



*City of Jonesboro City Council*  
**Staff Report – RZ 11-20: Roger Barnhill Rezoning-Parkwood**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on September 20, 2011*

**REQUEST:** To re-consider a rezoning of a parcel of property containing approximately 0.17 acres more or less as C-3 L.U.O.

**PURPOSE:** A request as recommend by the Metropolitan Area Planning Commission to rezone a parcel of land from R-3 High Density Multi-family to C-3 L.U.O, ALDI's Grocery Parking.

**APPLICANT/  
OWNER:** Roger Barnhill, 3617 Oak Vista Dr., Jonesboro, AR

**LOCATION:** 3012 Parkwood Rd. (Approximately 312 ft. east of Stadium Blvd./North side of street)

**SITE  
DESCRIPTION:** Tract Size: Approx. 0.17 +/- acres,  
 Frontage: Approx. 61.31 ft. on Parkwood Rd.  
 Topography: Predominantly Flat  
 Existing Dvlpmt: Residential Home

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3 Multi-Family	Residential
South:	R-3 Multi-Family	Residential
East:	R-3 Multi-Family	Residential
West:	C-3	Fairgrounds

**HISTORY:** None.

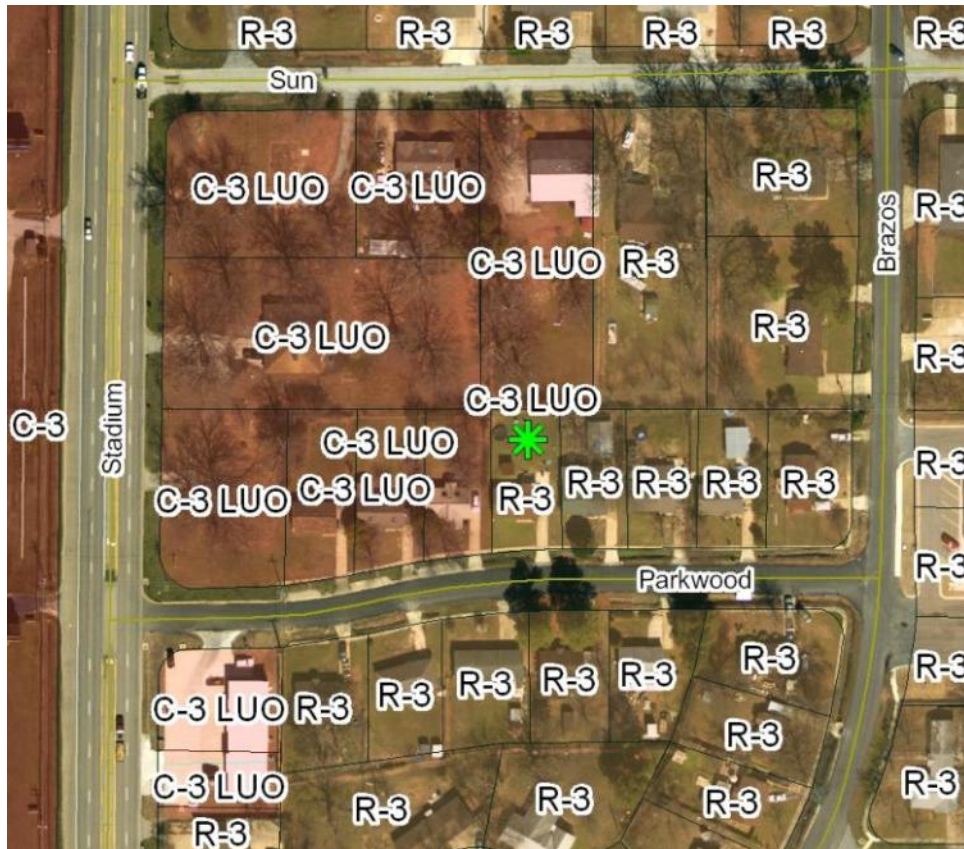
**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**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.



Zoning/Vicinity Map

**Findings:**

With the new mall development, this area abuts an evolving commercial corridor which includes other new retail development east and north of the subject property. The previously approved 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. The primary request in this Case centers around recent commercially approved property directly abutting to the west and northwest for an Aldi Grocery store that was approved by the Planning Commission on August 9, 2011 for a site plan. This lot will be utilized to complete the parking lot for the adjacent grocery store.

**MAPC Record of Proceedings- Public Hearing Held on September 13, 2011:**

**Applicant:** Donald L. Parker II, Wilcox Parker Hurst & Lacy PLC, representing ALDI, Inc. stating that he appeared before the Commission last month for a Site Plan approval for an Aldi store for property adjacent to this lot to the north and west. One of the conditions of the site plan approval was that this additional acreage be obtained and rezoned. It is a lot that is located at 3012 Parkwood (approx. 2/10 of an acre). Roger Barnhill is the owner, and he has it under contract with Aldi. The request is to conform to the rest of the property that was subject to the site plan. Stated that his client is requesting a change from R-3 Multi-family to C-3 L.U. for the Aldi Grocery Store to comply with the parking requirements. The property to the east and south is R-3. We do not know of any opposition. If this is approved, Staff had recommended that we install a 6 ft. privacy fence and we are in agreement; we appreciate your approval and at closing of the acquisition, all these lots will be platted into one lot.

**Staff:** Mr. Spriggs gave the Staff Report Summary, noting that all of the surrounding site conditions. This property will provide for the necessary parking (6 spaces) required for the Aldi Grocery Store. We feel that if proper buffering/screening is installed as recommended by staff, this request will not cause any adverse impact on the abutting residence to the east. We recommending approval based upon final site plan review and approval to be completed by Planning, Engineering, Building, and Fire Inspections.

**Public Input:** NONE.

**Commission Action:** *Motion was made by Mr. Scurlock to approve the rezoning subject to the Staff recommended conditions; Motion was 2<sup>nd</sup> by Ms. Norris.*

**Roll Call Vote:** *Mr. Kelton- Aye; Mr. Hoelscher- Aye; Mr. Scurlock- Aye; Mrs. Nix- Aye; Mr. White- Aye; Mr. Tomlinson- Aye; Ms. Norris- Aye; Mr. Dover- Absent; Mr. Roberts- Chair. 7-0 Vote unanimously approved.*

**Conclusion:**

MPAC and the Planning Staff are recommending approval of the rezoning request for the said property to be rezoned to C-3 L.U.O., Aldi's Grocery (Parking) to City Council subject to the following:

1. Final Site plan review and approval by Planning and Engineering Departments, and
2. That a 6 ft. privacy fence be installed and maintained to screen adjacent residential to remain to the east with coordination of site obstruction regulations along Parkwood Dr.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

## SITE PHOTOGRAPHS



View looking North Along Stadium Dr.



View looking east along Parkwood Rd.





View looking Easterly at Proposed Site from Stadium Dr.



View looking northeast toward subject property



View of the subject property looking to the north along Parkwood St.



View Looking West of Stadium/Parkwood St. intersection.