

City of Jonesboro City Council
Staff Report – RZ09-18: Vaden-CWL, LLC
Huntington Building - 900 W. Monroe
For Consideration by the Council on October 20, 2009

REQUEST: A recommendation by MAPC to rezone property containing .24 acres more or less.

PURPOSE: To rezone a tract of land from R-2 to C-4 LUO- Automated Carwash; to be consolidated with abutting C-4 LUO.

APPLICANT: Brad Vaden, 5195 Pear Orchard Dr., Little Rock, AR 72206
OWNER: City Water Light 400 East Monroe Ave., Jonesboro, AR 72401

LOCATION: 726 Southwest Drive (Between Haywood Dr. & Culberhouse St.)

SITE DESCRIPTION:
Tract Size: .24 Acres
Frontage: Southwest Drive 43.06 ft.
Topography: Gently sloping from Southwest Drive.
Existing Dvlpmt: Abandoned Booster Station (CWL)

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Multi-Family Residential
South:	R-1	Single Family
East:	R-1	First Presbyterian Church
West:	R-2	Jonesboro Healthcare Center (Seniors)

HISTORY: Willows Apartment: structures on subject site were demolished previously. This parcel is encompassed by a recent rezoning for an automated carwash.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Thoroughfare Commercial. This designation typically includes new and existing major strips of a neighborhood or community type and scale. This classification corresponds to the C-3 Commercial Zoning District. This area is currently being restudied by the Land Use Advisory Committee.

This area is under restudy by the Land Use Advisory Committee, and updates are forthcoming for adoption in the very near future. The site is situated on a five lane highway, and is across from single family home which is not reflective of good land use principals. Ideally this corridor should be thoroughfare commercial.

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 abandoned 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.



Aerial Map/ Vicinity Map

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING- OCTOBER 13, 2009:

Mr. Don Parker addressed the Commission and stated that this is a small tract. This is part of the same carwash site previously rezoned; which is an old booster site owned by CWL and will complete the project for the larger site for an R-2 Zoning to a C-4 LUO for a carwash.

Mr. Vaden is closing on the property contingent upon this rezoning. The staff report recommends approval on the same stipulations of the previous rezoning and I added the one item that the final lighting plan will be submitted showing zero foot-candles at the property lines.

Mr. Spriggs summarized the staff report and staff has carried over the same stipulations and recommends approval.

No opponents.

Motion was made by Mr. Tomlinson with the same stipulations, 2nd by Mr. Collins.

Roll Call Vote: Mr. Tomlinson- Aye; Mr. Collins- Aye; Ms. Norris- Aye; Mr. Dover- Aye; Mr. Collins- Aye; Mr. Roberts- Aye. Case Approved.

Findings:

The subject site is located on Southwest Drive (US 49) just directly north of the I-63 Bypass along a 5 – lane major arterial, having a traffic count volume of about 20,000. The applicant has proposed a limited use overlay submittal which affords the Commission and Council an opportunity to consider any negative impacts on the surround residential uses abutting this site.

The proposal is for an automated carwash facility that will be fully operated by a staff. There will be no self-service carwash bays. The facility will also be operated within a controlled set of hours: 8:00 a.m. to 7:00 p.m. Monday through Saturday. This will prevent any noise nuisances during night hours. A gate locking plan of action should be demonstrated by the applicant.

Conclusion

The MAPC and Planning Staff have reviewed the request and feel that all issues regarding impacts on abutting residential uses have been considered in recommending approval to City Council for a change from R-2 Multi-family to C-4 L.U.O. Automated Carwash, with the same stipulations being met by the developer; as the abutting C-4 L.U.O.

1. That the facility shall be managed and operated during hours limited to 8:00 a.m. to 7:00 p.m. The facility shall be locked from public use beyond said hours.
2. That the final site plan shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.
3. That a final landscaping plan shall be submitted for an approval by the MAPC showing street trees along the Hwy. 49 right of way to soften the appearance from the residential across the street.
4. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.
5. The far Northeastern drive shall be utilized sole for emergency purposes only.
6. Both parcels attributed to this facility shall be consolidated.

7. That a final lighting plan be submitted showing maximum levels at the property lines at 0 ft. candles.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View Looking Northeast at the site



View Looking Southeast from site



View Looking Southwest



View Looking west towards site



View looking southwest on Hwy. 49 towards I-63



View looking easterly at the site



View looking northwest towards site



View looking easterly from apartments towards site