



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 16-16: 1400/Part of 1406 E Highland**  
**Municipal Center - 300 S. Church St.**  
*For Consideration by the Commission on August 9, 2016*

**REQUEST:** To consider a rezoning of one tract of land containing 2.13 acres more or less.

**PURPOSE:** A request to consider recommendation to Council by the MAPC a rezoning of 2.13 acres of land located at 1400/1406 East Highland, R-1 to C-4 L.U.O. Property to the East was rezoned to C-4 L.U.O. and passed on June 7, 2016.

**APPLICANTS/OWNER:** Roundtable Holdings, LLC, 3410 East Johnson Ave. Suite H, Jonesboro, AR

**LOCATION:** 1400/1406 East Highland, Jonesboro, AR 72404

**SITE DESCRIPTION:** **Tract Size:** Approx. 2.13 Acres  
**Street Frontage:** **257 Feet Along Highland Drive**  
**Topography:** Flat  
**Existing Development:** Two single-family homes, one of which is vacant.

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 Single-Family Residential
South	R-1 Single-Family Residential
East	C-4 Neighborhood Commercial District, LUO
West	R-1 Single-Family Residential

**HISTORY:** There has been single family residential housing on this lot.

**ZONING ANALYSIS**

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

**COMPREHENSIVE PLAN LAND USE MAP**

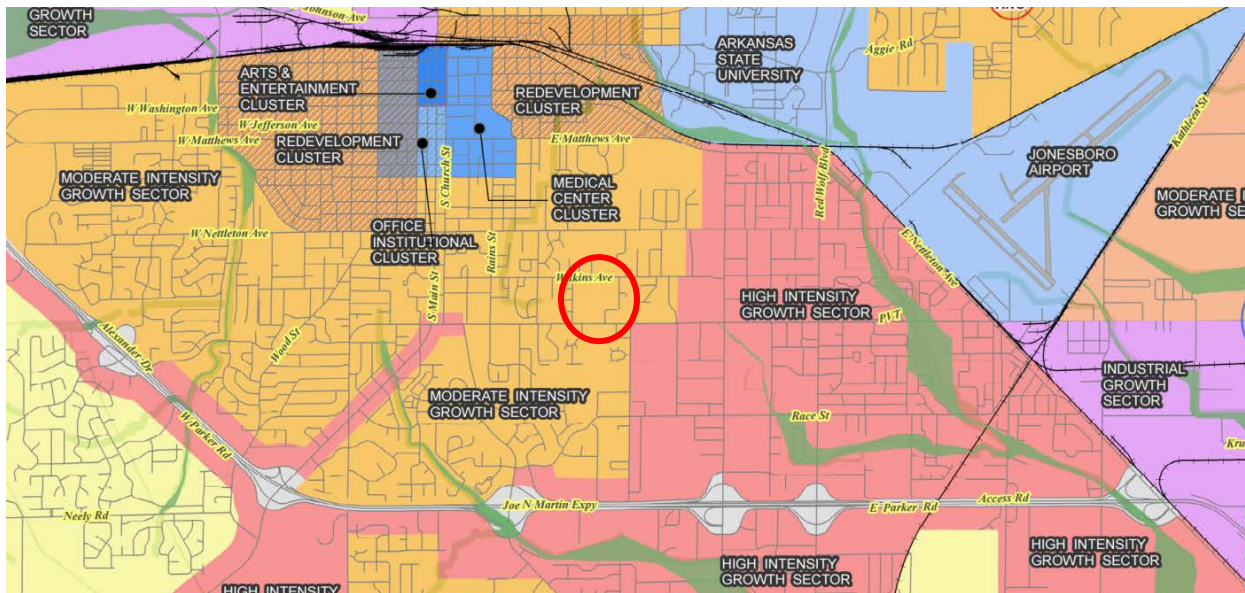
The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector. A wider mix is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations 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. Consideration should be given to appropriate locations of transit stops.

