

City of Jonesboro Planning Commission
Staff Report – RZ09-22: Windle Family Trust
Huntington Building - 900 W. Monroe

For Consideration by the Planning Commission on December 8, 2009

- REQUEST:** A recommendation by MAPC to rezone property containing 1.27 acres more or less.
- PURPOSE:** To rezone a tract of land from R-1 to C-3 General Commercial.
- APPLICANT/** Windle Family Trust, Agent: Civilogic, Inc, 203 Southwest Dr. Jonesboro, AR
OWNER: 72401
- LOCATION:** 1840/1846 Highland Dr.
- SITE DESCRIPTION:** Tract Size: 1.27 Acres (55,146 sq. ft.)
Frontage: 175.04' ft along north side of E. Highland Dr.
Topography: Gently sloping.
Existing Dvlpmt: Two residential homes
- | | | |
|--------------------------------|-------------|--------------------|
| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| | North: R-1 | Residential |
| | South: C-3 | General Commercial |
| | East: C-3 | General Commercial |
| | West: C-3 | General Commercial |
- HISTORY:** None
- 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The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Regional Commercial. This area is currently being restudied by the Land Use Advisory Committee. This site fronts on a major arterial surrounded by all commercial to the east, west and south.

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

Findings:

The subject site is located on the north side of Highland Drive between Benard Street (to the east) and (southwest) of Browns Lane. The Highland corridor is predominately commercial, there is R-1 property abutting to the north. The applicant has requested a C-3 Rezoning for the said property; this would allow any use listed within the permissible uses of general commercial such as: bank, carwash, convenience store, adult entertainment as a conditional use, hospital, hotel/motel, medical and general office, pawn shop, retail service, gas station, off premise advertisement as a conditional use, general and limited vehicle repair, etc.

Any approval recommending conditions or stipulations would have to be met under a limited use overlay. Therefore staff suggests that the request be modified to a C-3 L.U.O. , General Commercial, if the owner agrees. Access management is a concern and cross access easements are advised to allow better flow and controls for the future development that will occur in this area. This site is in a location feasible for thoroughfare commercial.

Conclusion

The Planning Staff has reviewed the request. The proposed rezoning is substantially set back from local residential uses, and there should not be any adverse impacts on abutting residential property. Staff recommends approval of a change from R-1 Single Family Residential to C-3 L.U.O. General Commercial. The following stipulations are recommended:

1. That the final site plan and proposed use shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.
2. That a final landscaping and lighting plan shall be submitted for approval by the MAPC. Buffering and screening shall be demonstrated for the properties abutting to the North and Northeast.
3. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.
4. Cross-access easements to the property east and west shall be incorporated.

Respectfully Submitted for MAPC Consideration,

Thomas K. White Jr.
Planning & Zoning

Site Photographs



View looking north at the site.



View looking east along Highland Dr.



View looking west across from the site.



View looking south from the site.



View looking north across from subject property.



View looking east depicting abutting property.