



**City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ07-47: Barber _ Bunting Ln.
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday, February 12, 2008**

REQUEST: To consider rezoning a parcel of property containing approximately .67 acres more or less.

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

APPLICANT/ OWNER: Debra & Jeffrey Barber, 4627 Jeri Cove, Jonesboro, AR

LOCATION: 4712 Stadium Dr./East of Hwy. 1, Between Colony Dr. & Bunting Dr.

SITE DESCRIPTION: Tract Size: Approx. 29,185 sq.ft. (.67 acres)
Frontage: Approx. 201.86' on Stadium Dr. (Hwy. 1)
Topography: Gently flat.
Existing Dvlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1, C-3	Residential
South:	C-3	Vacant/Residential
East:	R-, I-1	Residential
West:	R-1	Jonesboro Human Development

HISTORY: Tabled on January 8, 2008

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 Thoroughfare Commercial. This sector is currently under update/study by the Land Use Advisory Committee. This area will mostly likely remain recommended as commercial.

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 retail and business use. With Stadium Blvd./Highway 1 serving as a highly travel major arterial, staff feels that access management should be a high priority in the approval and development of this property request. The proposed site is surrounded a couple of residential uses and should be developed with sensitivity to neighborhood scale. The applicant has requested C-3 L.U. Commercial, thus no particular use is requested. In addition to site controls, staff will only support a limited use for this parcel. With Colony Drive within approximately 300 ft. of the site, high volume retail is not advisable, because of the accelerated speeds of the traffic at this point along Stadium Dr. Because of the proximity to a number of residential homes off-premise signage would not be reasonable and the request should be modified as “C-3” L.U.O. Otherwise particular 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 Debra & Jeffrey Barber 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 should be provided for all surrounding residential uses.
2. Single access drive shall be provided on the property complying with Code regulations, easement should be sought to Bunting Drive to aid vehicular safety.
3. Billboard signage shall be prohibited on the subject property.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



AERIAL & ZONING MAP



View of the site looking Northeast



View looking Easterly toward property



View from the site looking toward the south along Stadium Frontage



View looking North along Stadium Blvd.