



City of Jonesboro City Council
Staff Report – RZ 18-02: 5925 Southwest Dr. & 5704 Creekview Dr.
Municipal Center - 300 S. Church St.
For Consideration by the Commission on March 6, 2018

- REQUEST:** To consider a rezoning of one tract of land containing .95 acres more or less.
- PURPOSE:** A request to consider recommendation to Council by the MAPC a rezoning of .95 acres of land located at 5925 Southwest Drive and 5704 Creekview Drive from R-1 Single Family District to C-3 General Commercial.
- APPLICANTS/
OWNER:** Morris Real Estate Holdings, P.O. Box 1081, Jonesboro, AR 72404
Meeks Properties & Investments, 709 CR 765, Brookland, AR 72417
- LOCATION:** 5925 Southwest Drive and 5704 Creekview Drive, Jonesboro, AR 72401
- SITE
DESCRIPTION:** **TRACT SIZE:** Approx.95 Acres
STREET FRONTAGE: 326.20 ft. along Highway 49 / Southwest Drive
TOPOGRAPHY: Flat
EXISTING DEVELOPMENT: Sarah’s Crossing and existing House

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential District
South	C-3 General Commercial District
East	I-2 General Industrial District
West	C-3 General Commercial District

HISTORY: This has been Agricultural Farm Land and one house on lot 1.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

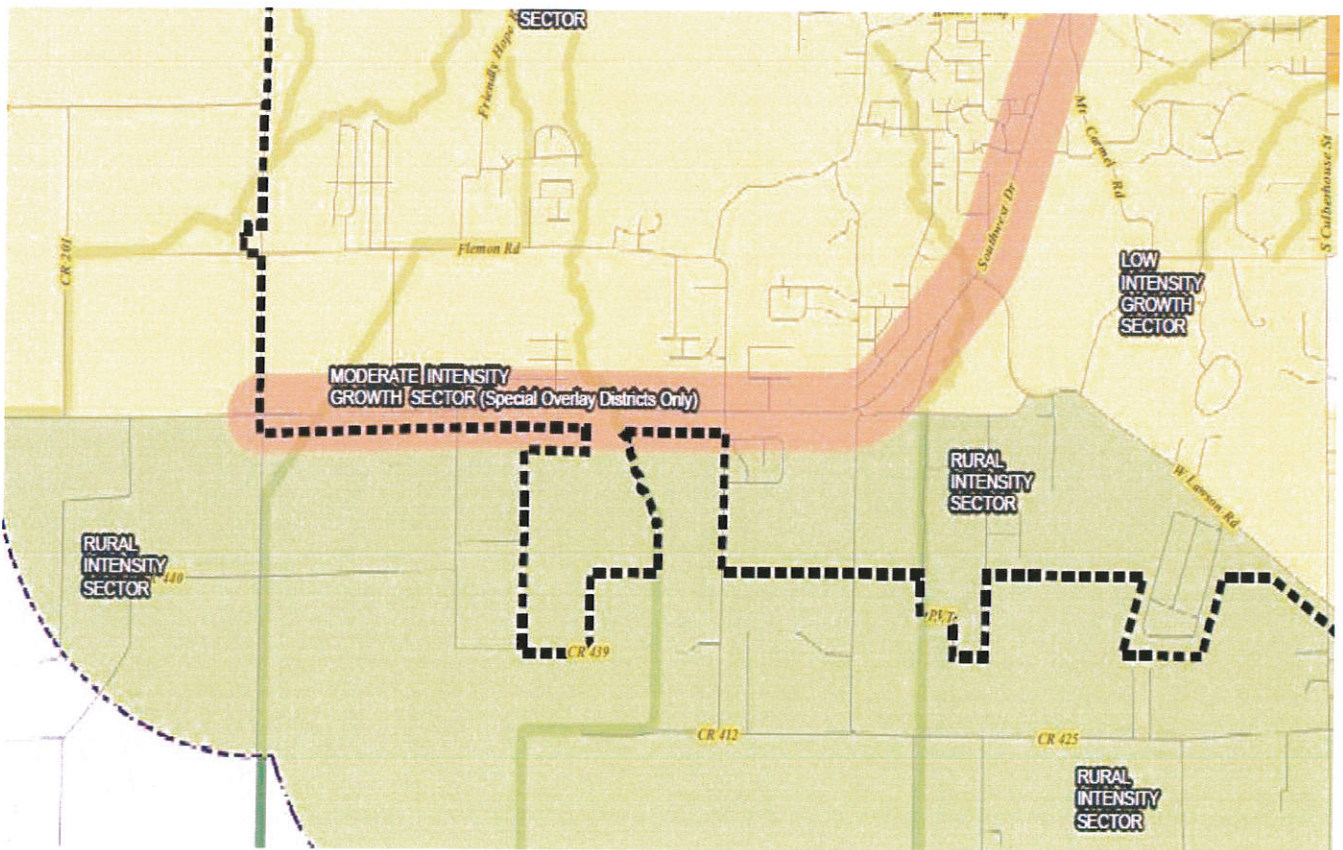
The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector with Special Overlay District. Moderate Intensity has a wider mix of land uses. Good Building Design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from

