



*City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ : 10-06: Ben Ford_Parkwood II
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on April 28, 2010*

REQUEST: To re-consider rezoning a parcel of property containing approximately .35 acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning of CR-1 L.U.O. Professional Office to C-3 (L.U.O.) Professional Office/ Service Retail.

APPLICANT/ OWNER: Ben Ford, 2300 Stadium Blvd., 3005 Parkwood Rd., Jonesboro, AR

LOCATION: 2300 Stadium Blvd.

SITE DESCRIPTION:

Tract Size:	Approx. approximately .35 +/- acres (15,065.83 s.f.),
Frontage:	Approx. 150 ft. on Stadium; 120 ft. on Parkwood Rd.
Topography:	Predominantly Flat
Existing Dvlpmnt:	Professional Office Building

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3 Multi-Family	Residential (pending rezoning)
South:	R-3 Multi-Family	Rental units/Townhouse
East:	R-3 Multi-Family	Residential
West:	C-3	Fairgrounds

HISTORY: Property is developed as low density office space (CR-1) under a November, 2007 Rezoning Case. Applicant desires to rent vacant space as a retail service use.

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

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Southeast Sector and to be recommended as Planned Mixed Use Employment Area. Neighborhood retail and neighborhood office is consistent with the proposed Land Use Map.

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:

With the new mall development, this area abuts a changing commercial corridor which includes other new retail development just north of the subject property. The consolidated request for rezoning allows



for a more planned opportunity as opposed to the typical piece-meal developments brought before the commission and council in the past. With proper buffering a quality commercial development can be incorporated into this planning area. This area will prove conducive for commercial uses along Stadium Drive north and south of the mall given the traffic volume. Billboards should be discouraged for this piece of property as well as any high volume retail.

Conclusion:

The applicant requested MAPC's direction on how to allow for a small service retail user in one of the on-site vacant tenant spaces in the recently constructed development. Unfortunately, the recently rezoned CR-1 District does not allow for the service retail that the applicant has a pending offer to occupy the space. This rezoning is fully supported by Staff and the Commissioners present in the last meeting supported this rezoning request which is going through the required procedures but as a special agreed upon meeting by the MAPC because of the emergency nature of the case.

The Planning Department staff finds that the requested Zone Change submitted by Ben Ford should be approved based on the observations above and current development patterns of this area. In the Case of RZ-10-06, a request to rezone property from CR-1 L.U.O. Professional Office to C-3 L.U.O. Professional Office/Retail Service use should be recommended to the Jonesboro City Council with the stipulation that any future redevelopment submittals deviating from the above proposed uses be reviewed and approved by the Planning Commission prior to the issuance of building permits in an orderly fashion, to protect abutting residences.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking North Along Stadium Dr.



View looking west across Stadium Dr.



View looking Existing Site from Stadium Dr./Parkwood



View looking north toward subject property



View looking to the south along Stadium Dr.



View looking to the Northeast along Stadium Dr.