



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ08-10: Jonesboro Investments GLE Properties
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday, June 10, 2008

REQUEST: To consider rezoning a parcel of property containing approximately 14.68 acres more or less.

PURPOSE: A request for rezoning from R-1, Residential to C-3 LUO General Commercial District.

APPLICANT/OWNER: Charles M. Mooney Sr., Attorney/Agent, Jonesboro, AR
 Jonesboro Investment LLC., GLE Properties & MTG, LLC, Jonesboro, AR

LOCATION: E. Side of Southwest Drive Between Wood Street and Parker Rd.

SITE Tract Size: Total of 14.68 acres

DESCRIPTION: Frontage: Approx. 283.74 along Hwy. 49 S

Topography: Gradually sloping

Existing Dvlpmt: Vacant

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: C-3 LUO	Commercial/Vacant
	South: C-3 LUO	Commercial/Vacant
	East: R-1	Residential Subdivision
	West: C-3	Hwy. 49 S.

HISTORY: None.

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 Village Residential/Community Commercial Node. This sector is currently under update/study by the Land Use Advisory Committee. This general area will most likely remain in the category of commercial.

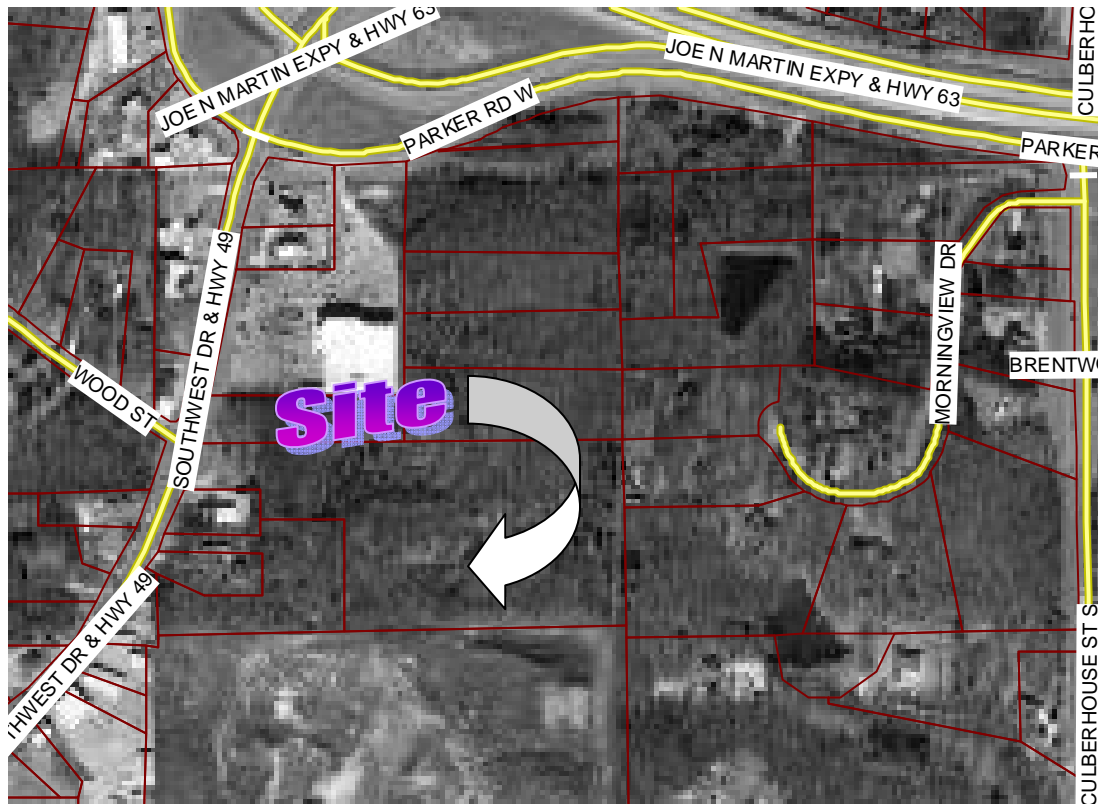
Pertinent Zoning Ordinance sections include Section 14.44.05(b), ‘change in District Boundary’, beginning on page 104.

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

Findings:

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

Any controls or conditions of approval of the proposed request would necessitate a 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

zoned properties (Morningview Heights Addition) to the east, would have to be addressed in the future which can be handled by a site plan review by the MAPC.

Conclusion:

The Planning Department Staff finds that the requested zone change submitted by Charles M. Mooney Sr., Attorney/Agent should be evaluated based on the above observations and criteria in making recommendation to the City Council as C-3 L.U.O. General Commercial District Limited Use Overlay, with the condition

1. That a minimal 30 ft. landscape buffer be provided to the east of the development with a fence screen and,
2. That the following permitted limited uses shall only be allowed:

Automated Teller Machine
Bank or Financial Institution
Convenience store provided it blends in with the appearance of other buildings developed on the parcel
Government Service
Hotel or Motel
Library
Medical Service/ Office
Museum
Office, General
Parks and Recreation
Post Office
Recreation/Entertainment, Indoor or Outdoor
Restaurant, Fast Food
Restaurant, General
Retail/Service
Service Station provided it blends in with the appearance of other buildings within the proposed Development
Utility, Major or Minor
Vehicle Repair, limited and general but only as a part of or associated with another user within the development

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking South on Southwest Drive



View looking north on Southwest Dr. (site to the right)



View looking South on Southwest Dr.



View looking Northeast at project site



View looking East toward the site



View looking east at property to the south