



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 11-14: G&P Stadium Commercial Development

Huntington Building - 900 W. Monroe
For Consideration by the Commission on July 12, 2011

- REQUEST:** To consider a rezoning of a parcel of land containing 9.7 acres more or less
- PURPOSE:** A request to consider recommendation to Council for a rezoning from “C-3” Low General Commercial to “PD-C”- Planned District- Commercial
- APPLICANT OWNER:** G&P Development, LLC, P.O. Box 17426, Jonesboro, AR. 72403
SAME
- LOCATION:** 2807 Stadium Blvd. /2833 Race Street, Jonesboro, AR
- SITE DESCRIPTION:** Tract Size: Approx. +/- 9.7 Acres
Frontage: Approx. 173’ +/- Stadium Blvd.; 175’ +/- on Race Street
Topography: Gently Sloping
Existing Dvlpmt: Vacant Lot
- | | | |
|--------------------------------|----------------|-------------------------------------|
| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| | North: R-1/C-3 | Church/Bank |
| | South: C-3 | Hotels |
| | East: C-3 | Retail/Restaurants |
| | West: C-3 | Vacant Commercial Subdivision Lots. |
- 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 General Commercial. The proposed rezoning is consistent with the land use map.

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:

Master Street Plan/Transportation

The subject site is bordered by Stadium Blvd. (State highway route), a principal arterial, and Race Street which is a Collector road. The rezoning plat shows Stadium Blvd. right of way at 120 ft. and Race Street at 38ft. to 39.7 ft. along Race Street (fraction less than the 40 ft. from centerline recommended). Driveway access drives shall be submitted and coordinated with the appropriate reviewing agency for approval.

Land Use Plan

The proposed site falls within a recommended General Commercial Area on the future land use map. Consistency is achieved with the submitted petition.

Zoning compliance:

The applicant is requesting a change to a Planned District- Commercial District (PD-C) which will allow the development to be developed in a more private manner with private access drives serving six (6) individual commercial restaurants and retailers. The preliminary plan reflects this as well as the conceptual layout of greenspace and walkways throughout the site. Details on greenspace percentage are lacking and should be quantified by the applicant. Maximum building square-footages should also be demonstrated by the applicant.

Landscaping/Lighting/Dumpster Location/Screening/ Signage:

The preliminary conceptual plan should be enhanced to illustrate location and details on Landscaping, Lighting, Dumpster Location and Screening for MAPC consideration in the Final Development Plan process. Signage details will be required during the Final Development Plan process as well. Parking lot calculations shall meet the minimum requirements of the C-3 Commercial District standards.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by G&P Development, should be evaluated based on the above observations and criteria, of Case RZ 11-14, a request to rezone property from “C-3” to PD-C, and be recommended for approval to the Jonesboro City Council. It is important to staff that all the issues cited above be addressed by the applicant, so that a number of stipulations can be drafted to address those issues.

The conditions for recommendation of approval shall include the following:

1. Race Street right of way should be shown at 40 ft. from centerline. Driveway access drives shall be submitted and coordinated with the appropriate reviewing agency for approval.
2. Details on maximum building sizes and percentage of open/greenspace shall be submitted for MAPC consideration in the Final Development Plan process.
3. Signage details shall be required during the Final Development Plan process as well.
4. Parking lot calculations shall meet the minimum requirements of the C-3 Commercial District standards.
5. A final development plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking South towards site.



View looking East towards site.



View looking West across from the site.



View looking South of site.



View looking North across from site entrance along Race Street.



View looking East towards Stadium/Race intersection.



View looking West of abutting residence.



View looking West of abutting residence's rear property.



View looking South of site.



View looking North along Stadium Blvd. (of site frontage).



View looking East of ingress/egress for site from Stadium Blvd.