



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-11: 806 Paragould Drive
Municipal Center - 300 S. Church St.
For Consideration by the Commission on May 8, 2018

REQUEST: To consider a rezoning of one tract of land containing 5.62 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-1” Single Family Residential District to “C-3” General Commercial with a Limited Use Overlay.

**APPLICANTS/
OWNER:** Doswell Alan McDaniel, 1065 Kessler Parkway, Dallas, TX 75028

LOCATION: 806 Paragould Road

**SITE
DESCRIPTION:** **Tract Size:** Approx. 5.62 Acres
Street Frontage: **235.59 feet along Paragould Drive**
Topography: Parcel is predominantly flat with slop
Existing Development: Construction Company Structure and Accessory Buildings

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential
South	R-1 Single Family Residential
East	R-1 Single Family Residential
West	R-1 Single Family Residential

HISTORY: Construction Company Structure and Accessory Buildings

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP:

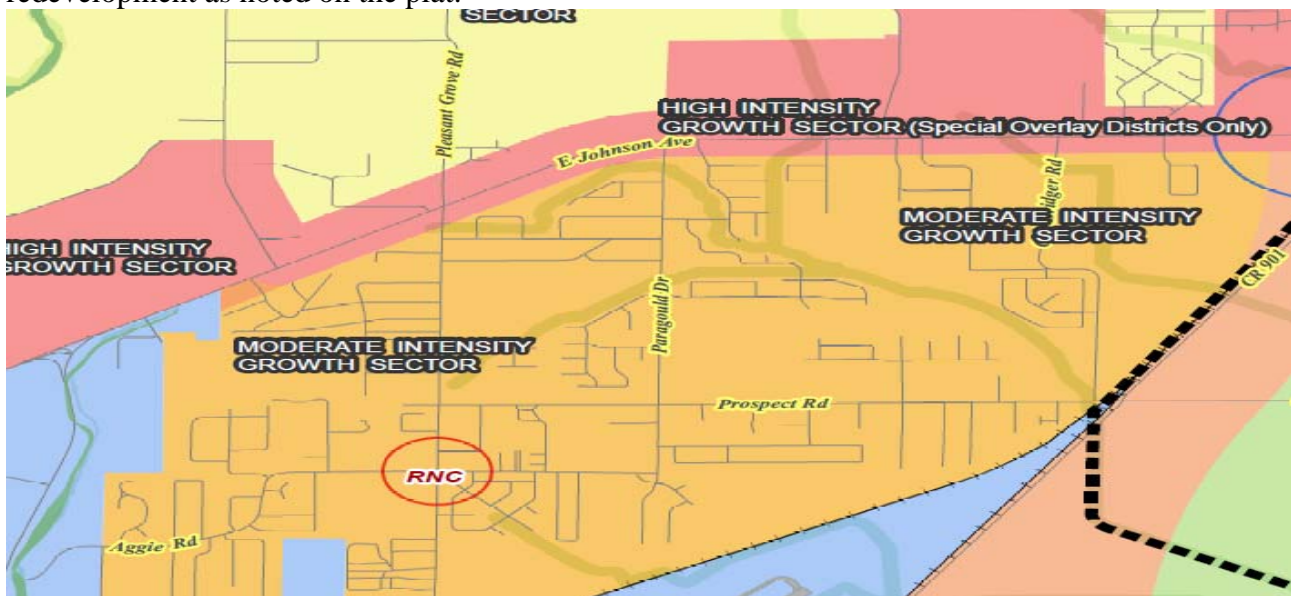
The Current/Future Land Use Map recommends this location as Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction 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.

