

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ08-30: Merrell Estates Rezoning

Huntington Building - 900 W. Monroe

For Consideration by the Commission on January 13, 2009

- REQUEST:** To consider rezoning a parcel of property containing 3.94 acres more or less.
- PURPOSE:** To rezone: Tract 1: a parcel of 1.2 acres more or less that is requesting a change in Zoning from R-1, Single Family Medium Density to C-4 Limited Use Overlay Neighborhood Commercial.
- Tract 2: a parcel of 2.74 acres more or less that is requesting a change in Zoning from R-1, Single Family Medium Density to C-4 Limited Use Overlay Neighborhood Commercial.
- APPLICANT/ OWNER:** Fonda Lofton, Managing Member
Three Sisters, LLC, 3004 Mockingbird Ln., Jonesboro, AR 72401
- LOCATION:** The subject site is located on the North side of Southwest Dr. (Hwy. 49 S.) and immediately West of Craighead Farmers' Coop. The site is further described as being approximately 2,865 ft. West of Maple Valley Drive and approximately 1,320 ft. East of Wilkerson Drive.
- SITE DESCRIPTION:** Tract Size: 3.94 Acres
Frontage: Approx. 815'+/- ft. on Southwest Dr. Hwy. 49S
Topography: Predominantly Flat
Existing Dvlpmt: Undeveloped.
- | SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|------------------------------|-------------------------------|
| North: | R1 Residence | Residential |
| South: | R1 Residence & C3 Commercial | Single family Res./Commercial |
| East: | C-3 | Craighead Co. Famers Coop |
| West: | AG-1 Residence | Undeveloped |
- HISTORY:** A previous petition for rezoning of a parcel of property containing forty seven (47) acres more or less is on file. The areas considered were identified as Tract A, Tract B, and Tract C requesting a change in Zoning from AG-1 and R-1 Single Family Medium Density to R-1 and C-3 General Commercial. The R-1 Single Family was only approved under ORD 3636 on May, 2, 2006 by Council.
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

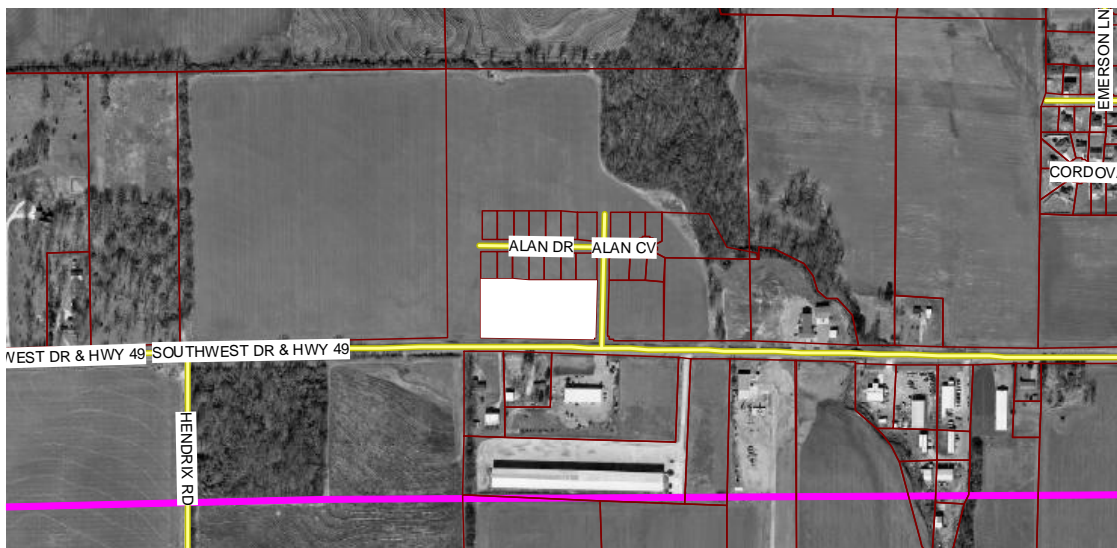
The Comprehensive Plan shows the area of the subject property as “Village Residential”. This is defined on Page 21 of the Comprehensive Plan as: Includes all future single-family residential, two-family residential, multi-family residential and manufacturing housing residential uses that are four or more units net per acre and that are in specifically designated areas. Supporting commercial uses of a neighborhood type and scale may be included on a selective basis subject to limitations in location, numbers, site application and appearance.

