



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ09-04: Hill & Wood Highland Dr. Rezoning
 Huntington Building - 900 W. Monroe
For Consideration by the Commission on April 14, 2009

REQUEST: To consider rezoning a parcel of property containing approximately (9.47) acres more or less.

PURPOSE: A request for rezoning from R-1 Single Family Residential to C-4 L.U. Overlay General Commercial, and make recommendation to the City Council.

APPLICANT/ OWNER: Dorothy Hill, 2510 Rosewood Circle, Jonesboro, AR
 Connie Wood, 1401 Highland Dr., Jonesboro, AR

LOCATION: South side of Highland Drive, between Crafts Dr. and Browns Lane

SITE DESCRIPTION: Tract Size: Approx. 9.47 acres +/-
 Frontage: Approx. 329 ft. on Highland Drive
 Topography: Primarily flat.
 Existing Dvlpmt: Vacant & Single Family Residence

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-4 & R-1	Gas station/Bank/Residential, School
South:	C-3 L.U.O.	Undeveloped
East:	C-3	Restaurant/Condominiums
West:	R-1	Residential uses

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 Medium Density Residential. This designation includes all future residential uses that are more than three and maximum of ten units per net acre (R-2 Residential). This designation is outdated and is currently being evaluated by the Land Use committee. This site is just west of restaurant, office and multi-family uses, and just south of office, retail uses, however residential uses remain just west of the proposed site. The Land Use Map is currently under restudy.

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.

Findings:

The applicant has proposed to use the property for a number of businesses under C-4 limited use overlay including the following: Automated Teller Machine, Bank or Financial Institution, Medical Service / General Office, General Restaurant / and Service Retail. The MAPC and City Council recently approved contiguous property owned by Dorothy Hill for acreage south of this tract fronting on Browns Lane to C-3 L.U.O. This site lies within the area serving as the west boundary of commercial activity long Highland Rd. extending from the central retail core of the City.

Commercial uses in the immediate vicinity include a gas station just north/west of the site, which is a nonconforming Conoco service station in an R-1 District, a financial institution, insurance claims center, restaurant, and multi-family uses. The proposed site is surrounded by residential uses and should be developed at a scale with low intense office or professional service oriented uses. This site, if approved for commercial should be limited to *neighborhood-scale* uses such as service oriented office uses.

In the 2008 Case which was the same acreage was submitted, Staff suggested a lesser intense district request than C-3 uses, given the history of this area. The applicant is now requesting a C-4 Limited Use would be better served for this site, to provide a transition/buffer to the more intense restaurant use immediately east of the site.

If approved, this may provide for more or future proliferation of more of the same to the west. Staff recommends that the MAPC considers the harmony with the remaining residentially used properties abutting and to the west. Particularly, buffering and protection from light spillage should be stipulated if this request is approved. Access management should be a high priority in the approval and development of this property request. Hillcrest School is accessed just above this site and should be given attention for safe route purposes.

From a land use perspective, if this area is to serve as a transition zone to prevent further commercial growth to the west, a limit should be placed on the style and type of neighborhood commercial that is attracted to this site. Retail commercial should be limited to the services type and support office and medical uses at a residential scale.

Conclusion:

The Planning Department staff finds that the requested zone change submitted by Dorothy Hill and Connie Wood should be evaluated based on the above observations and criteria in making recommendation to the City Council. Staff feels the request to rezone property from R-1 to C-4 L.U.O. given the above analysis and would follow good land use design principles if all of the above concerns are addressed.

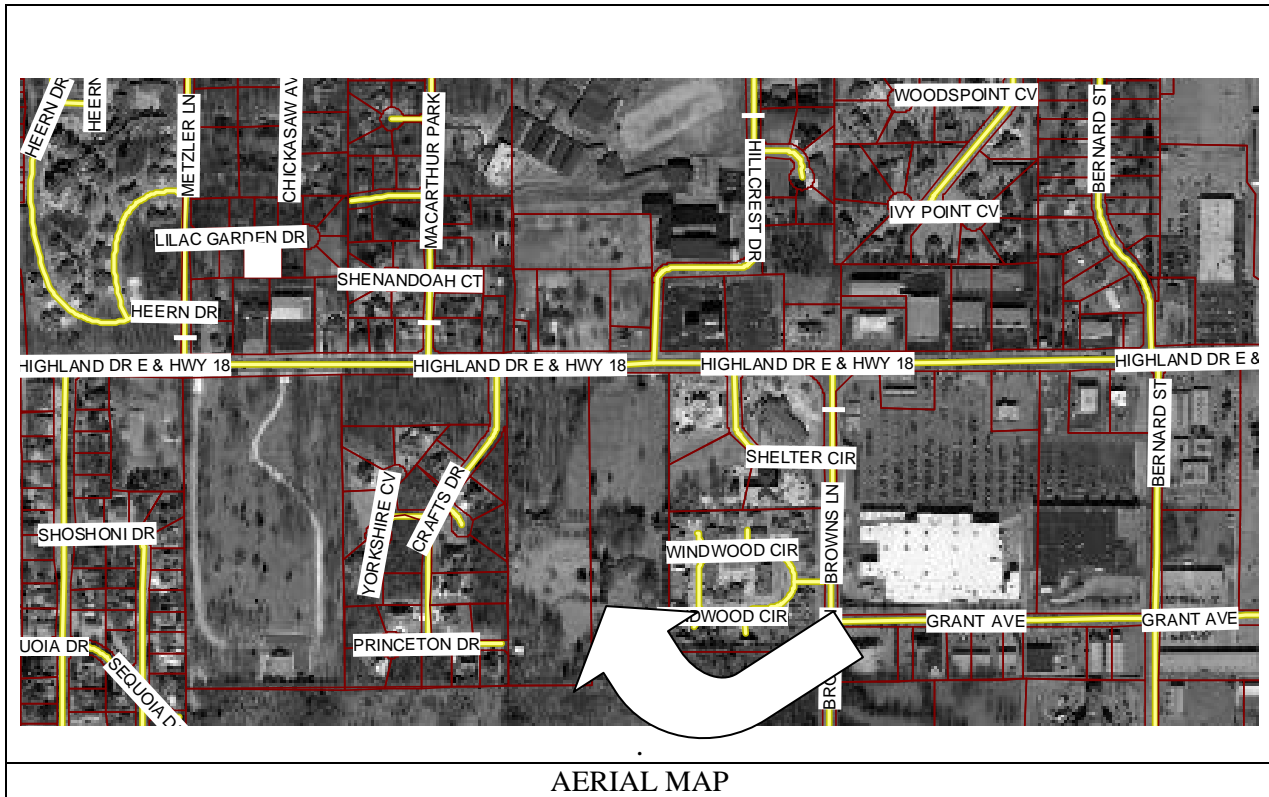
The following conditions of approval are suggested if recommended for approval by the MAPC:

1. Adequate buffering/screening (minimum 30ft.) should be provided for all surrounding residential uses.
2. Property access should be aligned with Hillcrest Drive and future parcel subdividing shall be reviewed and approved by the MAPC in the future.
3. That a final engineered site development plan be reviewed and approved by the MAPC prior to permit releases for future development.
4. Uses listed under a Limited Use Overlay as prescribed by the MAPC.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs





View looking East along Highland



View looking south at project site



View looking west on Highland



View looking South towards site



View looking from site towards Highland- Gas Station North of Site