



City of Jonesboro City Council
Staff Report – RZ 12-08: C.O.J. - 2217 W. Parker
Huntington Building - 900 W. Monroe
For Consideration by the Council on May 15, 2012

- REQUEST:** To consider a rezoning of a parcel of land containing 23.25 acres more or less
- PURPOSE:** A request to consider recommendation to Council for a rezoning from R-1 Single Family Residential District to “C-3” L.U.O. General Commercial as approved by the MAPC.
- APPLICANT/OWNER:** City of Jonesboro. 515 W. Washington, Jonesboro AR 72401
- LOCATION:** 2217 W. Parker Road, Southeast of Strawfloor Road, South of US63/I-555.
- SITE DESCRIPTION:** Tract Size: Approx. 23.25 acres
 Frontage: Approx. 633.56’ +/- on West Parker Road
 Topography: Gradually Sloping
 Existing Development.: Vacant (Formerly known as the Edwards Property)
- | | | |
|--------------------------------|-------------|---|
| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| | North: C-3 | Residential |
| | South: R-1 | Residential |
| | East: C-3 | NEA Urgent Care Clinic |
| | West: R-1 | Residential/Reclaimed Landfill Property |
- HISTORY:** None
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

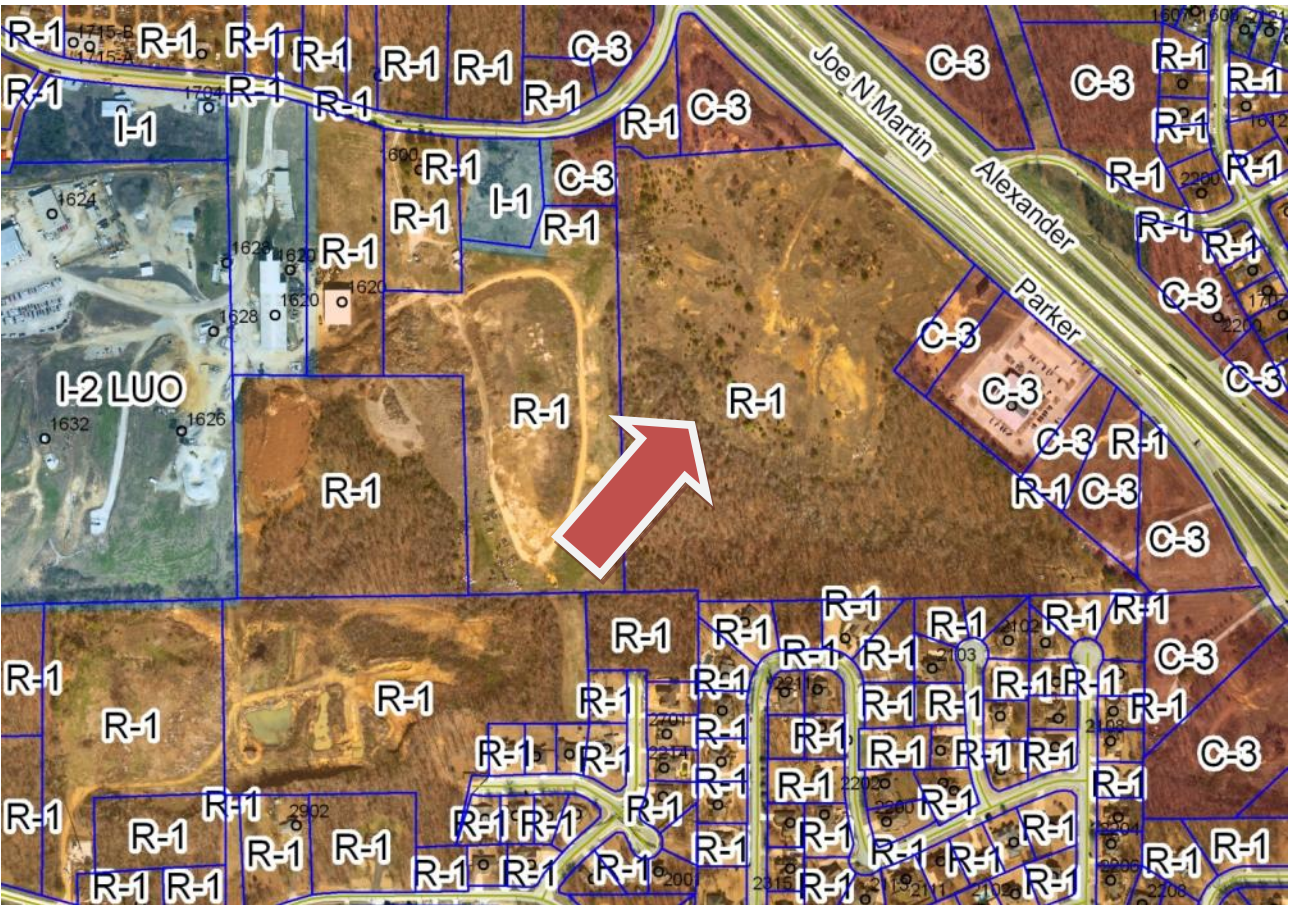
COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Residence Transitional. The proposed rezoning is inconsistent with the land use map. The area is primarily at the edge of other City owned Landfill property, while having a residential community to the immediate south. Due to proximity to highway and access roads and frontage alone a major highway, this property would be more suitable for commercial uses if proper and substantial buffering is provided to protect the residential to the south. A Land Use Map revision is advised.

