



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ10-17: Rusher Rezoning II
 Huntington Building - 900 W. Monroe
For Consideration by the Commission on November 9, 2010

REQUEST: To consider a rezoning of a parcel of land containing 6.32 acres more or less (275,168sq.ft.).

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-2” Low Density Multi-family Residential to “PD-C”- Planned District- Commercial, Grocery Store.

APPLICANT OWNER: Harps Food Stores, Inc., P.O. Box 48, Springdale, AR
 Pamela Smith Rusher, 27 Plantation Oaks, Jonesboro, AR. 72766

LOCATION: 2005 Harrisburg Road (Corner of Highland Dr./State Hwy. 18), Jonesboro, AR

SITE DESCRIPTION: Tract Size: 275,299 sq.ft. Approx. - 6.32 Acres
 Frontage: Approx. 804.93’ +/- (a corner lot)
 Topography: Gently Sloping
 Existing Dvlpmnt: Vacant Lot (Residence recently demolished).

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial
South:	R-1	Single Family Residential
East:	R-1	Church
West:	C-3	Commercial- Fast Food Restaurant

HISTORY: Petition for rezoning to “C-3” was considered and denied by MAPC in January 11, 2000. See link to the minutes on the meeting agenda.

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The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Medium Density Residential. This designation typically includes medium to low density residential uses.

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 subject property is currently zoned R-2, Low Density Multi-family, which could yield 76 duplexes or four-plexes style units as-of- right. In an ideal land use scenario, the existing mix of land uses/zonings are very typical, within in the immediate area. Typically, the goal from a land use perspective, is to provide a transition from the more intense commercial uses, down to residential. This is accomplished by allowing for office, low density multi-family, or low-scale service oriented uses in between.

The applicant has requested the property to be rezoned to “PD-C”- Planned District- Commercial, for a Grocery Store. The store is proposed to have approximately 31,515 s.f. with 155 parking spaces provided (127 required).

The subject site which is bordered by two State highway routes has challenges to overcome in terms of traffic accessibility. Staff met with the applicant during the conceptual stages, and the applicant has provided a completed traffic study to address the many traffic concerns.

Ideally, an access road that would carry the traffic in a bypass fashion would be appropriate. The unimproved, City right of way of Church Street (south of Highland) was a missed opportunity for the City years ago. The southern segment of Church street, if it were improved would have been an alternative access road to serve this site as well as sites fronting on the eastside of Southwest Drive (south of Highland Dr.).

Access to the Harps Food Store site, as shown on the site plan, is proposed from three access drives. One of the drives (Drive 1) is proposed to intersect Harrisburg Road along the east edge of the site. Drive 1 is proposed as a fully directional access drive located approximately 350 feet south of Highland Drive. Two of the access drives (Drives 2 and 3) are proposed to intersect Highland Drive along the north edge of the site. Drive 2 is proposed as a fully-directional access drive located approximately 240 feet west of Harrisburg Road. Drive 3 is proposed as a fully directional located approximately 230 feet west of Drive 2. (Referenced Traffic Study).

The proposed rezoning plat shows no suggestion of additional right of way dedication to address much

needed access improvements of turn lanes, or intersection improvements. However the applicant has suggested a wish to participate in future improvements to Harrisburg Road as recommended in the Traffic Study by some form of in-lieu- contribution.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Pamela Smith Rusher, should be evaluated based on the above observations and criteria, of Case RZ09-15, a request to rezone property from “R-2” to “C-3” L.U.O., and be recommended for approval to the Jonesboro City Council. It is important to staff that all the issues cited above be addressed by the applicant, so that a number of stipulations can be drafted to address those issues.

The conditions for recommendation of approval shall include the following:

1. The owner/applicant agrees to contribute in lieu of construction towards the widening of Harrisburg Road at the northbound approach to Highland Drive to accommodate the addition of an approximate 200-foot plus taper northbound left-turn lane coincident with the site development.
2. It is recommended that the existing traffic signal at Highland Drive and Harrisburg Road be modified to allow for the recommended additional northbound left-turn lane.
3. The new access drive intersections along Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City. Access drive “3” (closes to the west) shall be modified to alleviated potential conflicts with exiting traffic leaving Church street on to Highland Drive.
4. Modifications to the intersection of Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City.
5. The owner/applicant shall maintain the undeveloped area south of the proposed structure as unimproved greenspace to provide for a permanent buffer to abutting properties used as single family residential.
6. A final development plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking west towards Site



View Looking Northwest Towards Site



View looking West towards the site



View looking South on Harrisburg



View Looking North



View Looking South towards Site



View looking Southeast



View looking North



View Looking West



View Looking South



View looking South