

**City of Jonesboro City Council**  
**Staff Report – RZ 19-06: 5917 E. Johnson Avenue**  
**Municipal Center - 300 S. Church St.**  
*For Consideration by the City Council on May 21, 2019*

**REQUEST:** To consider a rezoning of one tract of land containing 5.93 +/- acres more or less.

**PURPOSE:** A request to consider recommendation to Council by the MAPC a rezoning of 5.93 +/- acres of land located at 5919 E. Johnson Avenue from I-1 Industrial District to C-3 General Commercial District.

**APPLICANTS/ OWNER:** Marsha Bradley, Manager, 204 Best Industrial Drive, Jonesboro, AR  
 Steve Sukup, 204 Best Industrial Drive, Jonesboro, AR 72401

**LOCATION:** 5917 E Johnson Avenue, Jonesboro, AR 72401

**SITE DESCRIPTION:** **TRACT SIZE:** Approx. 5.93 Acres  
**STREET FRONTAGE:** 420.01' along E Johnson Avenue  
**TOPOGRAPHY:** Flat  
**EXISTING DEVELOPMENT:** Sukup Manufacturing Company

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	I-1 Limited Industrial District and R-1 Single Family Residential – Church
<b>South</b>	R-1 Single Family Residential District – Vacant Land with Timber
<b>East</b>	R-1 Single Family Residential District – Vacant Land with Timber
<b>West</b>	C-3 General Commercial District LUO and R-1 Single Family Residential

**HISTORY:** This has been Sukup Manufacturing business that deals in Grain Bins for over 27 years. It has been vacant for 22 months. The front building has been taken down and the Warehouse is still standing.

**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 front half is High Intensity Growth Sectors, which includes the overlay district since this is coming in on Johnson into the City of Jonesboro. If a portion of the property falls within the boundary of the overlay area, the whole property will be held to the

requirements of the overlay area. A wider mix of land uses is appropriate in the **high intensity growth sector and overlay area**. Control of traffic is probably the most important consideration in this sector. A wide range of land uses is appropriate in the **high intensity zone**, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in area where sewer service is readily available and transportation facilities are equipped to handle the traffic. The Land Use Plan recommends no more than 14 dwelling units per acre for high intensity growth sectors.

Typical Land Uses:

- 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



The **Overlay Corridors** are the main entryways into the City of Jonesboro. These access points define how people perceive the City of Jonesboro when coming into the City. The Purpose of the Overlay District is to protect and enhance the scenic quality of the City’s highways and primary corridors designated below, create design stands for developments, and provide effective land use planning and facilitate traffic flow.

In the **Overlay Areas**, these overlay areas will run along the listed streets and shall be adjacent to the streets for a distance of 300 feet from the street right-of-way. In addition to the requirements, the property inside the overlay, corridors will be required to add additional landscape. All area will be required to have front, rear, and side buffer yards. Front shall be 25” grass vegetative buffer. Side yards shall be 10’ grass vegetative buffer. Rear yards shall be 10’ grass vegetative buffer, and exterior side yards shall be 15” of vegetative buffer. In addition to the buffer areas, the front and exterior side yards shall have trees planted on 25-foot centers. Tree species to be planted with thin there corridors should be consist of plants that are native to the area. The Landscape Ordinance describes these.

If Signage is required, monument signs shall be the only type of signage allowed off the buildings in the Overlay District. Please refer to the Land Use Plan for regulations on all Sign Requirements.

The Design Requirements within the Overlay District with all new buildings shall be required to have exterior features of at least 80% brick, wood or stone. Please refer to the Land Use Plan for regulations on the Design Requirements.

Back half of property is located in the Moderate Intensity Growth Sector with the land being divided between the two sectors. 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. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

**MODERATE INTENSITY RECOMMENDED USE TYPES 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

**Density:** 1/5 to 1/3 acre lots for Single Family

No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development.

