



Metropolitan Area Planning Commission

Staff Report – RZ 16-18 623 West Parker Road

Municipal Center - 300 S. Church St.

For Consideration by the MAPC on Tuesday Sept. 13, 2016

REQUEST: To consider a rezoning of the land containing 0.44 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from "R-1" Single Family Residential to "C-3, L.U.O" General Commercial District.

APPLICANT/OWNER: Ralph and Mary Taylor, 623 West Parker Road, Jonesboro, AR 72404

LOCATION: 623 West Parker Road, Jonesboro, AR 72404

SITE DESCRIPTION: *Tract Size:* Approx.: .44 +/- Acres (19,199 Sq FT.)
Frontage: 114.59 feet along Parker Road
Topography: Flat in the backyard and downward sloping in the front yard.
Existing Development: Currently one single family house on this lot.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: -	I-555 and Parker Road
	South: R-1	Single-Family Residential District
	East: C-3	General Commercial District
	West: C-3 LUO	General Commercial District, LUO.

HISTORY: Single-family residential house.

ZONING ANALYSIS

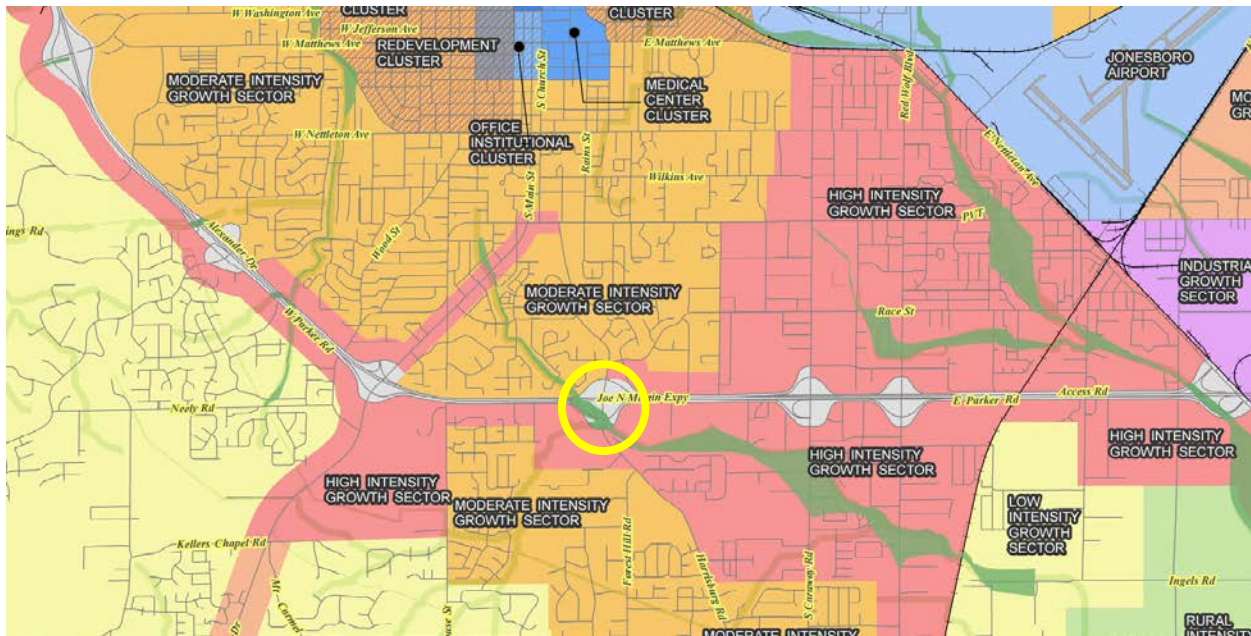
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN FUTURE LAND USE MAP

