



*City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – AZ11-01/RZ 11-08: Hudson/McCall/R.&C. Gilbert
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on March 8, 2011*

REQUEST: To consider an **annexation** and **rezoning** of 80.69 acres of land to a zoning classification Tract-1: 78.66 acres to C-3; 2.03 acres to RS-5 Single Family Residential, and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action.

APPLICANT/ OWNERS: Rex Gilbert, Connie Gilbert, Philip T. Hudson, Robert F. McCall, Sandra McCall, Jonesboro AR

LOCATION: 0.4 miles north of Farville Curve on west side of Highway 49North. West boundary is Cr 701. Current address is 449 CR701, 572 CR701, and 5693 Highway 49North

SITE DESCRIPTION: Tract Size: Approx. 80.69 +/- acres, 3,514,556 Sq. ft. +/-
 Frontage: Approx. 1,507.77 CR701ft.; 971.16ft. on Hwy. 49N.
 Topography: Predominantly Flat, Gently Sloping
 Existing Devolpmt.: Single family/vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	“Unzoned”	County Single Family Residential
South:	“Unzoned”	Oak Subdivison/Residential
East:	“Unzoned”	Vacant/Commercial/Residential
West:	“Unzoned” /“R-1”	Residential/Vacant

HISTORY: No History, County Land

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

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.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as a Single Family Residential District Area. This area was outside the city limits at the time of land use map adoption. No in-depth study was performed for areas in outlying County areas during the last update and adoption, therefore a vast amount of rural area was tagged as single family until additional data is obtained by our GIS coordinator. Staff anticipates that Jonesboro 2030 Vision Comprehensive Plan will allow us to give closer attention to areas that have the potential for annexation or large redevelopment.

MASTER STREET PLAN/TRANSPORTATION

The Jonesboro Master Street Plan adopted on January 5, 2010 shows Highway 49N to be a Principal Arterial, and Clinton School Road/CR 701 is a Collector Road. The annexation/rezoning plat delineates both Tracts with boundaries following the centerline of Clinton School Road, which would make one-half of the street right-of-way within the City and the other half in the County. The proposed right of way for Clinton School Road (CR701), a Collector Road is 80 ft. Improvements are necessary along CR701, which provides access to the West of the site; Highway 49N as a Principal Arterial currently has a right of way at 90 ft. to the centerline.

In pre-meetings with the Craighead County Fair Association representatives, City Administration has been made aware that a traffic analysis based on the proposed uses is underway by Peters & Associates. This will address some of the concerns that have been expressed concerning safety egress and ingress to the site. Coordination with the Arkansas Highway Department of Transportation will be required regarding the alignment of the new access/main entrance to the site to be cut along the Highway 49 frontage which will access the main parking areas. Service and vendors’ access will occur from the western entry drive which will be gated and manned for traffic management.



Findings:

The applicant proposes to have the subject property annexed and rezoned to accommodate a 10 year plan to develop a complete community activity center on Tract 1 having 78.66 acres +/- as **C-3 General Commercial**. In accordance with the Jonesboro Zoning Ordinance, Chapter 117, the site with its anticipated uses illustrated on site layout (attached) will accommodate indoor and outdoor recreational uses, which are permitted within the **C-3 General Commercial District**. Agriculture and farmers market type uses are permitted within the C-3 Zoning District, with animal agriculture allowed as a conditional use.

The nature of the proposed community event center is typically seasonal; therefore any impact on the surrounding community should pose as minimal and temporary, while providing for much needed open space and recreational area in this region of Jonesboro, which lacks community parks. In fact this use will provide for some active recreation, with the ½ mile walking trail amenity included in the proposal.

The proposed use of the subject property as a fairground/community events center could be built today (as of right) without any City input or approvals, absent of any Zoning restrictions or controls. Staff has no objection with the proposed seasonal use of the property. With the intention of the 78.66 acres to be developed as a large scale development, MAPC site plan approval is a must. Upon Site Plan Approval, final platting illustrating compliance with right of way requirements, landscape screening, as well as access drive and building locations will be reviewed in greater detail by the Commission.

Police and Fire Safety

The Jonesboro Police Chief has noted that the relocation of the fair grounds to the subject location will not cause a noticeable burden on crime or police safety enforcement. The distance to the nearest City Fire Station from the project site is 3.4 miles to the east property line, and 3.1 miles to the west property line. Therefore the city’s current ISO rating will not be adversely affected. The Fire Chief has noted that he has no issues with the annexation/proposed rezoning. All future site plan and building permit approvals will be subject to fire marshal approval.

Screening/Buffering:

The applicant proposes to provide a landscape buffer zone along the western frontage (Clinton School Road, a landscape screening along the northwestern seasonal midway area, and landscape buffering including a masonry screening wall with landscaping along the southern boundary where residential homes currently exist. A final landscaping plan will be required as part of the site plan approval process.

Parking:

The applicant proposes to utilize the green parking technology for portions of the parking area which is a typical application for ball fields or outdoor recreational facilities. The porous flexible paving system is desirable where storm water runoff is a concern. The main customer area parking will be paved to accommodate 400 cars; with the remainder future parking and flex parking areas utilizing the flex paving system. All private drives and truck/service parking areas will meet the Zoning Code regulations.

Conclusion:

The Planning Department Staff finds that the requested Annexation/Zone Change submitted by Rex Gilbert, Connie Gilbert, Philip T. Hudson, Robert F. McCall, and Sandra McCall should be evaluated based on the above observations and criteria, of Case RZ11-08/AZ-11-01, a request to annex the subject property into the City limits as **RS-5 Single Family & C-3 General Commercial**, and should be recommended to the City Council with the stipulation that a future site be submitted and reviewed by the MAPC prior to any future redevelopment of the 78.66 acres.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP- Planning & Zoning Director

SITE PHOTOGRAPHS



View looking West Towards Windsor Landing Subdivision (SW of Site)



View looking North along Clinton School Rd. (CR701)



View looking South along Clinton School Rd.(South of Subject Property)



View looking Northeast along unimproved CR701.



View looking South along unimproved CR701 (Site to left)



View looking Northeast along Hwy 49N



View Looking Southwest along 49N, Commercial Uses in the County



View looking North-West towards project site



View looking Southwest towards Commercial fronting on Hwy. 49N



View looking Westerly towards Hwy. 49N (site in background)



View looking Westerly towards Hwy. 49N (site in background)



View looking Westerly towards Hwy. 49N (site in background)



View looking Westerly towards Windsor Landing Subdivision (Clinton School Rd.)



View looking west towards single family lot (Tract 2) 2.03 acres



View looking at home immediately south of Tract 1



View looking at home immediately south of Tract 1