MODERATE INTENSITY RECOMMENDED USE TYPES INCLUDE:

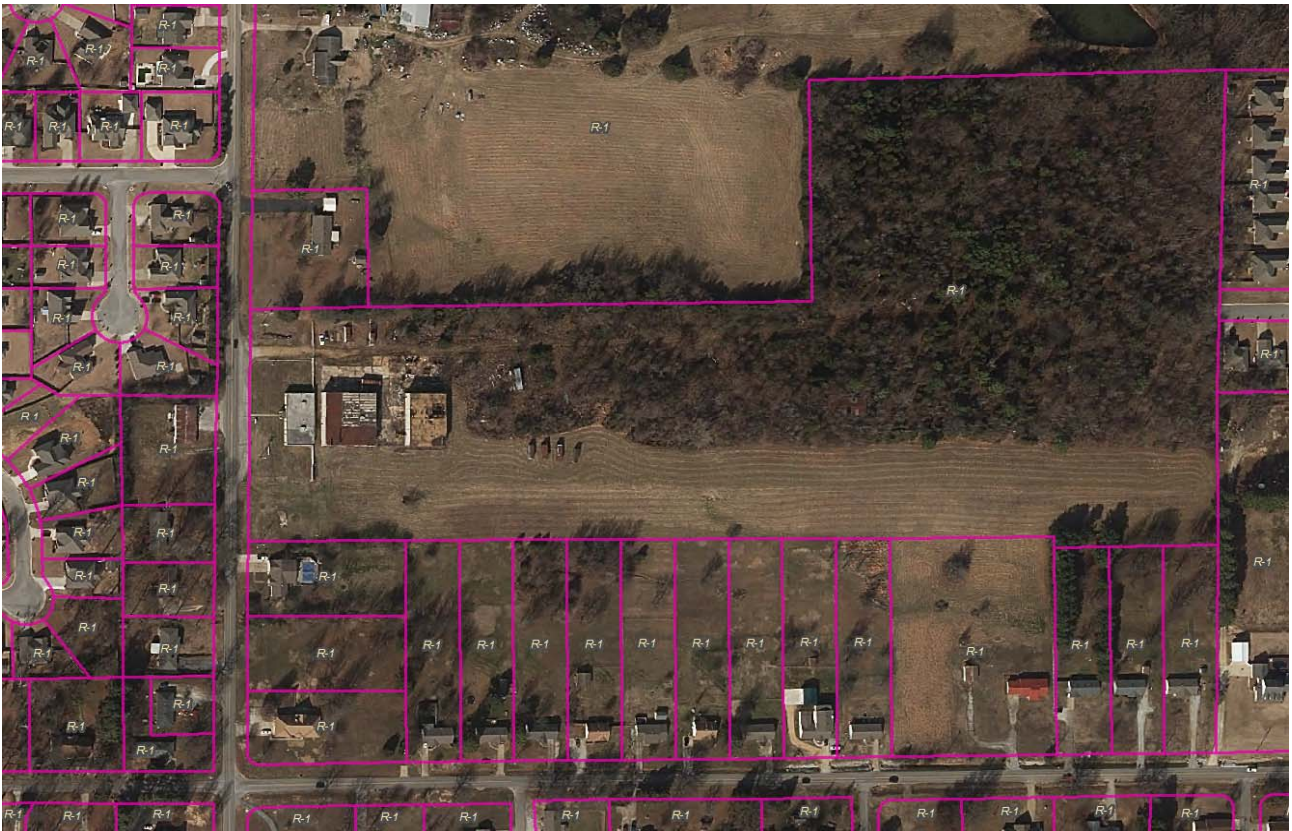
- Single Family Residential
- Attached Single Family, Duplexes, Triplexes and Fourplexes
- Neighborhood Retail, Neighborhood Services
- Office Parks
- Smaller Medical Offices
- Libraries, Schools, other public facilities
- Senior Living Center/Nursing Homes, etc.
- Community-serving Retail
- Small Supermarket
- Convenience Store
- Bank
- Barber/Beauty Shop
- Farmers Market
- Pocket Park

