acres

**Property Owner(s) of Record:** Larry O. Williams according to the Application for a Zoning  
Ordinance Map Amendment

**Applicant:** Larry O. Williams

**Representative of Applicant:** None

**Action Requested:** Rezoning from the C-3, General Commercial District to the  
R-2, Multi-Family Low Density District.

Since this is a rezoning to a general use district, all uses  
within the R-2, Multi-Family Low Density District must be  
considered in making a decision on the rezoning.

**Notification of Public Hearing:** Rezoning signs notifying the public of a hearing on this  
Petition for Rezoning were properly placed on the site when  
inspected on October 9, 2003. In addition, a notice of public  
hearing on this rezoning case was published in *The  
Jonesboro Sun*.

**Land Use Plan Designation:** The *Land Use Plan*, an element of the Jonesboro *Comprehensive Plan*, designates the site for “Multi-Family Residential.”

**Site Characteristics:** The site is vacant and undeveloped. It is depressed below Hope Street and below the Hope-McAdams intersection.

**Street Characteristics:** According to the Rezoning Application (dated 9/17/03) submitted as part of the rezoning application, the subject property has 150 feet of frontage along Hope Avenue and 197 feet of frontage on McAdams Street.

	R-O-W Width (feet)	Pavement Width (feet)
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Hope Avenue.	40.0	25.0
McAdams Street	29.5	20.0

**Availability of Public Water and Sanitary Sewer Services:** According to CW&L utility maps, public water service is available to the site. Public sewer manholes exist in Hope Ave. in front of the site, and in McAdams Street on the west side of the site.

Character of Adjacent Properties:	Land Use	Zoning
North	Cabinet shop; two-family residences	C-3
South	Single-family residences	R-2
East	Single-family residences	C-3
West	Single-family residences	C-3

**Proposed Development:** Not specified

**COMPARISON OF FACTS WITH REZONING APPROVAL CRITERIA**

**Criteria for Rezoning Approval**

The Jonesboro Zoning Ordinance (Section 14.44.05 b (4), page 104) specifies criteria for approval of a rezoning. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. Additional criteria may also be used. Following is an analysis and evaluation of the application of approval criteria to this specific rezoning case:


CRITERIA	ANALYSIS & EVALUATION
1. Is the rezoning proposal consistent with the <i>Future Land Use Plan</i> and text of the Jonesboro <i>Comprehensive Plan</i> ?	Yes
If not, was a mistake made when the <i>Land Use Plan</i> was prepared and adopted?	Not applicable
If not, have there been changes on-site or within the surrounding area that might affect the zoning classification?	Not applicable

- |   |  |
|---|--|
| <p>2. <b>Is the rezoning proposal consistent with the purpose of the Zoning Ordinance, which is to preserve, protect and promote the public interest?</b></p> | <p>The proposed rezoning would promote the public interest by:</p> <ul style="list-style-type: none"> <li>▸ Creating an opportunity to build additional new housing in this neighborhood; and,</li> <li>▸ Creating an economic stimulus to the area through the injection of new capital.</li> </ul>   |
| <p>3. <b>Is the rezoning proposal compatible with the zoning, uses, and character of the surrounding area?</b></p>  | <p>The proposal is compatible with the zoning, uses and character of the area to the east, west and south. Deteriorating commercial structures to the north impose a negative influence on future development of this site rather than the other way around.</p>   |
| <p>4. <b>Is the property suitable for the uses permitted under existing zoning without the proposed zoning map amendment?</b></p>                             | <p>The property is currently undeveloped. It is physically suitable for C-3 uses although it is unlikely that a commercial market exists at this location at this time. Residential is a more appropriate use for this land.</p>   |
| <p>5. <b>To what extent would approval of the proposed rezoning detrimentally affect nearby property?</b></p>   | <p>The proposed rezoning would have a positive influence on nearby property.</p>   |
| <p>6. <b>How long has the subject property remained vacant as zoned? How was the property zoned at the time it was purchased by the applicant?</b></p>        | <p>Not applicable</p>  |
| <p>7. <b>To what extent would the proposed development impact community facilities and services?</b></p>  | <p><b>Streets:</b> The adequacy of the adjoining streets to serve a future development on this property would have to be evaluated at the time of site plan review.</p> <p><b>Water and Sanitary Sewer:</b> Facilities are in place to serve the potential needs of future development.</p> <p><b>Storm Water Drainage:</b> If development goes forward, storm water drainage will be an important consideration to be addressed by a site plan.</p> <p><b>Fire Service:</b> First response fire service would be provided by fire companies located at Fire Station No. 2 on West Washington Street.</p> <p><b>Police Services and Code Enforcement Services:</b> In all likelihood, the requirement of these services would be at a minimum.</p> |

