



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ09-20: Jim Walter Homes
Huntington Building - 900 W. Monroe
For Consideration by the Commission on November 10, 2009

REQUEST: A recommendation by MAPC to rezone property containing 1.63 acres more or less.

PURPOSE: To rezone a tract of land from R-1 to C-3 General Commercial.

**APPLICANT/
OWNER:** Civilogic, Inc, 203 Southwest Dr. Jonesboro, AR 72401
Jim Walter Homes/Roger Crabb

LOCATION: 3309 E. Parker Rd.

**SITE
DESCRIPTION:** Tract Size: 1.63 Acres (70,961 sq. ft.)
Frontage: 250 ft of frontage along south side of Parker Rd.
Topography: Gently sloping.
Existing Dvlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	General Commercial/63 Bypass
South:	R-1	Residential
East:	I-1, R-1	Industrial, Residential
West:	C-3, R-1	General Commercial, Residential

HISTORY: Previously Jim Walter Homes commercial use was a non-conforming use operating in an R-1 Zoning District.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

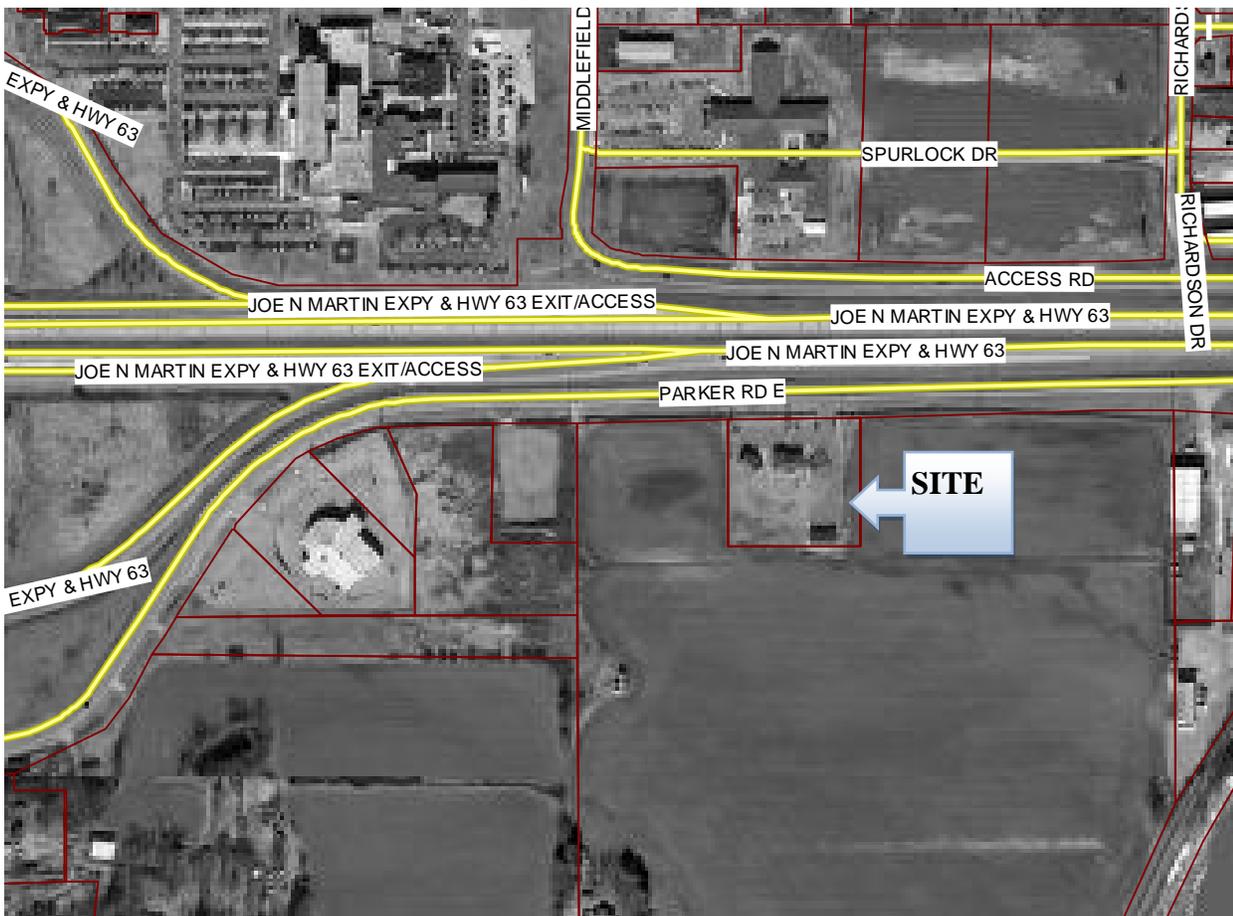
The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Thoroughfare Commercial. This area is currently being restudied by the Land Use Advisory Committee. The general area has been proposed as Planned Mixed Use Area.

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 Map/ Vicinity Map

Findings:

The subject site is located on E. Parker Rd. north of Rook Rd. and south of Bypass 63/Hotels uses to the North on Access Rd. The area north of the Bypass is predominately commercial and vacant R-1 property abutting to the south. The applicant has requested a C-3 Rezoning for the said property; this would allow any use listed within the permissible uses of general commercial such as: bank, carwash, convenience store, adult entertainment as a conditional use, hospital, hotel/motel, medical and general office, pawn shop, retail service, gas station, off premise advertisement as a conditional use, general and limited vehicle repair, etc.

Any approval recommending conditions or stipulations would have to be met under a limited use overlay. Therefore staff suggests that the request be modified to a C-3 L.U.O. if the owner agrees. Access management is a concern and cross access easements are advised to allow better flow and controls for the future development that will occur in this area. This site is in a location feasible for thoroughfare commercial.

Conclusion

The Planning Staff has reviewed the request. The proposed rezoning is substantially set back from local residential uses, and there should not be any adverse impacts on abutting residential property. Staff recommends approval to the Planning Commission and Council for a change from R-1 Single Family Residential to C-3 L.U.O. General Commercial. The following stipulations are recommended:

1. That the final site plan and proposed use shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.
2. That a final landscaping and lighting plan shall be submitted for approval by the MAPC .
3. Off-premise advertisement signage shall be prohibited on the subject premises.
4. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.

Respectfully Submitted for Commission Consideration,

Thomas K. White Jr.
Planning & Zoning

Site Photographs



View looking east along frontage of the site.



View looking west along Parker Rd.



View looking south at the site.



View looking south towards site.



View looking north across from subject property.



View looking south depicting interior parking and driveways.