

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-01: 5712 C. W. Post Road
Municipal Center - 300 S. Church St.
For Consideration by the Commission on February 27, 2018*

REQUEST: To consider a rezoning of one tract of land containing 61.47 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 61.47 acres of land located at 5712 C W Post Road from R-1 Single Family District and I-1 Industrial District to C-3 General Commercial Limited Use Overlay.

**APPLICANTS/
OWNER:** Tripatpal Cheema, 3910 S. Caraway, Jonesboro, AR 72401

LOCATION: 5712 C W Post Road, Jonesboro, AR 72401

**SITE
DESCRIPTION:** **TRACT SIZE:** Approx. 61.47 Acres
STREET FRONTAGE: 542.37 ft. along Commerce Drive & 2126.73 ft. along C.W. Post Road
TOPOGRAPHY: Flat
EXISTING DEVELOPMENT: Agricultural Farm Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-2 Industrial District and Commercial Buildings
South	C-3 General Commercial District
East	I-2 General Industrial District
West	I-1 Limited Industrial District

HISTORY: This has been Agricultural Farm Land and one old house on far Southeast Corner.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

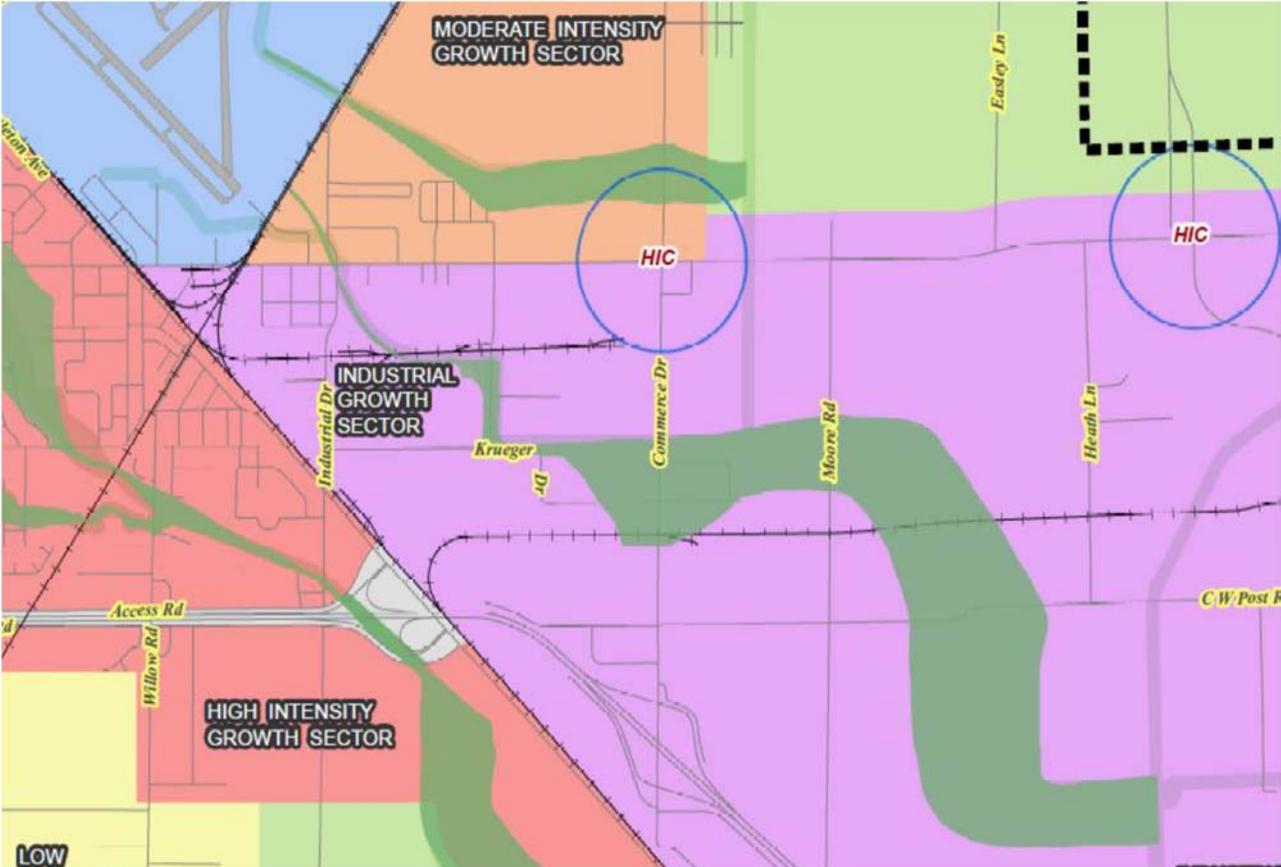
The Current/Future Land Use Map recommends this location as an Industrial Growth Sector. Industrial uses include those considered “heavy” such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are

located in close proximity to the major transportation corridors, and should be generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Smaller scale “light” industrial uses include:

