



City of Jonesboro City Council
Staff Report– RZ07-42: Ben Ford Stadium/Parkwood Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday November 20, 2007

REQUEST: To re-consider rezoning a parcel of property containing approximately .35 acres more or less.

PURPOSE: A request to recommend approval by the Metropolitan Area Planning Commission for rezoning of R-3 Residential to CR-1 (L.U.O.) Professional Office.

APPLICANT: Ben Ford, 4021 Sage Meadows Blvd., Jonesboro, AR

OWNER: Kathyrn Brents, 2300 Stadium Dr. , Jonesboro, AR

LOCATION: 2300 Stadium Blvd., 3005 Parkwood Rd.

SITE DESCRIPTION:

Tract Size:	Approx. approximately .35 +/- acres (15,065.83 s.f.),
Frontage:	Approx. 150 ft. on Stadium; 120 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 (pending rezoning)
South:	R-3 Multi-Family	Rental units/Townhouse
East:	R-3 Multi-Family	Residential
West:	C-3	Fairgrounds

HISTORY: None

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.

MAPC RECOMMENDATION:

The Metropolitan Area Planning Commission considered this request on November 13, 2007 and voted unanimously 8 to 0, to recommend approval for Case of RZ-07-42, a request to rezone property from R-3 to CR-1 Commercial should be recommended to the Jonesboro City Council as a CR-1 Limited Use Overlay, with the stipulation that any future redevelopment submittals are to provide cross access and that no billboards be permitted on the said premises. There was no opposition to this rezoning.

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:

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 piecemeal developments brought before the commission and council in the past. With proper buffering a quality commercial development can be incorporated into this planning area. This area will prove conducive for commercial uses along Stadium Drive north and south of the mall given the traffic volume. Billboards should be discouraged for this piece of property as well as any high volume retail.



Conclusion:

The MAPC and the Planning Department staff finds that the requested Zone Change submitted by Ben Ford on behalf of the associated property owner should be reviewed based on the observations above. In the Case of RZ-07-42, a request to rezone property from R-3 to CR-1 Commercial should be recommended to the Jonesboro City Council as a CR-1 Limited Use Overlay, with the stipulation that any future redevelopment submittals are to be reviewed and approved by the Planning Commission prior to the issuance of building permits in an orderly fashion, to protect abutting residences; that no billboards be permitted on the said premises.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking North Along Stadium Dr.



View looking west across Stadium Dr.



View looking Easterly at Proposed Site from Stadium Dr.



View looking north toward subject property



View looking to the south along Stadium Dr.