Approval Criteria- 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:

- (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.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is served by West Parker Road which is identified as part of a major Expressway right of way designation. The submitted rezoning plat demonstrates the established right of way. Driveway and

access drives shall be submitted and coordinated with the AHDT and the City of Jonesboro Engineering Department, as required by the Master Street Plan.

Zoning Code Compliance Review:

The applicant is requesting a change to a C-3 Limited Use Overlay for consideration of the highest and best use of the property in the future. The immediate area along West Parker Road has developed commercially during recent years and as anticipated highway access is improved to the west, this property will be more suitable for commercial uses.

The Street setback for C-3 is 25 feet for Nonresidential uses, the Rear setback for Nonresidential uses is 20 feet, and the Interior side setback is 10 feet for Nonresidential uses.

The following permitted uses are listed in the Zoning Ordinances for the C-3 General Commercial District: Animal Care General, Animal Care Limited, Automated Teller Machine, Bank or Financial Institution, Bed and Breakfast, Carwash, Cemetery, Church, College or University, Convenience Store, Day Car Limited, Day Care General, Funeral Home, Golf Course, Government Service, Hospital, Hotel or Motel, Library, Medical Service/Office, Museum, Nursing Home, Office General, Parking Lot Commercial, Parks and Recreation, Pawn Shops, Post Office, Recreation/Entertainment Indoor, Recreation/Entertainment Outdoor, Recreational Vehicle Park, Restaurant Fast-Food, Restaurant General, Retail/Service, Safety Services, School/Elementary/Middle/High, Service Station, Sign Off-Premises, Utility Minor, Vehicle and Equipment Sales, Vehicle Repair General, Vehicle Repair Limited, Vocational School, Agricultural Farmer's Market. Staff recommends that the list exclude any future development of Adult Entertainment or Off-premise advertisement (1- Billboard exists within 75 ft. of the subject property).

Due to the close proximity to single family homes in the area, Staff suggests that a 75 ft.-buffer be maintain to the immediate south, where single family homes currently exist. This permanent buffer should remain with the exception of possible future master street improvements in the future that may improve road networks to Southwest Jonesboro.

MAPC Record of Proceedings- Public Hearing Held May 8, 2012:

Applicant/Staff: Mr. Spriggs presented the case on behalf of Mayor Perrin and City Administration. Mr. Spriggs gave a summation of the staff report to the Commission. The Land Use Map recommends this location as Residence Transitional. The proposed rezoning is inconsistent with the land use map. The area is primarily at the edge of other City owned Landfill property, while having a residential community to the immediate south. Due to proximity to highway and access roads and frontage alone a major highway, this property would be more suitable for commercial uses if proper and substantial buffering is provided to protect the residential to the south. A Land Use Map revision is advised.

Mr. Spriggs: Stated that due to the close proximity to single family homes in the area, Staff suggests that a 75 ft.-buffer be maintain to the immediate south, where single family homes currently exist.

The conditions were read:

1. Access driveways shall satisfy city standards and be coordinated with the appropriate reviewing agencies City/State for approval.
2. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on setbacks, off-premise parking lot details, drainage, grading, access management, signage, lighting photometrics, landscaping including privacy fence screening,

and all site improvements approved by this petition.

3. A minimum 75ft. permanent greenspace buffer shall be maintained along the most southerly property line where single family homes exist.
4. Adult Entertainment uses and outdoor advertisement shall be prohibited on the subject property.

