

City of Jonesboro City Council
Staff Report – RZ 10-02 Matt Valentine
Huntington Building - 900 W. Monroe
For Consideration by City Council on May 4, 2010

REQUEST: A recommendation by MAPC to rezone property containing 20.40 acres more or less.

PURPOSE: To rezone a tract of land from R-1 to C-3 General Commercial.

APPLICANT/

OWNER: Matt Valentine 1409 Hwy 69, Trumann, AR 72472

LOCATION: Land situated at the southeast intersection of Industrial and Parker Road

SITE DESCRIPTION:

Tract Size:	20.40 Acres (888,645.32 sq. ft.)
Frontage:	550.7' of frontage along Industrial Dr. 1,060.5' along E. Parker Road
Topography:	Flat
Existing Dvlpmt:	Vacant; Within a Flood Plain.

SURROUNDING CONDITIONS:

<u>ZONE</u>	<u>LAND USE</u>
North: NA	Highway 63
South: R-1	Residential
East: R-1, I-1	Residential, Industrial
West: C-3	General Commercial

HISTORY: None

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as Planned Mixed Use Area.

The subject site is surrounded by commercial development containing some combination of office, light industrial service retail, housing, and compatible uses

Typically, PMUA is a campus-style planned development with multiple uses that are created in separate buildings or within single buildings, sharing a common image and circulation system. The Planned Mixed Use Area is typically located on major arterial streets; where the infrastructure is preexisting or is planned as part of a proposed development. Access management shall be a major priority; consolidated curb-cuts shall be promoted.

Components: The intent of the PMUA is to promote a mix of uses and to discourage single use, and the composition shall be reviewed on a case by case basis by the Metropolitan Planning Commission.

PMUA promotes innovative neighborhood themes having housing choices that will stand the test of time in terms of construction and architectural standards as well as first-class management and maintenance. Consistency can be determined with the current proposed change in the zoning to “I-1” Light Industrial.

Master Street Plan Review:

The proposed site is located along Industrial Drive which is proposed as a Minor Arterial on the most current Jonesboro Master Street Plan. In this instance, the goal of the Master Street Plan is to preserve necessary right of way for future road improvements and here a minimum of 120 ft. minimum right of way is recommended. Industrial Drive under this recommendation could have a potential for 4 lanes. The survey boundary map does not indicate any additional right of way dedication along Industrial Drive nor on Parker Road which appears to have a right of way of 74 ft. from centerline of Parker Road. To the minimum, the City Engineer will require 60 ft. right of ways on both streets.

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.



Aerial Map/ Vicinity Map

MAPC Record of Proceedings: Hearing Held on April 13, 2010, Case RZ-10-02

RZ 10-02 Matt Valentine requests a rezoning of land situated at the southeast intersection of Industrial and Parker Road.

Consideration for recommendation by MAPC to rezone property containing 20.40 acres more or less, to rezone of land from R-1 Single Family Residential to C-3 General Commercial.

Mr. Lonnie moved to un-table, Mr. White 2nd the motion. All ayes.

Applicant: Carlos Wood represented the applicant for a rezoning to C-3.

The owner has interest for commercial on 2 acre tract staff has an opponent for more industrial. If you want to break it into smaller lots he would put in a cul-de-sac. He has some interested for some commercial purchases for 2 acre sites. I understand that staff may be more so looking at industrial for that site, but he wants to have flexibility with commercial. I have not read the staff report.

Staff: Mr. Spriggs gave staff comments. We've coordinated with the Master Street Plan and asked Mr. Wood to look at the right of way widths recommended. Mr. Wood replied that he has no problems with giving the easements along the right of way if it is needed. Staff looked at the C-3 issue and existing is the Raider Tire use to the south supported the smaller service type retail. Mr. Spriggs urged the commission to request that the individual site plans be submitted to MAPC.

Mr. Spriggs stated that any conditions placed on the approval would necessitate a limited use overlay. Mr. Wood stated that applicant would agree to put a street or cove in there to deal with the cross access issue. You will see this as a subdivision in the future.

Commission: Mr. Hoelscher asked if the site is in the floodplain. Mr. Wood stated that the present flood plain map shows the entire site is in the flood plain; Looking at the contours it is approximately 1 ft. of dept of water. With the new maps or more detailed study maps, this area and the area to the Westside of Industrial Dr. indicates that it will not be in the floodplain for the future.

Action: Motion was made to recommend approval the rezoning and recommend to City Council with a change to C-3 General Commercial with the stipulation that site plan approval be approved by the Planning Commission with access easement management included on the individual site plans. Motion was made by Mr. White; 2nd by Mr. Kelton.

Roll Call Vote: Mr. Kelton- Aye; Mr. White- Aye; Mr. Hoelscher- Aye; Mr. Roberts- Aye; Chair Halsey- Aye. Recommended to City Council with a 5 to 0 vote.

Findings:

The area is predominately commercial with residentially zoned property adjacent to the southeast of the site. The applicant has requested a C-3 Rezoning for the said property; this would allow any use listed within the permissible use table of general commercial such as: bank, carwash, convenience store, adult entertainment as a conditional use, hospital, hotel/motel, medical and general office, pawn shop, retail service, gas station, off premise advertisement as a conditional use, general and limited vehicle repair, etc.

A lighting plan should be required to demonstrate compliance with the zoning ordinance during the permit process. This will allow for controls and assurance that will protect the abutting residential properties. The project site is near a highway interchange which would promote uses providing convenience to the area. Site access should be implemented with care. Please note that any restrictive conditions would necessitate a Limited Use Overlay.

Conclusion

The MAPC and the Planning Staff has reviewed the request and all issues regarding impacts on the surrounding area have been considered. The MAPC recommends approval to Council with a change from R-1 Single Family Residential to C-3 General Commercial with the stipulation that all site plans be approved by the Planning Commission with access easement management included on the individual site plans.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning Director
Planning & Zoning Department

Site Photographs



View looking east from the site.



View looking south along Highland Dr.



View looking west across from the site.



View looking southeast at the subject site.



View looking southeast along abutting property.



View looking southeast from subject property.