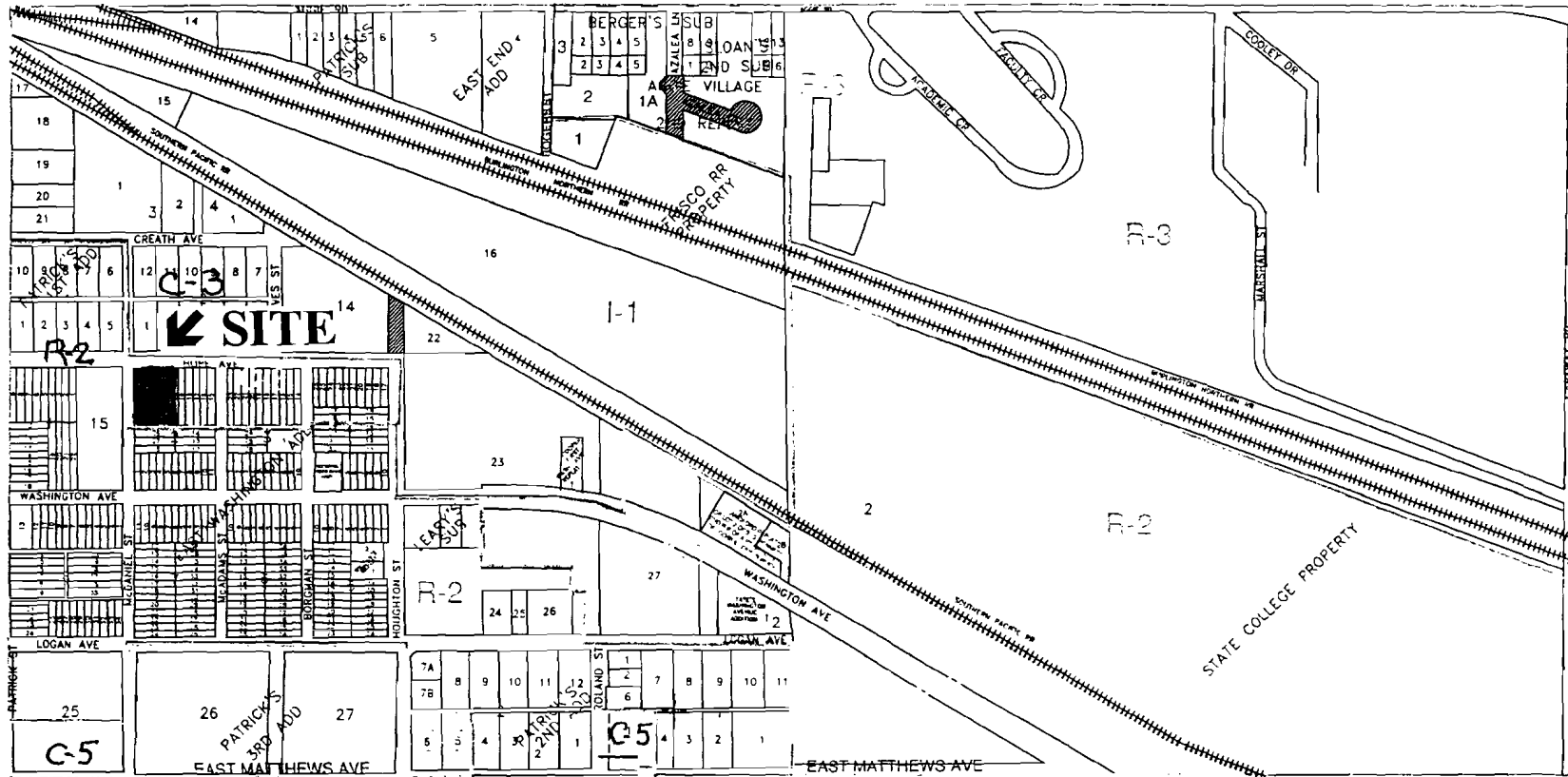
## CONCLUSIONS

1. The proposed rezoning complies with criteria established by the Zoning Ordinance for judging the propriety of changing the zoning on the specific property. Specifically,
  - a. The proposal is consistent with the city's Comprehensive Plan;
  - b. The proposal would promote the public interest;
  - c. The proposal is consistent with the surrounding area and would have a positive effect on the neighborhood.

2. Based on these findings, the proposed rezoning appears to be reasonable and appropriate.

  
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Glenn Batten, AICP  
City Planner

