



Metropolitan Area Planning Commission
Staff Report – NEA Exposition/Conference Center –
 Site Plan Review-7001 E. Johnson Ave.
 Huntington Building - 900 W. Monroe
For Consideration by the MAPC on June 14, 2011

REQUEST: To consider an approval of a Site Plan for an **annexation** and **rezoning** of 80.69 acres of land to a zoning classification Tract-1: 78.66 acres to C-3; 2.03 acres to RS-5 Single Family Residential, and approved by City Council.

PURPOSE: A request to consider Site Plan approval by the Metropolitan Area Planning Commission as approved by City Council for final action.

**APPLICANT/
OWNERS:** Rex Gilbert, Connie Gilbert, Philip T. Hudson, Robert F. McCall, Sandra McCall, Jonesboro AR

LOCATION: 0.4 miles north of Farmville Curve on west side of Highway 49 North. West boundary is Cr 701. Current address is 449 CR701, 572 CR701, and 5693 Highway 49North

SITE DESCRIPTION:

Tract Size:	Approx. 80.69 +/- acres, 3,514,556 Sq. ft. +/-
Frontage:	Approx. 1,507.77 CR 701 ft.; 971.16ft. on Hwy. 49N.
Topography:	Predominantly Flat, Gently Sloping
Existing Devolpmt.:	Single family/vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	“Unzoned”	County Single Family Residential
South:	“Unzoned”	Oak Subdivison /Residential
East:	“Unzoned”	Vacant/Commercial/Residential
West:	“Unzoned” /“R-1”	Residential/Vacant

HISTORY: **ORD-11:026 April 19, 2011 Adopted by Council.**

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



Findings:

The applicant annexed and rezoned the subject property under **ORD-11:026 on April 19, 2011 Adopted by Council** to accommodate the proposed Exposition/Conference Center within a C-3 Commercial District.

The site plan has been provided which shows some adjustments in the site plan layout, since the time of annexation approval. The plan illustrates a relocation of the Amphitheater to the north away from the single family subdivision to the south. All amenities presented as part of that case are shown on the development plan including the walkway trail and the 8 ft. tall brick and block wall to provide a permanent barrier and screen to the south, as well as the access roads which include security gates to the west along Clinton School Road. The applicant is asking for MAPC approval of the Main Exposition Building and animal arenas, shop building, educational building, truck loading and unloading, and paved parking areas.

Traffic Impact Study Recommendations:

Recommendations of the study performed by Peters & Associates are summarized as follows:

1. It is recommended to install a traffic signal at the inter-section of Highway 49 and Clinton School Road / Whitney Road. Traffic signal warrants are currently met with existing traffic volumes. The recommended signal control at this intersection would allow acceptable traffic operations and add needed safety and convenience for this intersection.
2. Traffic signal design at Highway 49 and Clinton School Road / Whitney Road must conform to AHTD and Craighead County design standards and will require approval by AHTD and the County.
3. It is recommended that Highway 49 be widened at the southbound approach to Drive A to accommodate the addition of an approximate 250-foot plus taper southbound right-turn lane coincident with the site development.
4. It is recommended that intersection police control be used at the intersection of Highway 49 and Drive A during the annual six peak fair days.

5. The new access drive intersection along Highway 49 must conform to AHTD and Craighead County design standards and will require approval by AHTD and the County.
6. The new access drive intersections along Clinton School Road must conform to Craighead County design standards and will require approval by the County.

Screening/Buffering:

The landscaping plan illustrates the approved 63 trees and 67 shrubs providing a landscape buffer zone along the southern masonry wall area where residential homes currently exist.

Parking:

The main customer area parking will be paved to accommodate a total of 425 cars; including 11 handicap and 67 truck/trailer spaces are provided. All private drives and truck/service parking areas will meet the Zoning Code regulations. Future fairground activity parking will be accommodated and reviewed during a future phase approval.

Conclusion:

The Planning Department Staff finds that the requested site plan should be approved subject to all applicable local and state agency approvals. Upon Site Plan Approval, final platting illustrating compliance with right of way requirements, landscape screening, as well as access drive and building locations will be reviewed in greater detail by Staff during the permit issuance.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP- Planning & Zoning Director

SITE PHOTOGRAPHS



View looking West Towards Windsor Landing Subdivision (SW of Site)



View looking North along Clinton School Rd. (CR701)



View looking South along Clinton School Rd.(South of Subject Property)



View looking Northeast along unimproved CR701.



View looking South along unimproved CR701 (Site to left)



View looking Northeast along Hwy 49N



View Looking Southwest along 49N, Commercial Uses in the County



View looking North-West towards project site



View looking Southwest towards Commercial fronting on Hwy. 49N



View looking Westerly towards Hwy. 49N (site in background)



View looking Westerly towards Hwy. 49N (site in background)



View looking Westerly towards Hwy. 49N (site in background)



View looking Westerly towards Windsor Landing Subdivision (Clinton School Rd.)



View looking west towards single family lot (Tract 2) 2.03 acres



View looking at home immediately south of Tract 1



View looking at home immediately south of Tract 1