**Height:** 4 Stories



Fig. 13: Example Moderate Intense Type- Retail Service

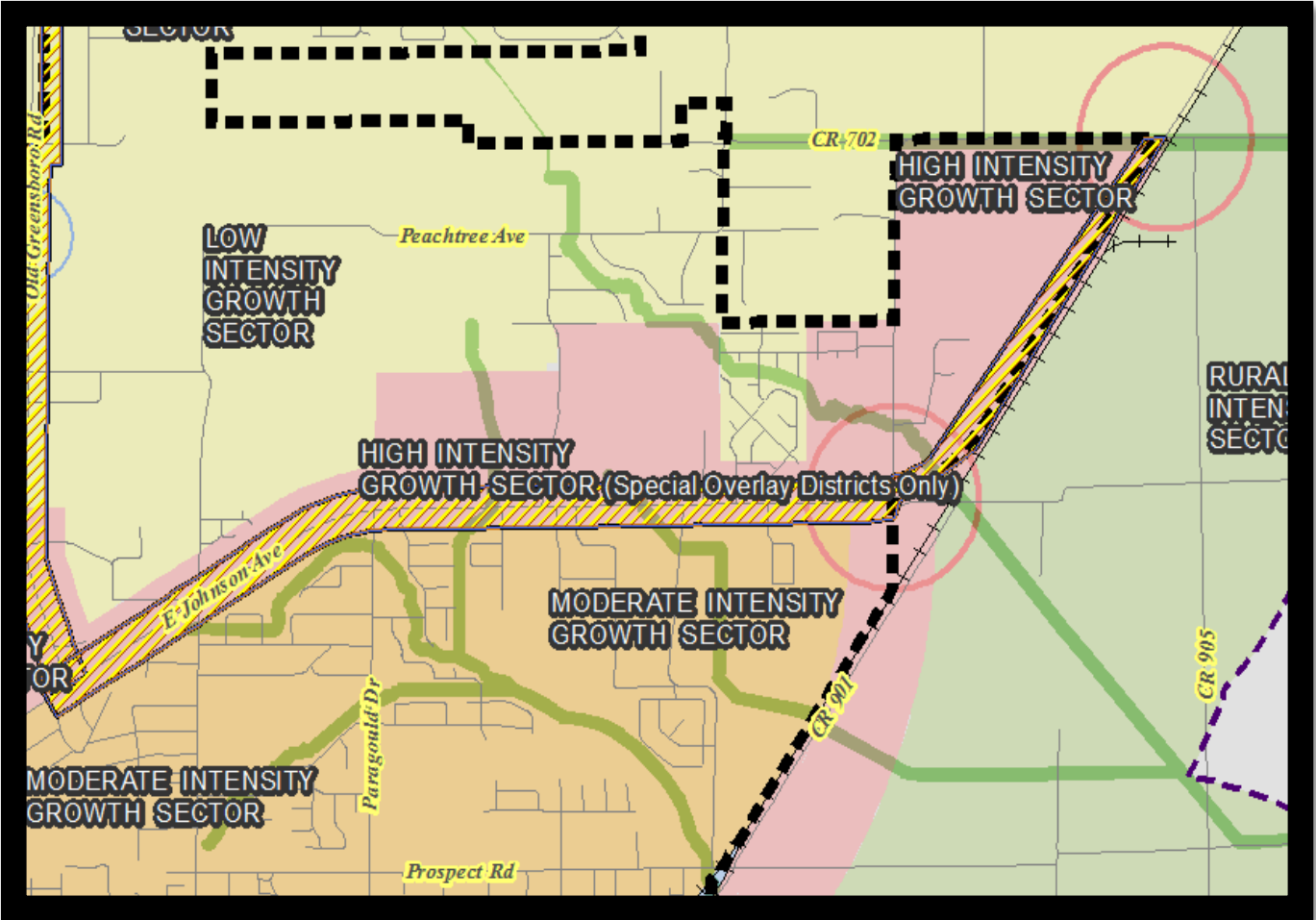
Fig. 14: Example Moderate Intense Type- Retail Service

Fig. 15: Example Moderate Intense Type- Small Lot Res.

Fig. 16: Example Moderate Intense Type- Retail Service

# MASTER STREET PLAN/TRANSPORTATION

The subject site is served by E. Johnson Avenue, which is a *Principal Arterial street on the Master Street Plan*. 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) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map.</b>	This area is classified as a High Intensity Growth Sector with overlay district. A commercial zoning would be consistent with the Land Use Plan. There is C-3 Zoning on the South Side of this property.	
(b) <b>Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117. Chart shows consistency within I-1 and C-3 uses.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	This has been a Sukup Manufacturing Facility for over 25 years. This has been vacant for 22 month.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.</b>	This property has been vacant and used for over 22 months. This is zoned I-1 Industrial District.	
(e) <b>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.</b>	This property has been primarily a grain bin facility for over 25 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) <b>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.</b>	This is a large tract of land, which consists of 5.93 acres, has been a grain bin facility for over 25 years, and now has been vacant for around 22 months, 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. Their Property to the west was rezoned C-3 LUO. They thought this property was commercial when they rezoned the other acreage or they would have done it all at one time.

### **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.	

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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON MAY 14, 2019**  
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**Marsha Bradley on behalf of Steve Sukup of Sukup Manufacturing Company is requesting MAPC Approval for a Rezoning from I-1 Limited Industrial District to C-3 General Commercial District for 5.93 Acres +/- of land located at 5917 E. Johnson.**

**APPLICANT: Marsha Bradley stated she just wants it to match the other land that she owns beside it.**

**COMMISSION: Lonnie Smith Jr. asked the city planner if he has any comments regarding this.**

**STAFF: Derrel Smith of Planning stated this meets all of our criteria, all six requirements for rezoning. We would recommend approval with 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, dumpster etc. shall be submitted to the Planning Staff prior to any redevelopment.**
- 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.**

**COMMISSION: Lonnie Smith Jr. asked for any public input regarding this rezoning request. He then asked for any commission comments or discussion.**

**PUBLIC: No Comment.**

**COMMISSION ACTION:**

**Mr. Dennis Zolper made a motion to approve Case: RZ: 19-06, as submitted, to the City Council with the stipulations that were read by the Planning Department :**

- 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, dumpster etc. shall be submitted to the Planning Staff prior to any redevelopment.

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.

The MAPC find to rezone property from “I-1” Limited Industrial District to a “C-3” General Commercial District for 5.93 +/- acres of land. Motion was seconded by Mr. David Handwork.

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

Absent: Mary Margaret Jackson

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**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 19-06, a request to rezone property from I-1 Industrial District 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, dumpster etc. shall be submitted to the Planning Staff prior to any redevelopment.
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.

Respectfully Submitted for City Council Consideration,  
The Planning Department

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**Sample Motion**

I move that we place Case: RZ 19-06 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 I-1 Industrial 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 MAPC in the future.

# *Pictures of Area*

