



City of Jonesboro City of Council
Staff Report – RZ08-08: Burrow Halsey- W. Parker Rd.
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday, May 20, 2008

REQUEST: To consider rezoning a parcel of property containing approximately 5.96 acres more or less.

PURPOSE: A request for rezoning from R-2 Residential to C-3 General Commercial District.

APPLICANT/ OWNER: Burrow Halsey Holdings, L.L.C., 2400 E. Highland Dr., Jonesboro, AR

LOCATION: W. Parker Rd. (Between Wood St. and Paula Dr.)

SITE Tract Size: Approx. 5.96 acres

DESCRIPTION: Frontage: Approx. 430' along Parker Rd.

Topography: Flat

Existing Dvlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Commercial
South:	R-1	Residential
East:	R-1	Residential /Hwy. 63.
West:	R-1	Residential Vacant

HISTORY: Vacant- Area; Annexation under ORD: #1668 [ORD=78:1964] and rezoned as R-2.

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 general area will most likely remain in the category of Thoroughfare Commercial.

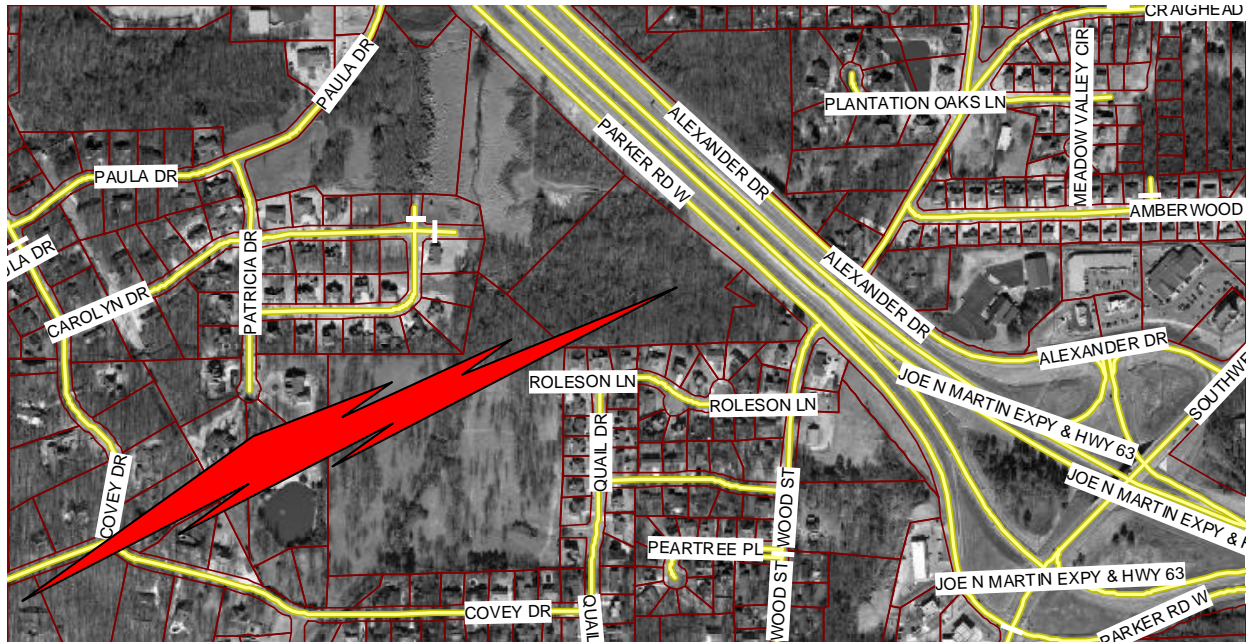
Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

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.



AERIAL VIEW SHOWING PROPERTY LOCATION

MAPC RECORD OF PROCEEDS: The Metropolitan Area Planning Commission held a public hearing on May 13, 2008 to consider this case and offers the following meeting minutes:

Mr. Halsey asked to be dismissed due to his business interest in the request.

Mr. Dennis Zolper came forward as proponent for this item. The former impression was that the property was zoned C-3 but we found out that some of it was still zoned R-2. They would like to make it one tract of land as C-3. Mr. Zolper stated that an initial guess would be for one entrance on Paula and a main entry on Parker Road.

City Planner Otis Spriggs stated that the request is consistent with the 1996 Land Use Plan and will be consistent with the proposed Land Use Plan. All landscaping and buffering will comply with current landscape regulations at the time of development.

A motion was made by Ken Collins, seconded by Joe Tomlinson, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

Ayes: Ken Collins;Lonnie Roberts Jr.;Joe Tomlinson;Marvin Day;Brian Dover
and Paul Hoelscher

Absent: 2 - Ken Beadles and Margaret Norris

Abstain: 1 - Jerry Halsey Jr.

Findings:

The applicant has proposed to rezone the subject site to a “C-3” General Commercial Zoning District with the intent to provide a continuous connection with the existing C-3 zoned properties to the west. Staff has no objections to this request given that this portion of Parker Road has been highlighted for Thoroughfare Commercial on the 1996 Land Use Map and will potentially retain the same recommendation.

The 1978 Annexation and rezoning plat (see attachment) illustrates a street connection of Carolyn Drive which was to connect with Parker Rd. Staff has not found any official acceptance of such right of way and its current state is unimproved. The Planning Commission and Council should consider the impact of the existing stub of Carolyn Dr. which lies west of the subject site. Future connectivity and impact of traffic may be affected by what is marketed for the undeveloped C-3. Access to and from the future commercial uses may be better served and controlled from Parker Road. Any controls or conditions of approval of the proposed request would necessitate a C-3 Limited Use Overlay. The current Zoning Resolution is very relaxed on the buffering standards where large box commercial abuts existing single family home. Consideration for buffering and screening to existing single family homes would have to be addressed in the future which can be handled by a site plan review by the MAPC.

Conclusion:

The MAPC and the Planning Department Staff find that the requested zone change submitted by Burrow Halsey Holdings, LLC. should be evaluated based on the above observations and criteria in making recommendation to the City Council as C-3 General Commercial District.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking East on Parker Rd.



View looking West on Parker Rd.



View looking South at project site



View looking Southeast at project site



View looking South toward the site