

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 14-21: 2920 McClellan Dr. Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on Monday, November 10, 2014

REQUEST: To consider a rezoning of the land containing 41.99 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family to “C-3” L.U.O. General Commercial use.

APPLICANTS/ OWNER: Centerline LLC, Jerry Halsey, Jr. Member Manager, 4200 S. Caraway Rd.

LOCATION: 2920 McClellan Drive, Jonesboro, AR

SITE DESCRIPTION:
Tract Size: Approx. 41.99Acres (Approx. 1,829,127sq. ft.)
Street Frontage: 1,293 ft. on 2920 McClellan Drive
Topography: Flat
Existing Development: Vacant

<u>SURROUNDING</u>	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Vacant (Arkansas State University)
	South:	U.S. Highway 63
	East: R-1	Vacant (Arkansas State University)
	West: C-3	Commercial business

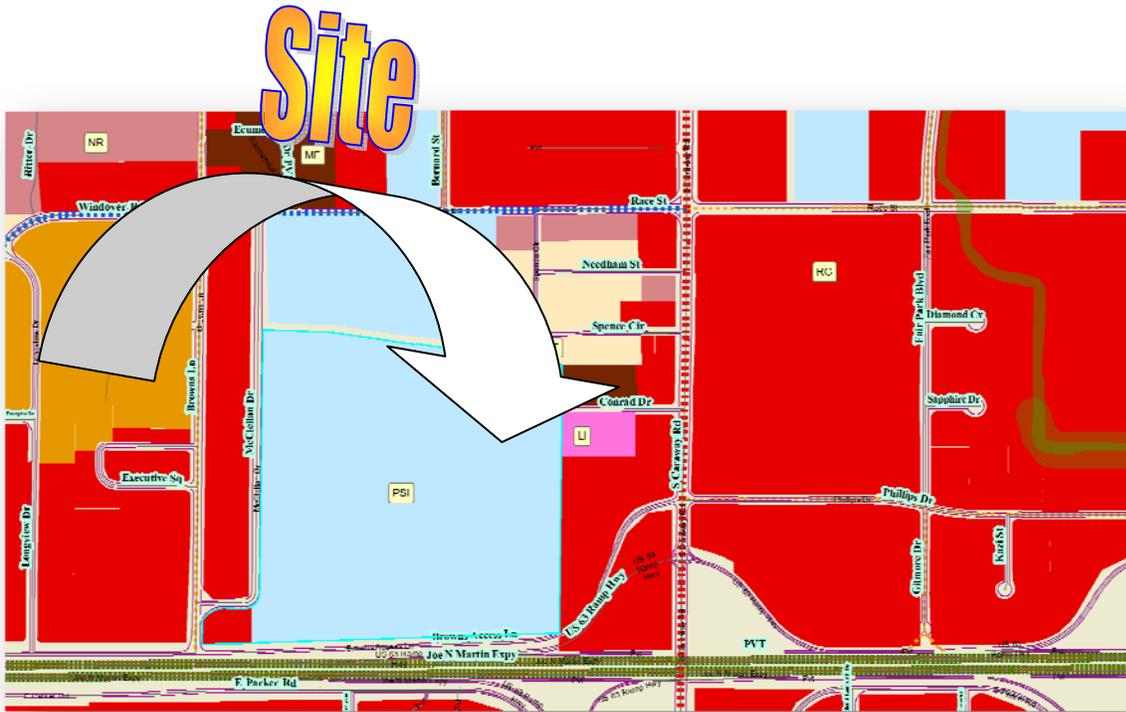
HISTORY: Demolished Arkansas Services Center

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

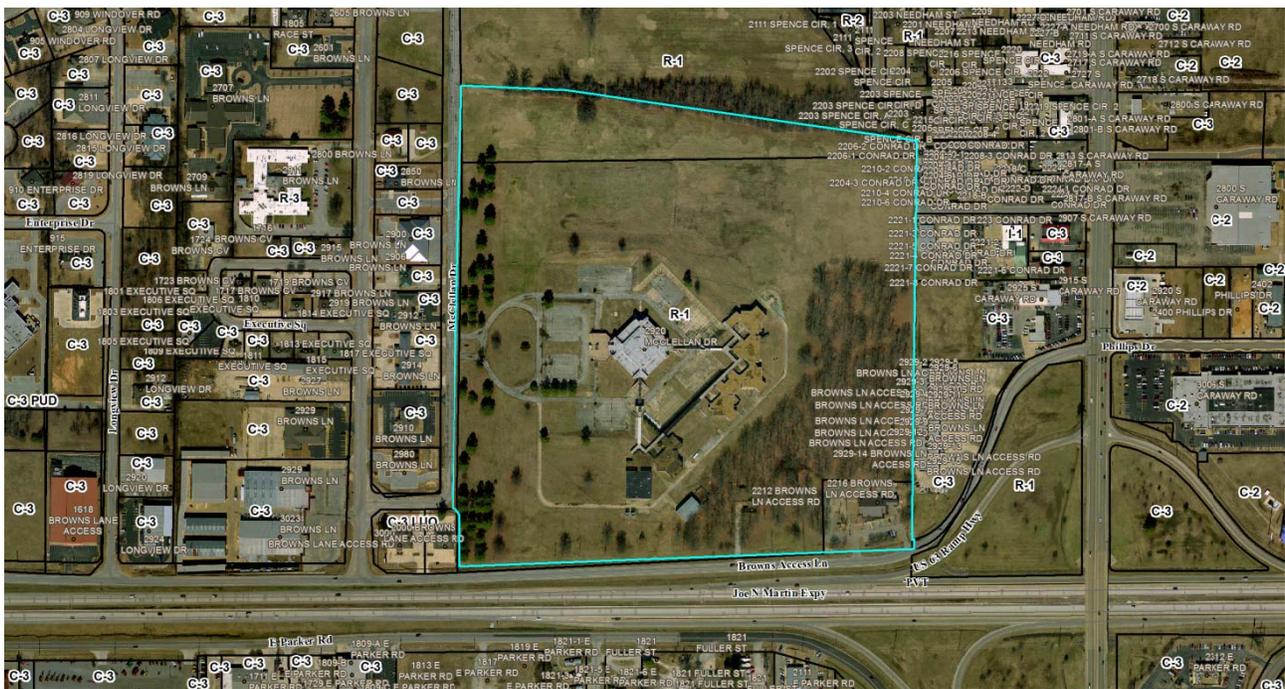
The Future Land Use Plan has this property, as well as the property immediately to the North and East, listed as PSI (Public / Semi-Public) due to the fact that it was well owned by the State of Arkansas with the subject property being used as the Arkansas Services Center at the time of the plan approval. Since then, the State has moved the Services Center and a Commercial use better fits with the existing uses of the surrounding area.



