



**City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ08-02: Hill on Browns Lane
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday, March 11, 2008**

REQUEST: To consider rezoning a parcel of property containing approximately (18.87) acres more or less.

PURPOSE: A request for rezoning from R-1 Single Family Residential to C-3 L.U. Overlay General Commercial, and make recommendation to the City Council.

APPLICANT/ OWNER: Dorothy Hill, 2510 Rosewood Circle, Jonesboro, AR

LOCATION: Southside of 2301 Browns Lane (between Windover Rd. and Highland Drive)

SITE DESCRIPTION: Tract Size: Approx. 18.87 acres +/-
Frontage: Approx. 658 ft. on Browns Lane
Topography: Primarily flat.
Existing Dvlpmt: Vacant & Single Family Residence to be removed from west side of site.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Undeveloped / Plant Nursery
South:	C-3 L.U.O.	Undeveloped
East:	R-1	Vacant Residential
West:	R-1	Undeveloped

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 Medium Density Residential. This designation includes all future residential uses that are more than three and maximum of ten units per net acre (R-2 Residential). This designation is outdated and is currently being evaluated by the Land Use committee. This site is just north of an existing and growing office park area, and just south of major retail uses, however residential uses still remain just east of the proposed site. 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 applicant has proposed to use the property for a number of businesses under a limited use overlay. Access management should be a high priority in the approval and development of this property request. The proposed site is surrounded by residential uses and should be developed at a scale with low intense office or professional service oriented uses. The applicant has listed a number of uses that could be marketed for this parcel as well as a list of prohibited uses. Staff supports the permitted list, however any commercial uses must remain in harmony with the remaining residentially used properties. Particularly, buffering and protection from light spillage should be stipulated if this request is approved.

Conclusion:

The Planning Department staff finds that the requested zone change submitted by Dorothy Hill should be evaluated based on the above observations and criteria in making recommendation to the City Council. Staff feels the request to rezone property from R-1 to C-3 L.U. would follow good land use design principles if all of the above concerns are addressed.

The following conditions of approval are suggested:

1. Adequate buffering/screening (minimum 20ft.) should be provided for all surrounding residential uses.
2. If and when possible, consolidated curb cuts should be adhered to from cross access to other future developed neighboring tracts of land.
3. The following list of Permitted/Prohibited Uses shall be complied with:

Permitted Uses:

- Automated Teller Machine
- Bank or Financial Institution
- Medical Service / Office
- Office / General
- Utility / Minor
- Restaurant / Fast Food
- Restaurant / General
- Retail / Service

4. That engineered site plan be reviewed and approved by the MAPC prior to permit releases for future development.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP
 Planning & Zoning Director



View of the site looking west



View looking Northwest



View looking south towards Browns Ln./Windover Intersection



View looking west toward project site