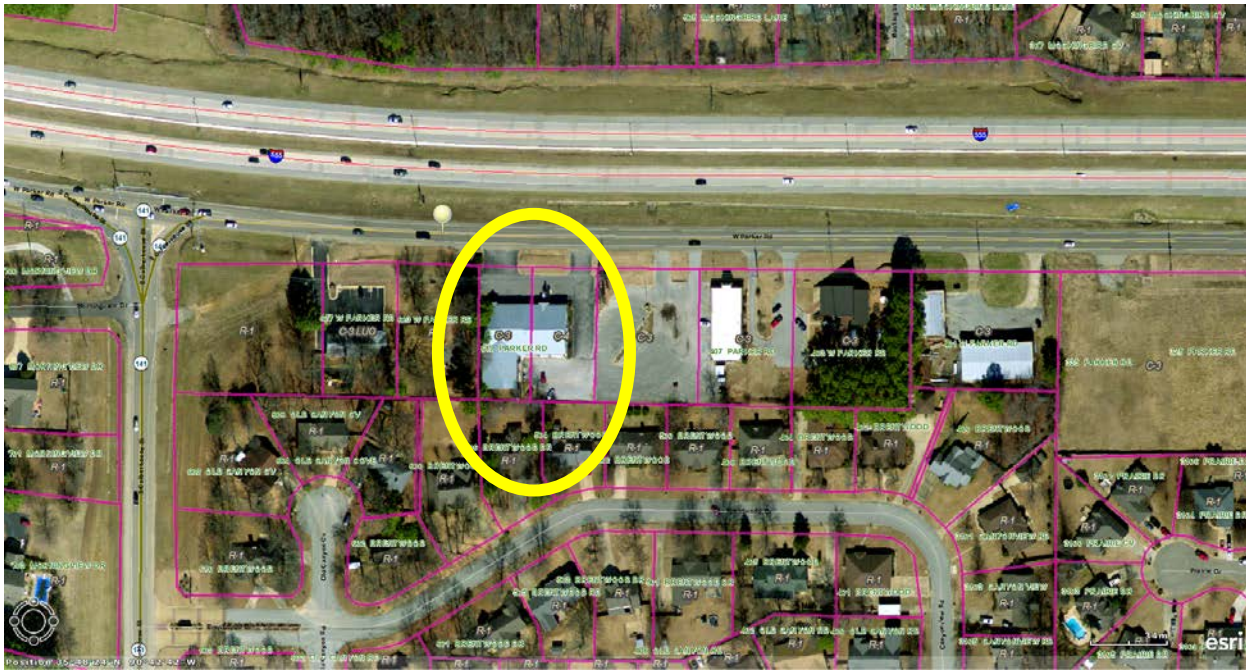
The Jonesboro Comprehensive Future Land Use Map shows the area as a High Intensity Growth Sector. Unless a Limited Use Overlay is requested and agreed on by the applicant(s), no conditions by the Commission or Council can be placed on a successful rezoning. With a suggested Limited Use Overlay, the MAPC will be afforded an opportunity to gain more detailed information that will give assurance of a well-designed infill development that will enhance the area.

High Intensity Recommended Use Types Include:

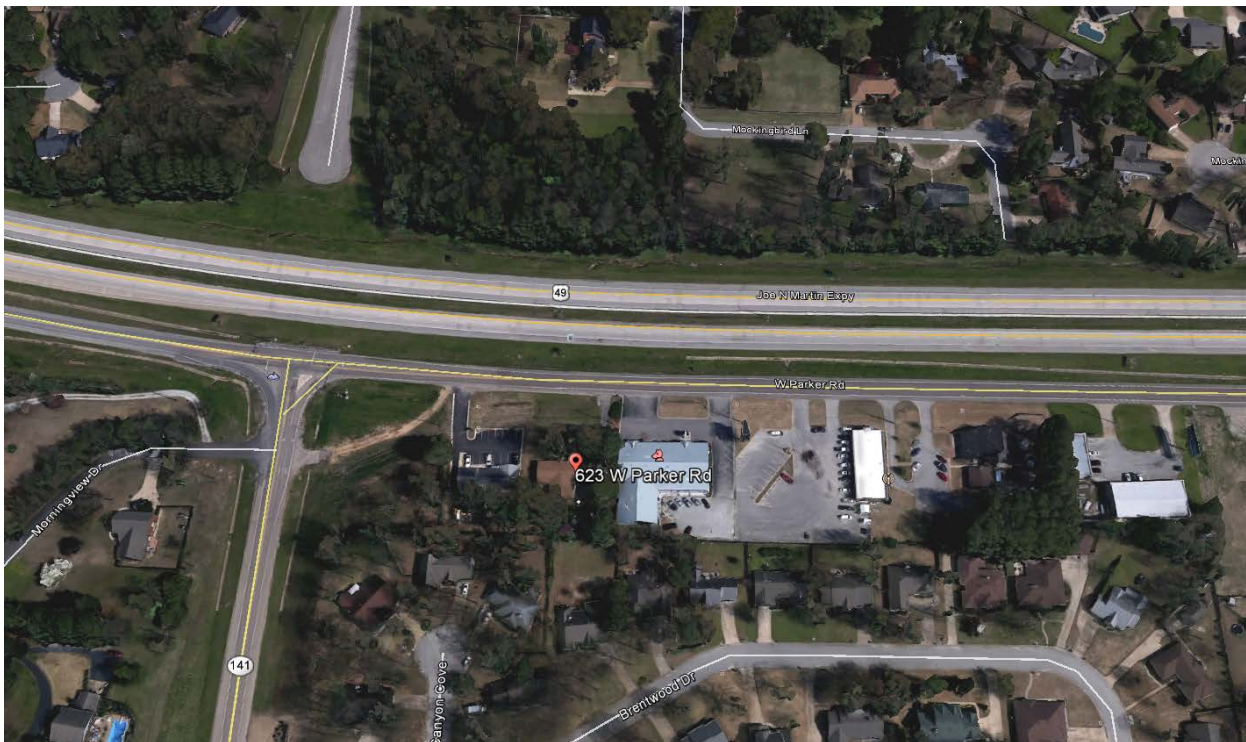
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel