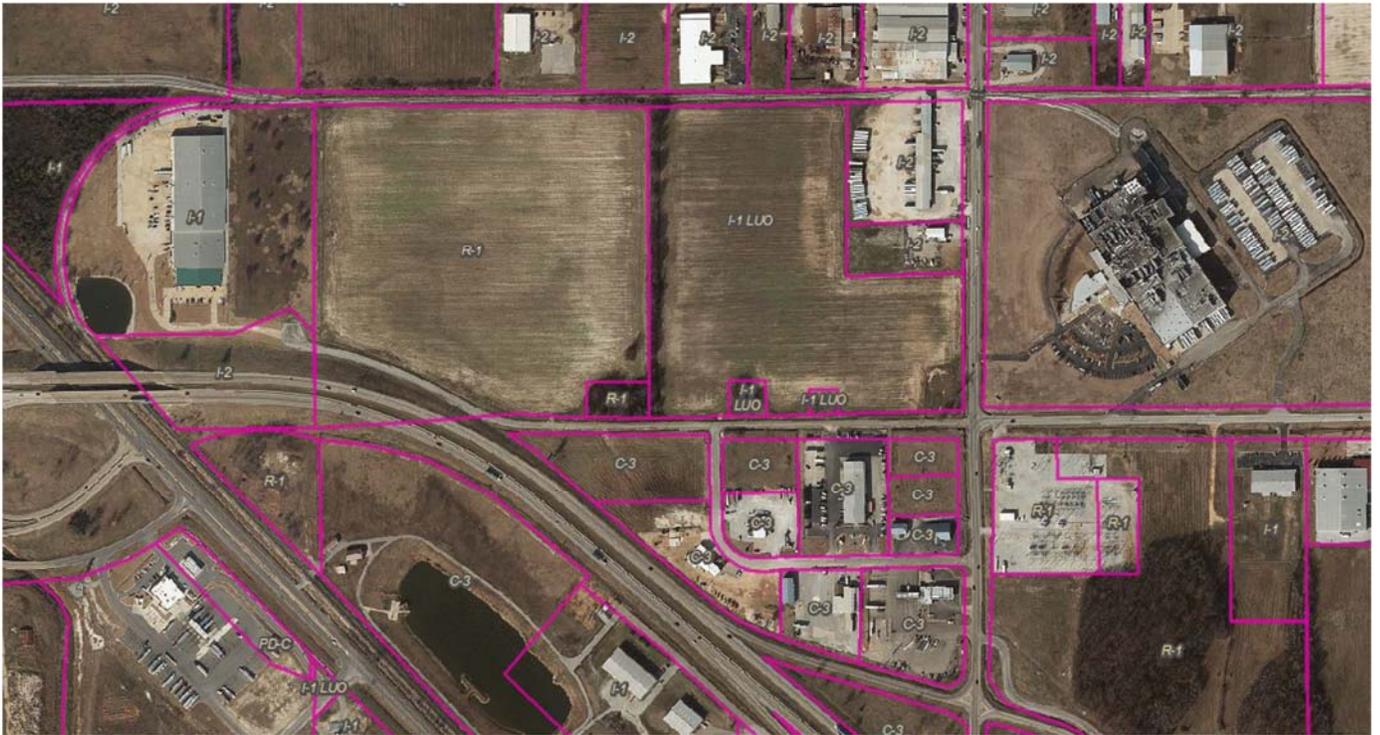
- Warehousing
- Storage
- Limited Manufacturing
- Research and Development
- Laboratories
- Transportation Terminals
- Wholesale Activities
- Vehicle Repair
- Agriculture, Farmers Market, Crop

MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Commerce Drive, a *Principal Arterial* and C. W. Post Road, a *Minor Arterial*. The street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map



Aerial/Zoning Map



Aerial View

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.	This area is classified as an Industrial Growth Sector. A commercial zoning would be consistent with the Land Use Plan. There is C-3 Zoning on the South Side of this property.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117. Chart shows consistency within I-1 and C-3 uses.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	This section of C.W. Post Road and Commerce drive is a Commercial and Industrial area. There are several commercial developments surrounding this location.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This property has been vacant and used for some Agricultural use with one old home on the far Southeast corner. These lots was zoned R-1 Single Family and I-1 Limited Use Overlay.	
(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.	This property has been primarily vacant land and used as Agricultural for several years. The proposed rezoning should not be detrimental to the surrounding area. The Zoning with proper design this property will consider: additional traffic, drainage, visual, odor, noise, light, vibration, hours of use and operation.	
(f) 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.	This is two large tracts of land, which consists of 61.47 acres and has been vacant, so with development of this land impact will be considered during the site plan review process..	

STAFF FINDINGS

APPLICANT'S PURPOSE:

The applicants feels this new zoning would be the best use of the property with more room for potential growth development. They feel a C-3 General Commercial Zoning would be more compatible with the overall complexion of the commercial thoroughfare to I-555 Freeway.

Chapter 117 of the City Code of Ordinances defines C-3 General Commercial District:

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 grouping of facilities shall be encouraged, as opposed to less desirable strip commercial.

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 that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

CONCLUSION:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the MAPC decide to approve based on the above observations and criteria of Case RZ 18-01, a request to rezone property from R-1 Single Family and I-1 Industrial District Limited Use Overlay to C-3 General Commercial District, subject to final site plan approval by the MAPC and the following conditions:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Staff, prior to any redevelopment of the property.
3. Any change of use shall be subject to the Planning Staff approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc. shall be submitted to the Planning Staff prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. Any improvements required by the Planning Department, Engineering Department, Inspection Department and Fire Department shall be completed prior to any C.O. being issued.
6. All Uses will be allowed per the C-3 Zoning with the exclusion of: Adult Entertainment.

Respectfully Submitted for Planning Commission Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 18-01 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 District and I-1 Industrial District Limited Use Overlay to C-3 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.

Pictures of Area