This area is under restudy by the Land Use Advisory Committee, and updates are forthcoming for adoption in the very near future. Staff recognizes that this area will transform due to the pending construction of the new 5-lane improvements on the highway frontage. Proliferation of piece-meal retail development should be discouraged, however consolidated development of neighborhood service oriented commercial will be a benefit to the area if access management is a priority in the site planning.

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:

This particular site was submitted in 2006 as stated above for a rezoning to C-3 along the frontage of Highway 49. Staff at that time stated that a more residential scale/ service oriented commercial zoning should be considered. This approach was taken in anticipation of the new construction now under way to add width to Highway 49 at this point.

The proposed rezoning does for the most part addresses those issues. However, the western tract (2.74 acres) is planned to have an access drive off of Highway 49S (approx. 350' West of Adam Dr.). Staff, in a preliminary meeting with the applicant suggested some form of access management that would allow safe traffic flow onto the commercial sites from the highway with the consideration of frontage road drives. The developer should perform some form of access/traffic analysis and consider a deceleration lane at that point to promote efficient traffic flow on Highway 49S once it is completed.

Under the C-4 District, the percentage of total lot area for building footprint coverage shall be maintained at 20%. With the typical layout of the eastern lot, the plans appear to comply with this standard thus far. The future parking areas shown on the typical layout should be shifted to allow for a minimum 10 ft. landscaped island along the frontage to provide sufficient street tree landscaping. A minimum 20 ft. buffer area (undisturbed with construction or parking) should be implemented along the entire northern property line to allow screening for the residential subdivision to the north. A continuous privacy fence should be maintained along that north perimeter. Interior landscape islands should be placed in the parking lot areas to prevent a complete island of pavement along the building front yards.

The applicant has proposed the following list of uses within the C-4 L.U.O.:

LIMITED USES TO BE INCLUDED:

ALL USES PERMITTED IN C-4 ZONING AND,
FAST FOOD RESTAURANT (*Typically a conditional use in C-4*)
RETAIL SERVICE (*Typically a conditional use in C-4*)

LIMITED USES NOT INCLUDED:

FUNERAL HOME
GOLF COURSE
NURSING HOME
UTILITY, MAJOR
UTILITY, MINOR
VEHICLE REPAIR, LIMITED
VOCATIONAL SCHOOL
COMMUNICATIONS TOWER

Conclusion

Staff has reviewed and suggested possible approaches to the commercial proposal. The access issues should be addressed due to the location and increased traffic speed of this general area. Staff supports a neighborhood scale/mixed use development for this region. If an approval recommendation to rezone the subject property from R-1 Single Family to C-4 L.U.O. Neighborhood Commercial is forwarded to City Council, the following conditions should be considered:

1. That the percentage of total lot area for building footprint coverage shall be maintained at 20%.
2. That a minimum 10 ft. landscaped island shall be maintained along the frontage to provide sufficient street tree landscaping.

3. That a minimum 20 ft. buffer area (undisturbed with construction or parking) be implemented along the entire northern property line to allow screening for the residential subdivision to the north. And, that a continuous privacy fence be maintained along that perimeter.
4. Interior landscape islands shall be placed in the parking lot areas to prevent a complete island of pavement along the building front yards.
5. Off-premise billboard signage shall be prohibited.
6. A lighting photometric plan shall be submitted as part of the permit submittal demonstrating 0 ft. candles at the property lines of abutting residential property.
7. All future site plan proposals or developments shall be subject to final MAPC review and approval for the associated lots.
8. The need for a deceleration lane shall be satisfied if deemed necessary by traffic analysis or required by the Arkansas State Highway Department.

The following list of uses shall be limited as part of the C-4 L.U.O.:

LIMITED USES TO BE INCLUDED:

ALL USES PERMITTED IN C-4 ZONING AND,
FAST FOOD RESTAURANT (*Typically a conditional use in C-4*)
RETAIL SERVICE (*Typically a conditional use in C-4*)

LIMITED USES NOT INCLUDED:

FUNERAL HOME
GOLF COURSE
NURSING HOME
UTILITY, MAJOR
UTILITY, MINOR
VEHICLE REPAIR, LIMITED
VOCATIONAL SCHOOL
COMMUNICATIONS TOWER

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View Looking East from Adam. Dr.



View Looking West along Hwy 49



View Looking North at Intersection of Hendrix Rd. & Hwy 49



View looking North on Adam Dr.



View Looking West along Hwy 49



View Looking North from Hwy 49



View Looking East along Hwy 49



View Looking South from Adam Dr.



View Looking West from Adam Dr.