



City of Jonesboro City Council
Staff Report – RZ08-05: W. Washington-Henry Feild
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday, April 15, 2008

REQUEST: To consider rezoning a parcel of property containing approximately 3.99 acres more or less.

PURPOSE: A request for rezoning from R-1 Single Family Residential to C-3 Commercial, by the MAPC for recommendation to City Council.

APPLICANT/ OWNER: Henry Field, 13805 Field Spar Dr., Manor TX 78653

LOCATION: Between W. Washington Spur and W. Washington Ave. (terminus of Lacey Dr.)

SITE Tract Size: Approx. 173,840.55 sq.ft. (3.99 acres)

DESCRIPTION: Frontage: Approx. 331.10' on Lacey Dr. Frontage, w/ limited access frontage on W. Washington Ave. /I-63 ramp. .

Topography: Rolling hill

Existing Dvlpmt: Vacant/wooded

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3, R-1	Vacant/Non-conforming Commercial
South:	R-1	Residential
East:	R-1	Vacant Residential/Hwy. Interchange
West:	C-3	Vacant/ Hwy. Interchange

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 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Thoroughfare Commercial. This sector is currently under update/study by the Land Use Advisory Committee. This area will mostly likely remain recommended as commercial.

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 Record of Proceedings:

Ashley Field came forward as proponent for this item. Otis Spriggs, Planner stated that this site is surrounded by properties which have been manipulated by the Washington overpass. There is a non-conforming use to the north and other commercial properties in this vicinity. We have no objection to the request due to the manner this area has developed.

Mr. Tomlinson stated that there are questions of access to this site and he believed a site plan would be necessary. Mr. Spriggs added that access would only be on Lacey Drive to this property. By no means will City Staff support direct access from the Washington Connector.

A motion was made by Secretary Marvin Day, seconded by Ms. Margaret Norris, that this Rezoning be recommended to Council. The motion CARRIED by the following vote:

Mr. Tomlinson voted aye. Mr. Krennerich voted aye.
 3 others voted Aye: Ms. Margaret Norris; Mr. Marvin Day and Mr. Brian Dover
 Absent: 4 – Mr. Ken Beadles; Mr. Ken Collins; Mr. Lonnie Roberts Jr. and Mr. Jerry Halsey Jr.

Findings:

The applicant has proposed to use the property for retail and business use. With West Washington serving as a potential major arterial, Staff feels that access management should be a high priority in the approval and development of this property request. The proposed site is surrounded by a combination of commercially and residentially zoned parcels, however is utilized by commercial and religious uses. Staff has concerns over the existing conditions of the unimproved portions of Lacey Dr. There is no apparent overall City future need for Lacey Dr. to be further extended to the limit of the west boundary line of the subject site. However, the existing road, as improved will allow for proper access to this site if developed. A need for some form of turn-around point exists in this situation. The applicant may hope to request by Ordinance a vacating of the existing unimproved road right-of-way through City Council.

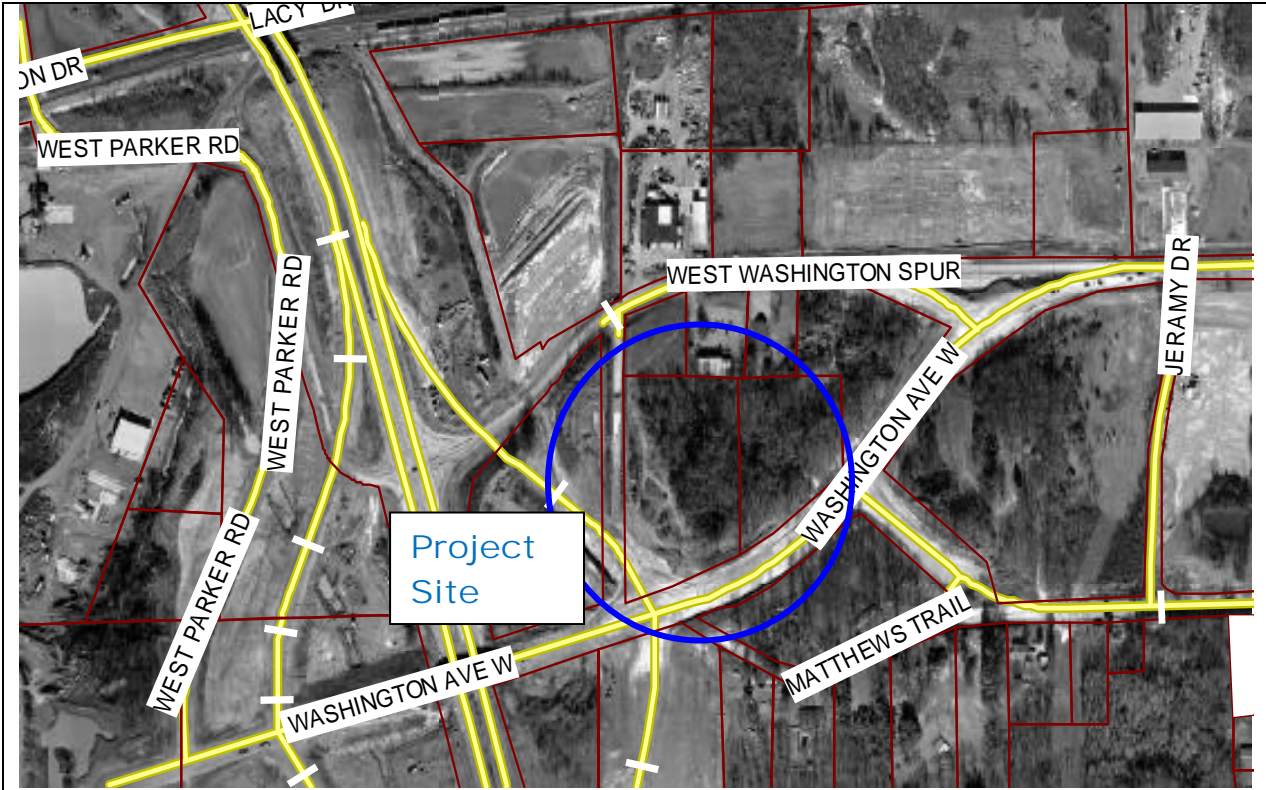
Conclusion:

The MAPC and the Planning Department staff finds that the requested zone change submitted by Henry Feild should be evaluated based on the above observations and criteria in making recommendation to the City Council. MAPC is recommending that the property be rezoned from R-1 to C-3 and it would follow good land use design principles if all of the above concerns are addressed. Any stipulations that the MAPC or Council impose would have to be done by some form of Limited Use Overlay.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP; Planning & Zoning Director

Site Photographs



AERIAL & ZONING MAP



View of the site looking Southwest



View looking Northwest toward property



View from the site looking toward the north along Lacy Dr. Frontage



View looking toward the site Northwest along W. Washington Ave.



View of the site looking East along Lacy Dr.



View looking East along W. Washington Spur