residential uses, etc., may be appropriate. Typical land uses include:

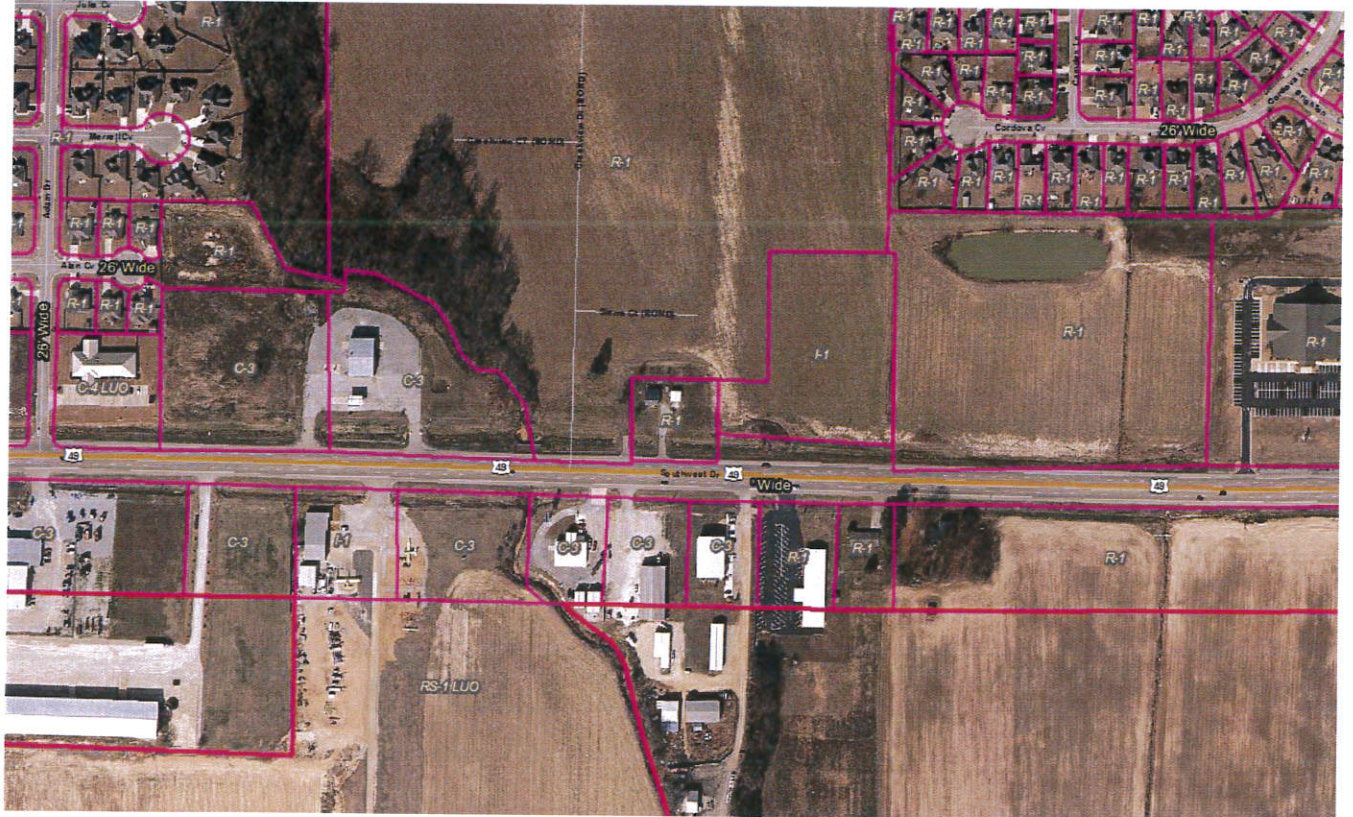
- Mix of Single Family, Duplexes, Triplexes and Fourplexes
- Neighborhood Retail and Service
- Office Parks
- Smaller Medical Offices
- Libraries, schools, other public facilities
- Senior Living Centers / Nursing Homes
- Community-Serving Retail
- Small Supermarket
- Convenience Store
- Bank
- Barber/Beauty Shop
- Farmers Market
- Pocket Park

MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Southwest Drive / Highway 49, which is a *Principal 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 a Moderate Intensity Growth Sector. A commercial zoning would be consistent with the Land Use Plan. There is C-3 Zoning on the South Side of Highway 40 / Southwest Drive.	
(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 C-3 uses.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	This section of Highway 49 / Southwest Drive is a Commercial and Residential Area. There are several commercial developments in 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 used for some Agricultural use with one home on tract 1. These lots was zoned R-1 Single Family. Commercial Building is not allowed on the current zoning.	
(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 tract of land, which consists of .95 acres and has been used as agricultural land and one residential house, 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 to provide a commercial buffer between Highway 49 / Southwest Drive and Sarah's Crossing Subdivision. They feel a C-3 General Commercial Zoning would be more compatible with the overall complexion of the commercial thoroughfare of the Highway 49 connection to main 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.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON FEBRUARY 27, 2018

APPLICANT: Mark Morris of Morris Real Estate Holdings, LLC and Meeks Properties and Investments, LLC are requesting a Rezoning from R-1 Single Family Medium Density Residential District to C-3 General Commercial District for .95 +/- acres 2 lots that border each other are located at 5925 Southwest Drive and 5704 Creekview Drive.

APPLICANT: Mark Morris stated that he owned the western lot and Meeks Properties owned the other lot of the rezoning plat. We are going from an R-1 to a Commercial Zoning. It has 49 frontage and I'm thinking it would be a good fit for a commercial property.

STAFF: Derrel Smith stated that it does meet our land use plan so we are in favor of it with the following stipulations:

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 should be completed prior to any C.O. being issued.

PUBLIC: No Opposition.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case: RZ: 18-02, a request to rezone property from "R-1" Single-Family Medium Density District to "C-3" General Commercial District, subject to following the conditions and approval by the MAPC as submitted, to the City Council with the following stipulations:

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 should be completed prior to any C.O. being issued.

The MAPC Recommends approval to forward to Council to rezone property from “R-1” Single-Family Medium Density District to “C-3” General Commercial District. Motion was seconded by Mr. Dennis Zolper.

Roll Call Vote: 7-0, Aye’s: Jeb Spencer; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

Absent: Jim Scurlock

CONCLUSION:

The Planning Department Staff and MAPC finds that the requested Zoning Change submitted for subject parcel, should the City Council decide to approve based on the above observations and criteria of Case RZ 18-02, a request to rezone property from R-1 Single Family 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 should be completed prior to any C.O. being issued.

Respectfully Submitted for City Councils Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 18-02 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 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 Planning Staff in the future.

Pictures of Area









