



City of Jonesboro City Council
Staff Report – RZ07-34: Robert Sartin
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday July 17, 2007

REQUEST: To consider rezoning a parcel of property containing approximately 9.20 acres more or less.

PURPOSE: A request to recommend by the Metropolitan Area Planning Commission for rezoning of R-1 Single Family Residential to C-4 L.U.O. Neighborhood Commercial District to City Council.

APPLICANT/OWNER:
Robert and Rachel Sartin/R & R Investments LLC, Jonesboro, AR

LOCATION: North of 3707 S.Culberhouse Rd.

SITE DESCRIPTION:	Tract Size:	Approx. 9.20 +/- acres,
	Frontage:	Approx. 199.96 ft. on Culberhouse Rd.
	Topography:	Flat/hills
	Existing Devlpmt:	Gravel/Sand Pit

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: R-1	Residential
	South: C-4	Neighborhood Commercial
	East: R-1	Residential
	West: R-1	Residential

HISTORY: Previous approval RZ95-49 for 14.62 acres for C-4 Zoning District see attached MAPC meeting minutes on the agenda.

MAPC Minutes: July 10, 2007 Public Hearing

Skip Mooney came forward as proponent for this item.

City planner stated that the business has expanded to the north but the R-1 zoning would not allow for the business to expand further. City planner stated that staff supports this request.

A motion was made by Mr. Krennerich to recommend this item to City Council with the stipulation that the property be replatted and that all of the acreage be used only for Sartin Landscaping Service, as a C4-L.U.O. (6 to 0 Vote approving)

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

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Village Residential. This designation includes single family, multi-family, and commercial uses of a neighborhood type and scale. Commercial may be included on a selective basis subject to limitations in location, numbers, site application and appearance.

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:

This property was rezoned in 1995-1996 to C-4 after the owner exceeded his allowable expansion under the non-conforming use and buildings were constructed on the premises. The current owner recently began the construction of a building within the R-1 District absent of a permit and was informed that a rezoning needed to be sought. The R-1 District does not allow the commercial operation needed to expand the existing business to the bordering north property. In this instance, C-4 Commercial is necessary to achieve consistency. A maximum lot coverage should be established by the commission to keep the commercial enterprise in the scale of the surrounding community.

Conclusion:

The Planning Department staff and MAPC finds that the requested Zone Change submitted should be approved with observation of the above findings. In the Case of RZ07-34, a request to rezone property from R-1 to C-4 L.U.O. Neighborhood Commercial should be recommended to the Jonesboro City Council for approval with stipulations.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking east adjacent from the subject site



View looking south along S. Culberhouse Rd.



View looking north along S. Culberhouse Rd.



View looking west of the subject property