Adopted Future Land Use Map

Master Street Plan/Transportation

The subject property is served by Access Rd. on the South, McClellan Dr. on the west on the Master Street plan, which are classified as a State Highway (A part of Joe N. Martin Expressway Right of Way) and local road, which requires a 30 ft. right-of-way to road centerline (60 ft. total right-of-way). The property also fronts on Conrad Dr. at its dead-end.



Zoning Map

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed C-3 District rezoning is not consistent with the Future Land Use Plan, which was categorized as P.S.I. Public-semi-public, Institutional.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, as a Limited Use Overlay. As the end use for the property will be office use. The property is not suitable as a residential home.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. Property fronts on major highway access road.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Property is not suitable for single family residential. The fire station building will be reused for office use.	
(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;	This site and use should not be a detriment to the area.	
(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	Property is not vacant with the current fire station within the R-1 zoning district. It has consistently been used as a fire station.	
(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	Minimal impact if rezoned to C-3, L.U. Overlay.	

Staff Findings:

Applicant’s Purpose:

The applicant is proposing to use this site (now vacant) for mixed commercial including new service oriented uses, shopping options and job opportunities, for the surrounding public. This area is primarily within the Commercial core of the city and is more suitable for mixed commercial.

With the existing commercial to the west and transitional area having more dense housing to the east, this new reuse of the property has the potential of attracting ideal economic development opportunities.

Staff suggests that the Planning Commission consider walkability/pedestrian safety as it relates to this potentially large scale development. With the housing stock to the east and the core hotel corridors, an increase in foot traffic is more than likely. Sidewalk access should be a major focus. Final Site plan review and approval is advisable in the future to coordinate both vehicle and pedestrian accessibility.

The applicant has proposed a rezoning to C-3, and staff has listed the permitted uses to be allowed within the development as follows:

List of Commercial Uses		C-3 General Commercial	List of Commercial Uses		C-3 General Commercial
<i>Civic and commercial uses</i>			<i>Civic and commercial uses</i>		
	Animal care, general	Permitted		Nursing home	Permitted
	Animal care, limited	Permitted		Office, general	Permitted
	Auditorium or stadium	Conditional		Parking lot, commercial	Permitted
	Automated teller machine	Permitted		Parks and recreation	Permitted
	Bank or financial institution	Permitted		Pawn shops	Permitted
	Bed and breakfast	Permitted		Post office	Permitted
	Carwash	Permitted		Recreation/entertainment, indoor	Permitted
	Cemetery	Permitted		Recreation/entertainment, outdoor	Permitted
	Church	Permitted		Recreational vehicle park	Permitted
	College or university	Permitted		Restaurant, fast-food	Permitted
	Communication tower	Conditional		Restaurant, general	Permitted
				Retail/service	Permitted
	Convenience store	Permitted		Safety services	Permitted
	Day care, limited (family home)	Permitted		School, elementary, middle and high	Permitted
	Day care, general	Permitted		Service station	Permitted
	Entertainment, adult	Conditional		Sign, off-premises*	Permitted
	Funeral home	Permitted		Utility, major	Conditional
	Golf course	Permitted		Utility, minor	Permitted
	Government service	Permitted		Vehicle and equipment sales	Permitted
	Hospital	Permitted		Vehicle repair, general	Permitted
	Hotel or motel	Permitted		Vehicle repair, limited	Permitted
	Library	Permitted		Vocational school	Permitted
	Medical service/office	Permitted		Warehouse, residential (mini) storage	Conditional
	Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>		
<i>Agricultural uses</i>				Freight terminal	Conditional
	Agriculture, animal	Conditional		Research services	Conditional
	Agriculture, farmers market	Permitted			

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 14-21, a request to rezone property from “R-1” Single Family to “C-3” the following conditions are recommended:

1. That the proposed site shall continue to satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for McClellan Dr. & Browns Access Rd. upon any future redevelopment of the site.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-14-21 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “R-1” Single Family to the proposed C-3, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the conditions.



View looking northwest from McClellan Dr.



View looking north from McClellan Dr. (Site on Right)



View looking West on McClellan Dr.



View looking North from Access Rd.



View looking North from Access Rd.





View looking Northwest from Access Rd.



View of Neighbor to East (State Police)



View looking toward to the opposite side of road of subject property



View looking West



View looking Northeast from Conrad Dr.



View looking West towards the site from Conrad Dr.



View looking the north along the east property line (adjacent Apartments)



View looking west from Spence Circle towards site



View looking west along Conrad Street towards Site



View looking Southwest toward the site from Conrad St.