



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ10-17: Harps/Rusher-FDP
Huntington Building - 900 W. Monroe
Final Site Plan for Consideration by MAPC on March 8, 2011

REQUEST:	To consider a Final Development Plan for a rezoning of a parcel of land containing 6.32 acres more or less (275,168sq.ft.) as PD-C.	
PURPOSE:	Final Development Plan Review “PD-C”- Planned District- Commercial, Grocery Store.	
APPLICANT	Engineering Services, Inc. 1207 S. Old Missouri Rd., P.O. Box 282, pas Springdale, AR	
OWNER:	Harps Food Stores, Inc., P.O. Box 48, Springdale, AR	
LOCATION:	2005 Harrisburg Road (Corner of Highland Dr./State Hwy. 18), Jonesboro, AR	
SITE DESCRIPTION:	Tract Size: 275,299 sq.ft. Approx. - 6.32 Acres Frontage: Approx. 804.93’ +/- (a corner lot) Topography: Gently Sloping Existing Dvlpmnt: Vacant Lot (Residence recently demolished).	
SURROUNDING CONDITIONS:	<u>ZONE</u> North: C-3 South: R-1 East: R-1 West: C-3	<u>LAND USE</u> Commercial Single Family Residential Church Commercial- Fast Food Restaurant

Findings:

Planning/Engineering Departments:

Consistency is achieved in regards to the Ordinance and Preliminary Plan approval from the last commission meeting. The final landscaping and lighting photometric plans satisfy the minimum requirements of the Zoning Ordinances.

The applicant has addressed the City Engineering concerns about the northwest ingress/egress drive for safety for the right turn-out-only provision.

Building Code Fire Code Review: *Chief Building Official- Update the NEC Code To the 2011 Code . Fire Marshal- Emergency lighting needs to be addressed.*

This rezoning was adopted by City Council under Ordinance No.: ORD-10:091 passed on December 21, 2010.

The Conditions imposed were the following:

1. The owner/applicant agrees to contribute in lieu of construction towards the widening of Harrisburg Road at the northbound approach to Highland Drive to accommodate the addition of an approximate 200-foot plus taper northbound left-turn lane coincident with the site development.
2. It is recommended that the existing traffic signal at Highland Drive and Harrisburg Road be modified to allow for the recommended additional northbound left-turn lane.
3. The new access drive intersections along Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City. Access drive "3" (closes to the west) shall be modified to alleviate potential conflicts with exiting traffic leaving Church street on to Highland Drive.
4. Modifications to the intersection of Harrisburg Road and Highland Drive must conform to AHTD and City of Jonesboro design standards and will require approval by AHTD and the City.
5. The owner/applicant shall maintain the undeveloped area south of the proposed structure as unimproved greenspace to provide for a permanent buffer to abutting properties used as single family residential.
6. 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.