



City of Jonesboro City Council
Staff Report – RZ 13-09: Joan Crocker Rezoning – 1410 East Highland Dr.
Huntington Building - 900 W. Monroe
For Consideration by the Council on July 16, 2013

- REQUEST:** MAPC recommended rezoning approval for a parcel of land currently zoned R-1 Single Family Residential to a proposed C-4 Limited Use Overlay District.
- LOCATION:** The property is located at the 1410 East Highland Drive at the Hillcrest Drive intersection.
- APPLICANT/
OWNER:** Joan Crocker, 1406 E. Highland Drive, Jonesboro, AR 72401
- PURPOSE:** To allow neighborhood commercial development of the property with uses limited to automated teller machine, bank or financial institution, medical service or office, office/general, and retail/service.
- HISTORY:** A 0.63 acre portion of the property located at the corner of Highland and Hillcrest Drives was formerly used as a Non-Conforming Use Gas Station/Convenience Store. The remaining acreage has never been developed.
- SITE
DESCRIPTION:** **Tract Size:** 1.84 acres/80,005 sq. ft.
Frontage: Approximately 239 ft. along Highland Dr. and 334 ft. along Hillcrest Dr.
Topography: Approximately 4.5 % slope (22:1).

FUTURE LAND USE PLAN AND ZONING ANALYSIS FOR SUBJECT PROPERTY

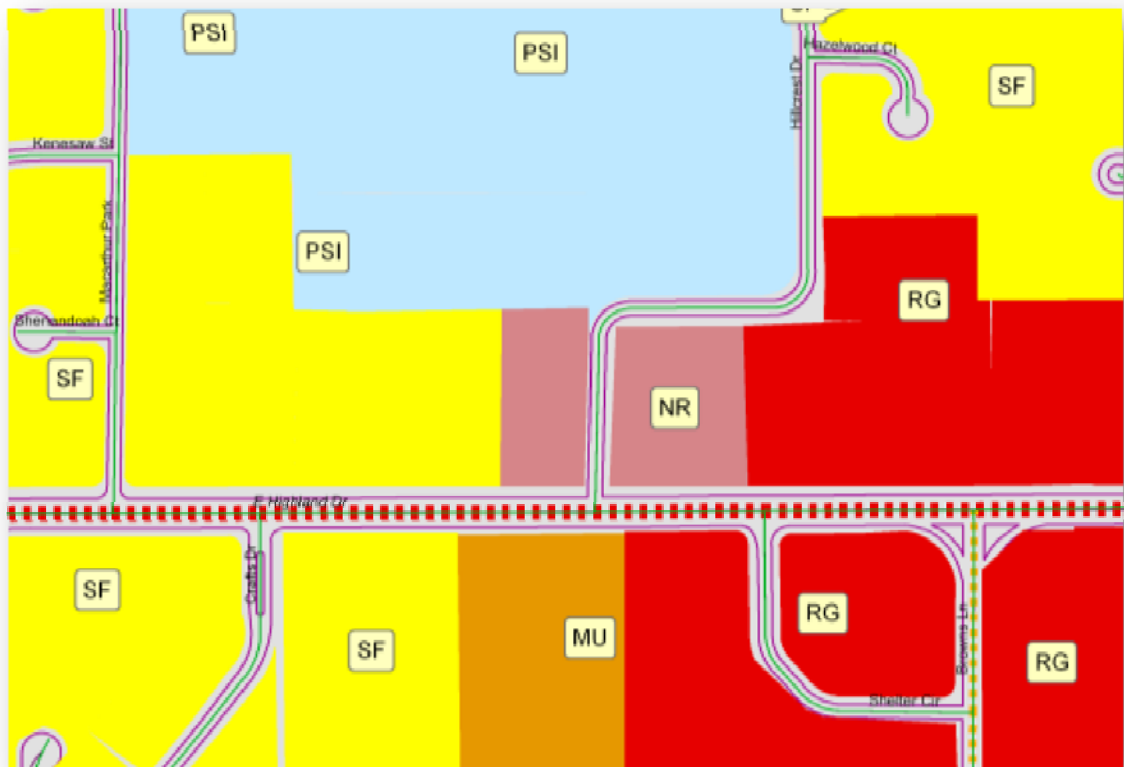
The eastern portion of subject property (approx. 1.18 acres) is recommended as Neighborhood Commercial and western portion (approx. 0.66 acres) is recommended as Single Family Low Density on the most current Adopted Land Use Map. Therefore the proposal is partially consistent and partially inconsistent.

Surrounding Conditions:

	<u>ZONING/CURRENT USE</u>	<u>FUTURE LAND USE</u>
Subject Property:	R-1 Single Family Medium Density Former Gas Station/Non-conforming	Retail - Neighborhood & Single Family Low Density #
North of Property:	R-1 Single Family Medium Density Hillcrest Visual and Performing Arts School	Public Semi-Public and Institutional
East of Property:	C-4 Neighborhood Commercial District Planters and Stockman Bank	Retail – Neighborhood
South of Property:	C-4 Limited Use Overlay Undeveloped/Pasture	Mixed Use Transitional
West of Property:	C-3 General Commercial	Retail General



Zoning & Vicinity Map



**Adopted
Land Use Plan**

Approval Criteria Checklist- Section 117-34- 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 list. Staff has reviewed the proposal and offers the following explanations and findings related to the approval criteria.