Public Input: No opposition was present.

Mr. Kelton: Referred to the boundary to the south, asked about the 75 ft. boundary from the residential southern line (parallel to the main southern boundary excluding the gap area)- Mr. Spriggs clarified.

Mr. Tomlinson stated that it doesn't comply with the land use, but this is justifiable. Along the access road, this land is more suitable for commercial. This is a good move, and when it comes up for change in land use, mixed land uses of commercial and higher density developments would work.

MAPC ACTION:

Motion was made by Mr. Scurlock to place Case: RZ-12-08 on the floor for consideration and for recommendation of approval to City Council for a rezoning from R-2 to "C-3" L.U.O. General Commercial as presented. Motion was seconded by Mr. Tomlinson.

Roll Call Vote: Mr. Scurlock- Aye; Mr. Tomlinson- Aye; Mr. Dover- Aye; Ms. Nix- Aye; Ms. Elmore- Aye; Mr. Hoelscher- Aye; Mr. Kelton- Aye; Mr. Reece- Absent (left meeting for Board Meeting).

7-0 Measure Passed.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by the City of Jonesboro, should be evaluated based on the above observations and criteria, of Case RZ 12-08 noted above, a request to rezone property from "R-1" to C-3 General Commercial, Limited Use Overlay, and is hereby recommended for approval with conditions (below).

The conditions for recommendation of approval shall include the following:

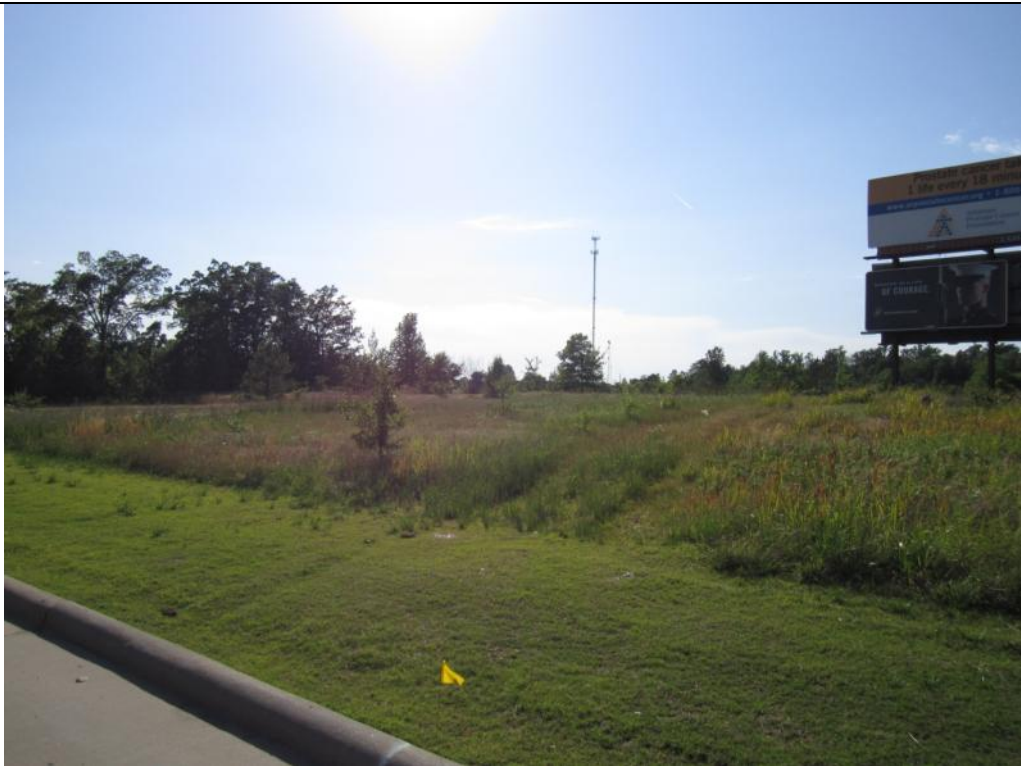
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Respectfully Submitted for Council Consideration,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs". The signature is fluid and cursive, with the first name being the most prominent.

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking West from abutting property.



View looking Southeast from driveway on Subject Property



View looking Southeast along property frontage on West Parker



View looking west from property frontage



View looking South



View looking Northwest along Parker Rd. Frontage & I-63



View looking Northwest along West Parker Road near Strawfloor Rd.