



**City of Jonesboro City Council
 Staff Report – RZ07-35: C.I. Development LLC
 Huntington Building - 900 W. Monroe
 For Consideration by Council on Tuesday, August 21, 2007**

REQUEST: To consider rezoning a parcel of property containing approximately 26.4 +/- acres more or less.

PURPOSE: A request recommending approval by the Metropolitan Area Planning Commission for rezoning of R-1 Residential to CR-1 L.U.-O Commercial Residential.

APPLICANT/ OWNER: Gary Sanders, C.I. Development, LLC, P.O. Box 2421, Grapevine, TX 76099

LOCATION: Johnson Ave., at the intersection of Stadium Blvd. (North side between Caraway Rd. and AR Hwy. 351)

SITE DESCRIPTION:

Tract Size:	Approx. 26.4 acres, 1150000 s.f.
Frontage:	Approx. 1919.44' along Johnson Ave.
Topography:	Sloped
Existing Dvlpmt:	Vacant Land

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Undeveloped
South:	Arkansas State University	University
East:	R-1	Undeveloped
West:	R-1	Undeveloped

HISTORY: None

MAPC

RECOMMENDATION : The Metropolitan Area Planning Commission considered this rezoning on August 14, 2007, and recommended approval with stipulations to City Council. Below are the minutes:

Mr. Terry Bare came forward as proponent for this item. ASU owns this property and it is contingent on the rezoning to the property being sold. The highway department has been contacted regarding entrances and exits to the property and they have asked that the entrances be as far to the east and west as they can be. There are no plans for the university to expand north or for Stadium to be extended north. There was discussion regarding the extension of Stadium into that area. They talked about taking the load off of the Hilltop intersection.

Mr. Terry Bare showed the members of the MAPC the types of buildings that they are wanting to build. There will be no rental residential buildings. City planner Mr. Thomas White stated that the sector is currently being studied by the Land Use Board. We are also concerned about the access points and there should be a traffic study in this area. The CR-1 Limited Use overlay is in a favorable position by Staff. We would also ask that off-premise billboards to be removed from the items that are acceptable for this overlay. The applicant also sent an additional communication with a few other exclusions. City engineer Mr. Panneck has no comments at this time.

Mr. Halsey made a motion to recommend to City Council with the stipulation that the limited use take out church, college, university, hospital, billboards or library and that all multi-family will be owner occupied.

A motion was made by Mr. Jerry Halsey Jr., seconded by Mr. Gary Harpole, that this Rezoning be recommended to Council. The motion carried by the following

Roll Call Vote:

Aye: Mr. George Krennerich; Mr. Ken Collins; Ms. Margaret Norris; Mr. Lonnie Roberts; Mr. Joe Tomlinson, Mr. Jerry Halsey Jr.; Mr. Marvin Day and Mr. Gary Harpole.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Thoroughfare Commercial/Community Commercial Node. This designation includes new and existing major thoroughfare strips of neighborhood or community type and scale. This area is pending a restudy on the land use map by the Land Use Advisory Committee. The Land Use Advisory Committee has a pending study which encompasses this site and recommends it as Commercial Node with the possibility of future arterial extending Stadium Dr. The subject site would be affected by such a proposal, however no formal adoption of this recommendation has occurred by Council, nor has any formal traffic study and analysis been performed to determine the feasibility and exact connection location.

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.

Findings:

The applicant proposes to rezone this acreage as a mixed commercial/residential development. The application has been filed with a list of limited use including the following: Single Family Attached-Duplex, Tri-plex, 4-plex, Loft Apartment, Multi-Family (Owner occupied only), ~~Church, College or University~~, Government Service, ~~Hospital, Library~~, Medical Service Office, Office General, Post Office, Recreational/Entertainment Indoor, Restaurant/ Indoor, Retail/Service excluding billboards. As the attached zoning map illustrates, this area is highly concentrated with commercially zoned uses on the north side of Johnson.

This is a heavily traveled corridor which will most likely develop as commercial. The proposed rezoning will provide for uses that would be compatible with the commercial node concept. The proposed development would serve the surrounded university students and faculty, however, staff has discussed major concerns of vehicular accessibility with the agents for the applicants. Staff feels that offsetting the ingress/access points far away from the Stadium intersection is essential in making the development fit into this busy area.

Conclusion:

The MAPC and the Planning Department staff finds that the requested Zone Change submitted by Gary Sanders, on behalf of CI Development, LLC should be approved based on the observations above. In the Case of RZ07-35 a request to rezone property is hereby recommended to the Jonesboro City Council for approval as CR-1 L.U.O. with the inclusion list above, excluding off-premise billboards. A stipulation should also be place that the ingress/egress be located at an offset from the stadium Dr. intersection directly adjacent to far east boundary line and the far west boundary line.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
City of Jonesboro Planning & Zoning Department

SITE PHOTOGRAPHS



View looking South



View looking Northeast



View looking Northwest



View of the subject property site looking to the North