



City of Jonesboro City Council
Staff Report – RZ07-36: Stadium/Parkwood/Sun Rezoning
Huntington Building - 900 W. Monroe
For Re-consideration by Council on Tuesday, October 16, 2007

REQUEST: To re-consider rezoning a parcel of property containing approximately 3.989 acres more or less.

PURPOSE: A request to recommend approval to the City Council for rezoning of R-3 Residential to C-3 L.U.O. Commercial.

APPLICANT: Skip Mooney, Attorney/Agent,

OWNER: Dolly Ruth Brown, Marvin Henderson, Mike Ebbert, Glen Talley, Jonesboro, AR

LOCATION: 2206, 2212, 2200 Stadium Blvd.; 3304, 3008, & 3010 Parkwood Rd., 3009 Sun Ave., 3011 Sun Ave.

SITE DESCRIPTION:

| | |
|------------------|--|
| Tract Size: | Approx. 3.989 +/- acres, |
| Frontage: | Approx. 380 ft. on Sun Ave., 425 ft. on Stadium; 303 ft. on Parkwood Rd. |
| Topography: | Predominantly Flat |
| Existing Dvlpmt: | Residential |

| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|------------------|-----------------|
| North: | R-3 Multi-Family | Residential |
| South: | R-3 Multi-Family | Residential |
| East: | R-3 Multi-Family | Residential |
| West: | C-3 | Fairgrounds |

HISTORY: MAPC considered this case on September 11, 2007 and requested that the applicant/owners work up a solution for lot consolidation if and when the parcels are redeveloped in the future. The applicant/owners appear to agree to some form of limited use overlay that would require any future redevelopment submittals to be reviewed and approved only by the Planning Commission, in an orderly fashion to protect abutting residences. This case was tabled, reconsidered and approved on October 9, 2007.

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

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Medium Density Residential next to Regional Commercial. This area is pending a restudy on the land use map by the Land Use Advisory Committee.

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.

MAPC RECOMMENDATION: The Metropolitan Area Planning Commission held a public hearing on October 9, 2007 and voted 5 to 0 to recommend approval of this case to the City Council. Record of proceedings are as follows:

Skip Mooney, Attorney/Agent came forward as proponent for this item and updated the Commission on the recent findings of the case. City planner Otis Spriggs stated that this request is to rezone C-3 L.U.O. and should be approved with a stipulation that the Planning Commission should review any future proposals prior to issuance of building permits, to promote an orderly redevelopment and to protect abutting residences and the uses should be limited to a list as well.

Bill Alexander, resident at 3012 Sun Ave., presented a petition of 10 names which signed that a partial rezoning not be approved.

A motion was made by Joe Tomlinson to recommend to the City Council that the subject request be rezoned to C-3, Limited Use Overlay. The limited uses imposed are as follows: 1. Building Permits shall not be issued in the Zoned area for any new commercial uses until such proposals have been submitted, reviewed, and approved by the Planning Commission. 2. Billboards, high volume retail uses such as convenience store, car wash, pawn shop, restaurant- fast food, vehicle repair- limited, vehicle repair- general, agriculture farmers market, and service station shall not be permitted. Motion seconded by Mr. Day, that this rezoning be recommended to Council. The motion CARRIED by the following vote:

Jerry Halsey Jr.-, Abstain; 5 Ayes: Gary Harpole; Margaret Norris; Joe Tomlinson; Marvin Day; and Ken Collins.

Absent: 2 - Lonnie Roberts Jr ; George Krennerich

Findings:

With the new mall development, this area abuts a changing commercial corridor which includes other new retail development just north of the subject property. The consolidated request for rezoning allows for a more planned opportunity as opposed to the typical piece-meal developments brought before the commission and council in the past. With proper buffering a quality commercial development can be incorporated into this planning area. In retrospect, with the current R-3 Multi-family Zoning Classification, the proposed site has the potential for a 72 unit apartment complex. This area will prove conducive for commercial uses along Stadium Drive north and south of the mall given the traffic volume. Billboards and any high volume retail should be discouraged for this piece of property.

Conclusion:

The MAPC and the Planning Department staff find that the requested Zone Change submitted by Skip Mooney on behalf of the associated property owners should be reviewed based on the observations above. In the Case of RZ-07-36, a request to rezone property from R-3 to C-3 L.U.O./Commercial is recommended to the Jonesboro City Council as a Limited Use Overlay, with the following stipulations:

1. Building Permits shall not be issued in the Zoned area for any new commercial uses until such proposals have been submitted, reviewed, and approved by the Planning Commission.
2. Billboards , high volume retail uses such as convenience store, car wash, pawn shop, restaurant- fast food, vehicle repair- limited, vehicle repair- general, agriculture farmers market, and service station shall not be permitted.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking North Along Stadium Dr.



View looking east along Parkwood Rd.



View looking Easterly at Proposed Site from Stadium Dr.



View looking southeast toward subject property



View of the site looking to the west along Sun Avenue



View Looking South toward subject property