Criteria	Explanations and Findings
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed C-4 Limited Use Overlay rezoning is substantially consistent with the Land Use Map. C-4 is Neighborhood Commercial. The property is recommended as Retail – Neighborhood on the Land Use Map.
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal is consistent with the purpose.
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The proposal is substantially compatible.
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	The location has minimal suitability for uses allowed in R-1 Single Family Medium Density zoning.
(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;	Minimal detrimental effects. An R-1 property borders the subject property on the western side; however, this property is the residence for the applicant.
(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	A portion of the property was developed as a convenience store and fuel station. The remaining portion of the property has never been developed. Property zoned R-1 when purchased by the current owner.
(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.

Master Street Plan/Transportation

The subject property is served by East Highland Drive which is classified on the master street plan as a principal arterial street which requires a 120 ft. right-of-way (60 ft. to road centerline) and Hillcrest Drive which is classified as a local street which requires a 60 ft. right-of-way (30 ft. to road centerline). The rezoning plat for the subject property has dedicated a 50 ft. R/W to the Highland Drive centerline and a 30 ft. R/W to the Hillcrest Drive centerline.

Other Departmental/Agency Reviews:

Department/Agency	Reports/ Comments	Status
Engineering	No objection	
Streets/Sanitation	No objection	
Police	Pending	
Fire Department	No objection	
MPO	No objection	
Jets	No objection	
Utility Companies	No objection	

As noted in the application, the owner proposes a neighborhood commercial development of the property with uses limited to automated teller machine, bank or financial institution, medical service or office, office/general and retail/service.

No specific layout has been proposed for the subject property. Staff asks that consideration for access management and child safety be considered in the future redevelopment of this property, given the surrounding neighborhood characteristics.

Sec. 117-325. Driveways and access; multifamily and non-residential.

(2) *Driveway spacing.*

a. *Arterial streets.* Direct access to any arterial street shall be limited to the following restrictions:

1. *Spacing from signalized intersections.* All driveways providing access to arterial streets shall be constructed so that the point of tangency of the curb return radius closest to a signalized or stop sign- controlled intersection is at least 120 feet from the perpendicular curb face of the intersecting street. In the event that this standard cannot be met because of an unusually narrow or shallow lot size, the city engineer may approve a reduction in spacing as long as the reduction does not result in an unsafe traffic condition.

MAPC RECORD OF PROCEEDINGS: Meeting Held July 9, 2013

Applicant: Mr. George Hamman, Civilogic Engineering, presented the case on behalf of Ms. Joan Crocker stating that his client hopes to rezone the property from R-1 to C-4 L.U.O. He stated that the owner is rezoning a small portion of the residential lot to the west. The owner will still reside in the single family home to the immediate west.

Staff: Mr. Spriggs gave staff summary noting that the proposed C-4 Limited Use Overlay rezoning is substantially consistent with the Land Use Map. C-4 is Neighborhood Commercial. The property was formerly a grand-fathered/ non-conforming use as a gas station and convenience store.

Land Use Plan: The eastern portion of subject property (approx. 1.18 acres) is recommended as Neighborhood Commercial and western portion (approx. 0.66 acres) is recommended as Single Family Low Density on the most current Adopted Land Use Map. Therefore the proposal is partially consistent and partially inconsistent. Compliance is achieved with the Master Street Plan. No objections were voiced by the various departments or agencies.

Public Input: None Present

Commission Action: Mr. Reece made a motion to place Case: RZ-13-09 on the floor for the consideration of recommendation by MAPC to the City Council that changing the zoning of this property from R-1 Single Family Residential to C-4 Limited Use Overlay District is compatible and suitable with the zoning, uses, and character of the surrounding area, with the Staff Conditions. Motion was 2nd by Mr. Scurlock.

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements including “Sec. 117-328. Residential Compatibility Standards” shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. A replat shall be required and must comply with the master street plan.

4. Uses shall be limited to automated teller machine, bank or financial institution, medical service or office, office/general, retail and retail/service.

Roll Call Vote: Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Reece- Aye; Mr. Dover- Aye; Mr. Tomlinson- Aye; Mrs. Schrantz- Aye. **Motion passed 6-0;** Mr. Roberts as Chair.

Conclusion:

The MAPC and the Planning Department Staff find that the request to rezone property from R-1 Single Family Residential to C-4 Limited Use Overlay District submitted for Case RZ 13-09 should be evaluated based on the above observations and criteria with the noted conditions.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View Looking Northeast at Intersection of Highland & Hillcrest



View Looking North at Intersection of Highland & Hillcrest



View Looking South from Site



View looking at Site, looking Northwest



View looking Northeast towards site



View of Single Family Home west of site area



View looking East towards site



View on Highland looking East toward Site