

City of Jonesboro City Council
Staff Report – RZ 10-07 Jonesboro Real Estate, 1405 W. Washington
Huntington Building - 900 W. Monroe
For Consideration by Council on May 18, 2010

REQUEST: A recommendation by MAPC to rezone property containing 4.0 acres more or less.

PURPOSE: To rezone a tract of land from R-2 Low Density Multi-Family to C-3 General Commercial.

**APPLICANT/
OWNER:** Jonesboro Real Estate Holdings, Inc., Jonesboro, AR 72403

LOCATION: 1405 E. Washington Ave., Jonesboro, AR

SITE DESCRIPTION:

Tract Size:	4.0 Acres (174,749 sq. ft.)
Frontage:	431' frontage on Houghton, 264' frontage on E. Washington
Topography:	Flat
Existing Dvlpmt:	Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: I-1, C-3	Commercial/Industrial
	South: R-2, C-3 L.U.O.	Commercial/Residential
	East: C-3	Commercial
	West: R-2	Residential

HISTORY: None

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northwest Sector and to be recommended as Downtown Redevelopment District Area (DRD).

The current Future Land Use Plan describes this Eastern portion of Downtown as an area transitioning into a medical and financial services campus and it lends itself to redevelopment incentives with a mixture of low intense office and housing type options. Staff finds consistency with the intent of this rezoning.

Master Street Plan Review:

The proposed site is located along East Washington Ave. which is proposed as a Minor Arterial on the most current Jonesboro Master Street Plan. The rezoning plat maintains an 80+/- ft. right away along E. Washington Avenue, but the right of ways along Houghton St. and Logan Avenue appear less than 30 ft. from center of street. Staff also cautions the Commission and Council to consider limiting the amount

of curb-cuts along this segment of Washington Ave. to promote good traffic management for the planning area.

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.



Aerial Map/ Vicinity Map

Metropolitan Area Planning Commission – Record of Proceedings

The MAPC held a public hearing for this request on May 11, 2010 and makes the following recommendation to City Council:

Applicant: Mr. John Easley, Associated Engineering, presented the case on behalf of St. Bernards/Jonesboro Real Estate Holdings, Inc., stating the rezoning is to allow for a health and wellness center. The property is zoned C-3 to the east and R-2 on the west, and they would like to bring the R-2 Zoning into the C-3 for uniform Zoning purposes.

Public Input: No opposition.

Commission Deliberation: Mr. Tomlinson asked where the main access will be located. Mr. Easley stated that the main entrance will be off Matthews Ave., off Lakeshore Dr. The doctors/secondary entrance will be off of Houghton St., and none off of Washington Ave. Mr. Tomlinson stated concerns about limiting the amount of curb-cuts along Washington Ave.; he requested cross access easements across the front on Washington Ave. Mr. Easley stated that with no access points along Washington Ave., the cross access easement would be no benefit.

Staff: Mr. Spriggs gave comments concerning the Master Street Plan which recommends Washington Ave. as a Minor Arterial with 80 ft. of right of way. Mr. Easley stated that they meet that requirement. Mr. Spriggs stated that any conditions will necessitate a limited use overlay, and suggested that Mr. Tomlinson defer all of his concerns about access management to the requirement that the site plan be submitted to the MAPC for approval. Staff suggested that this not be a limited use overlay so that the site which is already C-3 to the west will be consistent as one Zoning District.

Commission Action: Mr. Tomlinson made the motion to approve the case with the stipulation that all site plans be approved by the Planning Commission to address all issues of access easement management which is to be included on the final site plan. Motion was seconded by Mr. White.

Roll Call Vote: Mr. Tomlinson- aye; Mr. Scurlock- aye; Mr. White- aye; Ms. Norris- aye; Mr. Hoelscher- aye; and Mr. Dover- aye. Case recommended to City Council with a 6 to 0 vote.

Mr. Roberts, Mr. Kelton were absent.

Findings:

As mention previously this general area is under redevelopment as a medical campus with various service oriented office and infill housing as a trend. A number of the homes in this area show signs of deterioration, however with new improvements and other incentives such as side walk improvements, housing and services for the elderly, and the new greenway project, this rezoning could serve as a catalyst to accelerate the redevelopment process.

The applicant has requested a C-3 Rezoning for the said property under the ownership of Jonesboro Real Estate Holdings, and the proposal utilizes the area as a medical health/wellness center.

A lighting plan should be required to demonstrate compliance with the zoning ordinance during the permit process. This will allow for controls and assurance that will protect the abutting residential properties. Site access should be implemented with care. Please note that any restrictive conditions would necessitate a Limited Use Overlay.

Conclusion

The MAPC and the Planning Staff have reviewed the request and all issues regarding impacts on the surrounding area have been considered. The MAPC recommends approval to Council with a change from R-2 Low Density Multi-family Residential to C-3 General Commercial with the stipulation that all site plans be approved by the Planning Commission with access easement management included on the site plan.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning Director
Planning & Zoning Department

Site Photographs



View looking east towards the site



View looking southeast towards site



View looking southeast towards the subject site.



View looking south towards the site



View looking south towards the site



View looking north



View looking northeast



View looking east



View looking east from site



View looking south from site