October 9, 2003  
Date

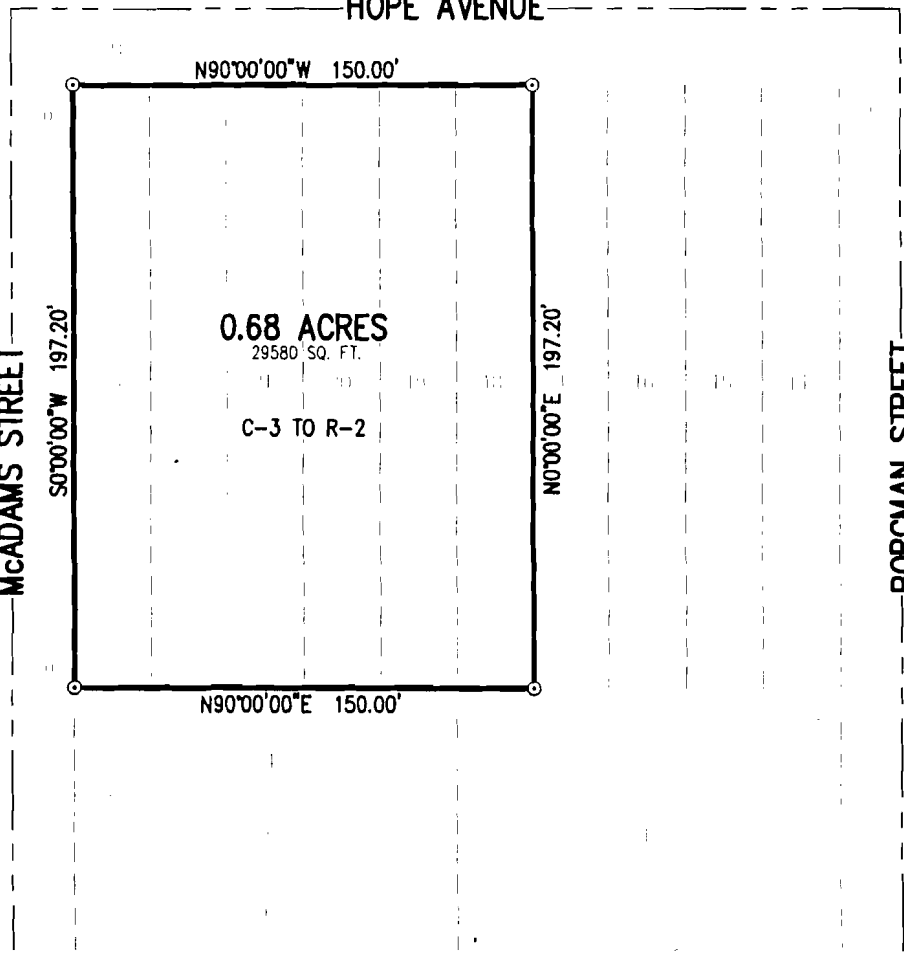


# LOCATION and ZONING MAP



McADAMS STREET

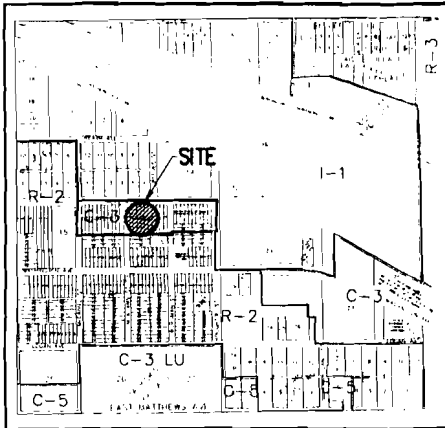
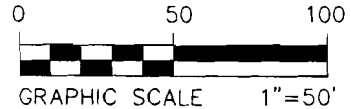
BORGMAN STREET



0.68 ACRES

29580 SQ. FT.

C-3 TO R-2



VICINITY MAP  
NTS

**APPLICATION FOR REZONING:**

I, WE, BEING THE OWNER OF THE FOLLOWING DESCRIBED PARCEL OF LAND DO HEREBY REQUEST THE CITY OF JONESBORO, ARKANSAS TO RE-ZONE SAME

FROM C-3 TO R-2

**LEGAL DESCRIPTION:**

LOTS 18-23 OF EAST WASHINGTON SUBDIVISION OF PATRICKS THIRD ADDITION, BLOCK 3 TO THE CITY OF JONESBORO, ARKANSAS.

THE ABOVE DESCRIBED TRACT LIES OUTSIDE THE 100-YEAR FLOOD ZONE AS PER F.I.R.M. MAP 05031 C 0044 C; EFFECTIVE DATE: SEPTEMBER 27, 1991.

SIGNED THIS 17<sup>TH</sup> DAY OF SEPTEMBER, 2003,

BY: Larry Williams TITLE Owner  
NAME \_\_\_\_\_ TITLE \_\_\_\_\_

R203-23

	<h1>REZONING APPLICATION</h1>		<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REVISIONS			DATE	BY	DESCRIPTION									
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<p>HAYWOOD, KENWARD, BARE &amp; ASSOCIATES, INC. CIVIL ENGINEERING - SURVEYING - PLANNING 3301 E. HIGHLAND DRIVE JONESBORO, ARKANSAS 72401</p>		<table border="1"> <tr> <td>DATE</td> <td>SCALE</td> </tr> <tr> <td>09/17/03</td> <td>1"=50'</td> </tr> </table>	DATE	SCALE	09/17/03	1"=50'													
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<p>CLIENT <b>LARRY WILLIAMS</b></p>	<p>JOB NO 100437</p>	<p>DRAWING NO R-178</p>																	