



DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

MEMORANDUM

DATE: Thursday, September 12, 2002

TO: Mayor and Aldermen

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

SUBJECT: Rezoning Case No. RZ02-29
Southern Hills Mall
Warmack & Company

REZONING RECOMMENDATION TO CITY COUNCIL

MAPC Recommendation: Approval
Vote: 8 in favor, 0 opposed

City Planner's Recommendation: Approval
See attached Rezoning Report



DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

REPORT ON REZONING CASE NO. RZ02-31

DATE: Thursday, September 12, 2002
TO: Metropolitan Area Planning Commission
FROM: Glenn Batten, AICP
City Planner
SUBJECT: Property of Tipton Ross
South side of Lakewood Drive, east of Matlock Drive.

HEARING DATE: September 10, 2002

PROPERTY IDENTIFICATION: Lots 1, 2, 3, & 4 of Harrisburg Road Second Addition.
The general location of the property is on the south side of Lakewood Drive, east of Matlock Drive.

PROPERTY OWNER: Tipton Ross is the designated agent for the owners according to the petition for rezoning

APPLICANT: Tipton Ross

SURVEYOR/ENGINEER: Haywood, Kenward, Bare & Associates, Inc.

REQUESTED ACTION: Approval of rezoning from the C-5, Neighborhood Office District and the C-3, General Commercial District to the R-3, Multi-Family High Density District.

NOTIFICATION OF PUBLIC HEARING: Signs notifying the public of a hearing on the proposed rezoning were properly placed when field checked on August 30, 2002. A legal advertisement of the public hearing was published in the *Jonesboro Sun*.

LAND USE PLAN DESIGNATION: The *Future Land Use Plan*, an element of the city's *Comprehensive Plan*, illustrates an area of High Density

Residential running from Harrisburg Rd. to Caraway Rd.

LAND AREA: ±6.7 acres (by calculation)

CURRENT USE: Vacant land

SITE CHARACTERISTICS: Rolling field, previously cultivated

SUITABILITY OF SITE FOR PROPOSED USES: The site is physically suitable for a number of land uses including those permitted in the R-3 district

STREET CLASSIFICATION: Lakewood Drive and other streets in the vicinity of the site are all local service streets.

UTILITIES: Public utilities are available to serve this site.

CHARACTER OF ADJACENT PROPERTY:	Land Use		Zoning
	North	Multi-family residential development	R-3
	South	Jonesboro Memorial Cemetery	R-1
	East	Vacant development land	C-3
	West	Vacant development land.	C-3

COMPARISON OF REZONING CASE FACTS TO APPROVAL CRITERIA SET OUT IN JONESBORO'S ZONING ORDINANCE:

Section 14.44.05 b. (4) of the Jonesboro Zoning Ordinance (page 104) sets out specific 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 a discussion of the application of approval criteria to rezoning case facts.

APPROVAL CRITERIA	ANALYSIS & EVALUATION
1. Is the rezoning proposal consistent with the <i>Future Land Use Plan</i> and text of the <i>Jonesboro Comprehensive Plan</i> ?	This proposal is consistent with the Future Land Use Plan that illustrates high density residential use in this area.
2. Is the rezoning proposal consistent with the purpose of the Zoning Ordinance, which is to preserve and protect the public interest?	Additional housing opportunities will accrue from this proposal. An increase in the city's housing stock and its diversification is in the public interest.
3. Is the rezoning proposal compatible with the zoning, uses, and character of the surrounding area?	The proposed R-3 district is consistent with surrounding zoning and uses.

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| 4. Is the property suitable for the uses permitted under existing zoning without the proposed zoning map amendment? | This property is physically suitable for development of commercial uses. However, it is more suitable for residential development because of its distance from major thoroughfares and its interior location. |
| 5. To what extent would approval of the proposed rezoning detrimentally affect nearby property? | This development is compatible with adjoining uses. There should not be any detrimental affects from this proposal. |
| 6. How long has the subject property remained vacant as zoned? How was the property zoned at the time it was purchased by the applicant? | Not applicable |
| 7. To what extent would the proposed development impact community facilities and services? | Utilities are in place to serve the site. Other public facilities and services are judged to be adequate and should not be negatively impacted by this proposal. |

OTHER ISSUES TO BE CONSIDERED

- | ISSUE | ANALYSIS & EVALUATION |
|---|---|
| 1. Have there been recent changes on-site or within the surrounding area that might affect the zoning classification? | The new building for Central Baptist Church will be less than a half-mile from this residential development. This facility will likely generate a market for the new residential units. |
| 2. Was a mistake made in planning or zoning for the property under consideration | No, the market and other conditions have changed since the property was zoned. |

RECOMMENDATION

I recommend that MAPC recommend approval of this application for rezoning to the City Council.


 Glenn Batten, AICP
 City Planner


 Date