**Moderate Intensity Growth Sector Recommended Use Types Include:**

- Single-family residential
- Attached single-family, duplexes, triplexes, and fourplexes
- Neighborhood retail, neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's market
- Pocket park

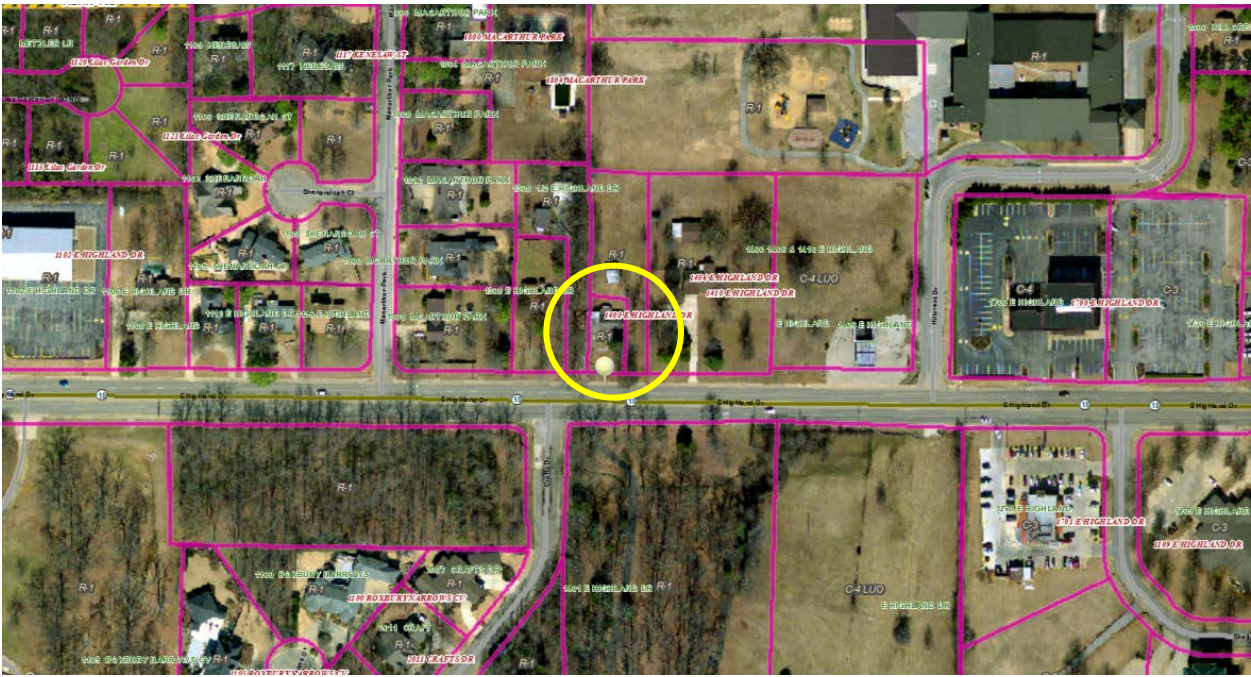
**Master Street Plan/Transportation**

The subject site is served by Highland Drive, which on the Master Street Plan is defined as a Principal Arterial; the street right-of-ways must adhere to the Master Street Plan.