Adopted Land Use Map



Vicinity/Zoning Map










Master Street Plan/Transportation

The subject project site is served by West Parker Road, categorized as an Existing Street on the Jonesboro Master Street Plan. The applicant will be required to adhere to the Master Street Plan recommendations.

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed rezoning is consistent with the Adopted Land Use Plan, which is recommended as Moderate Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117. The applicant proposes to rezone the property to C-3 L.U.O.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. Similar zoning exist in the region. This is a commercial district.	
(d) Suitability of the subject property for the uses to which it has been restricted without the amendment;	Suitability is not an issue.	
(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	The applicant has stated that there would be no negative impact on nearby 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	The property does have a single family residential house on the lot.	
(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	The applicant has stated that there would be no negative impact on nearby property.	

STAFF FINDINGS:

APPLICANTS PURPOSE:

The applicant is requesting approval of rezoning that will promote a use of the subject property. With recent commercial growth in this area, this tract is a premier location for commercial development. The site is no longer conducive to single family development due to the expanse and variation of commercial development. There are numerous types of development in the area including a toy store, a veterinary clinic, and an electronics store.

The purpose of C-3 General Commercial District:

The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial streets. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

ZONING CODE ANALYSIS:

Below is the permitted use table excerpt, which depicts the various uses allowed by-right or as a Conditional Use application. By default a number of the uses will not be allowed merely because of required size/space and minimal lot/bulk setback regulations. The applicant has proposed a rezoning to C-3 L.U.O. Staff has listed the permitted uses to be allowed within the development as follows:

List of Commercial Uses		C-3 General Commercial	List of Commercial Uses		C-3 General Commercial
<i>Civic and commercial uses</i>			<i>Civic and commercial uses</i>		
	Animal care, general	Permitted		Nursing home	Permitted
	Animal care, limited	Permitted		Office, general	Permitted
	Auditorium or stadium	Conditional		Parking lot, commercial	Permitted
	Automated teller machine	Permitted		Parks and recreation	Permitted
	Bank or financial institution	Permitted		Pawn shops	Permitted
	Bed and breakfast	Permitted		Post office	Permitted
	Carwash	Permitted		Recreation/entertainment, indoor	Permitted
	Cemetery	Permitted		Recreation/entertainment, outdoor	Permitted
	Church	Permitted		Recreational vehicle park	Permitted
	College or university	Permitted		Restaurant, fast-food	Permitted
	Communication tower	Conditional		Restaurant, general	Permitted
	Warehouse, residential (mini) storage	Conditional		Retail/service	Permitted
	Convenience store	Permitted		Safety services	Permitted
	Day care, limited (family home)	Permitted		School, elementary, middle and high	Permitted
	Day care, general	Permitted		Service station	Permitted
	Entertainment, adult	Conditional		Sign, off-premises*	Permitted
	Funeral home	Permitted		Utility, major	Conditional
	Golf course	Permitted		Utility, minor	Permitted
	Government service	Permitted		Vehicle and equipment sales	Permitted
	Hospital	Permitted		Vehicle repair, general	Permitted
	Hotel or motel	Permitted		Vehicle repair, limited	Permitted
	Library	Permitted		Vocational school	Permitted
	Medical service/office	Permitted			
	Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>		
<i>Agricultural uses</i>				Freight terminal	Conditional
	Agriculture, animal	Conditional		Research services	Conditional
	Agriculture, farmers market	Permitted			

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information and pending pre-meeting reviews:

Department/Agency	Reports/ Comments	Status
Engineering	No issues reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	

Conclusion:

The Planning Department Staff find that the requested Zone Change submitted by Ralph and Mary Taylor should be evaluated based on the above observations and criteria, of Case RZ 16-18, a request to rezone property from "R-1" Single Family Residential District to a "C-3 LUO" General Commercial District, to be recommended to the Commission with the following conditions:

1. That a Final Development Plan shall be filed and approved by the Planning Commission and no new work shall commence prior to Final site Plan review and approval by the MAPC on the undeveloped unplatted acreage.
2. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.

Respectfully Submitted for MAPC Consideration,

The Planning Department

Sample Motion:

I move that we place Case: RZ-16-18 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from "R-1" Single-Family to the proposed C-3 LUO General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future



View looking East



View looking West



View on Site looking South



View on Site looking North