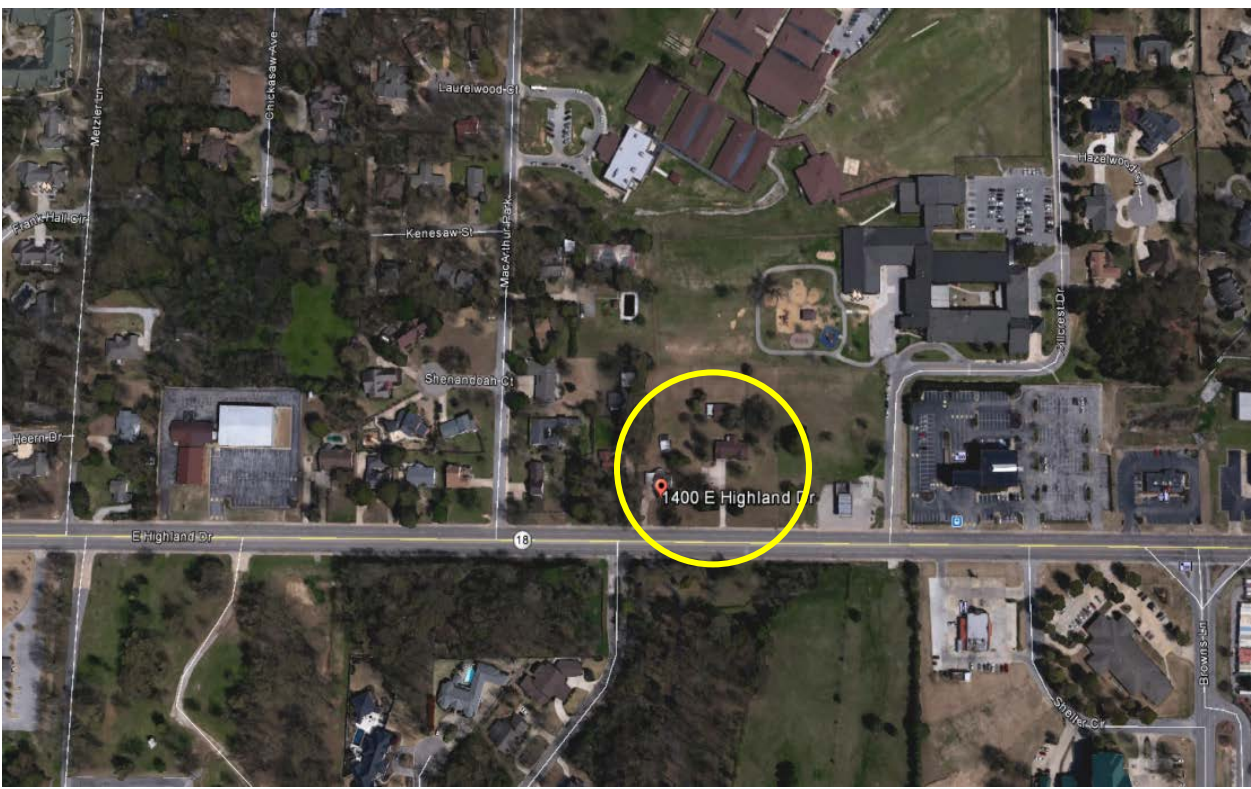


**Adopted Land Use Map**












**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.	The proposed C-4 LUO rezoning is consistent with the Future Land Use Plan, which was categorized as a Moderate Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area already has several commercial developments in the area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Property is suitable for commercial development.	
(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 site and use should not be a detriment to the area if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	
(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.	The property currently has single-family residential housing 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.	Minimal impact if rezoned due to the fact that business currently exist with only minor upgrades.	

## **Staff Findings:**

### **Applicant's Purpose:**

The applicant purchased the property wanting to develop the land in a manner consistent with the current standards and specifications within the City of Jonesboro. Given the recent commercial growth in this area, they feel like this tract is a premier location for commercial development. The land is currently developed with a single-family residential house located on the property. The applicant feels like he can develop the property and bring additional economic opportunities to the area. There are several lots along Highland Drive that already have commercial zonings.

### **Chapter 117 of the City Code of Ordinances/Zoning defines Commercial District as follows:**

***C-4, Neighborhood Commercial District.*** This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

### **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:

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



### **Zoning Code Allowable Uses:**

Below is the Table of Permitted Uses regarding the requested C-4, L.U.O. Neighborhood Commercial District. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank:

Uses	C-4	Uses	C-4
Animal care, general	C	Medical service/office	P
Animal care, limited	P	Museum	P
Auditorium or stadium	P	Nursing home	P
Automated teller machine	P	Office, general	P
Bank or financial institution	P	Parks and Recreation	P
Bed and breakfast	P	Post Office	P
Carwash	C	Recreation/Entertainment, indoor	C
Cemetery	P	Recreation/Entertainment, outdoor	C
Church	P	Restaurant, fast-food	C
College or university	P	Restaurant, general	P
Communication Tower	C	Retail/service	C
Convenience store	P	Safety services	P
Day care, limited (family home)	P	School, elementary, middle and high	P
Day care, general	P	Service Station	C
Funeral home	C	Sign, off-premises	C
Golf Course	P	Utility, major	C
Government service	P	Utility, minor	P
Hospital	P	Vehicle Repair, general	C
Library	P	Vocational School	C

### **Conclusion:**

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 16-16, a request to rezone property from “R-1” Single-Family Residential District to “C-4 L.U.O” Neighborhood Commercial District, subject to final site plan approval by the MAPC.

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 MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Planning Commission Consideration,  
The Planning Department

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**Sample Motion:**

I move that we place Case: RZ 16-16 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 Residential District to the proposed “C-4” L.U.O Neighborhood 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 North





View looking South



View looking East



View looking West





View of the house on the property



Entrance to the subdivision across the street





View across the street from proposed rezoning



View of the backyard