MASTER STREET PLAN/TRANSPORTATION

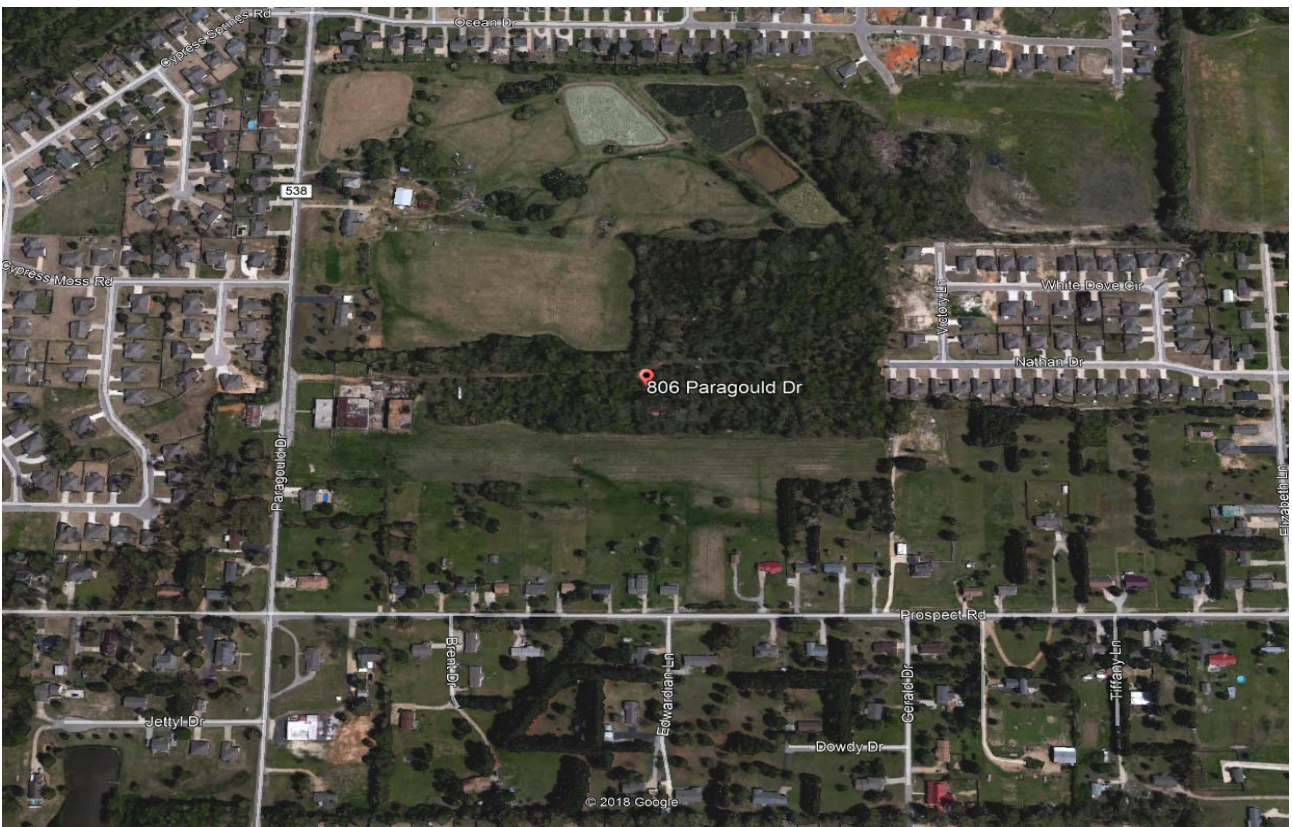
The subject site is served by Paragould Road, which is a Collector Street on the Master Street Plan. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.



Adopted Land Use Map









Aerial/Zoning Map



Aerial Map

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-3” General Commercial with Limited Use Overlay does not match the Land Use Plan for this type of facility. This location was an existing commercial facility that was annexed into the City.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will not comply with consistency with the purpose of Chapter 117, with compliance of “C-3” General Commercial District with Limited Use Overlay with residential storage allow only. This would require a Conditional Use approval thru MAPC if this rezoning were approved.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is not achieved with “C-3” General Commercial District with Limited Use Overlay. The land is “R-1” Single Family Residential on all sides of this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This zoning is “R-1” Single Family Residential District. Storage Facility is not allowed in Single Family 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.	Other than possibly increasing traffic, this request should not be detrimental to the surrounding area. Property screening should be used to shield the single-family residential housing from this development. The elements will be taken care of thru the development site plan with the appropriate departments.	
(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.	With proper screening in place, this development should have little impact on the surrounding area. The elements will be taken care of thru the development site plan with the appropriate departments.	

STAFF FINDINGS

Applicant's Purpose

MASTER STREET PLAN/TRANSPORTATION:

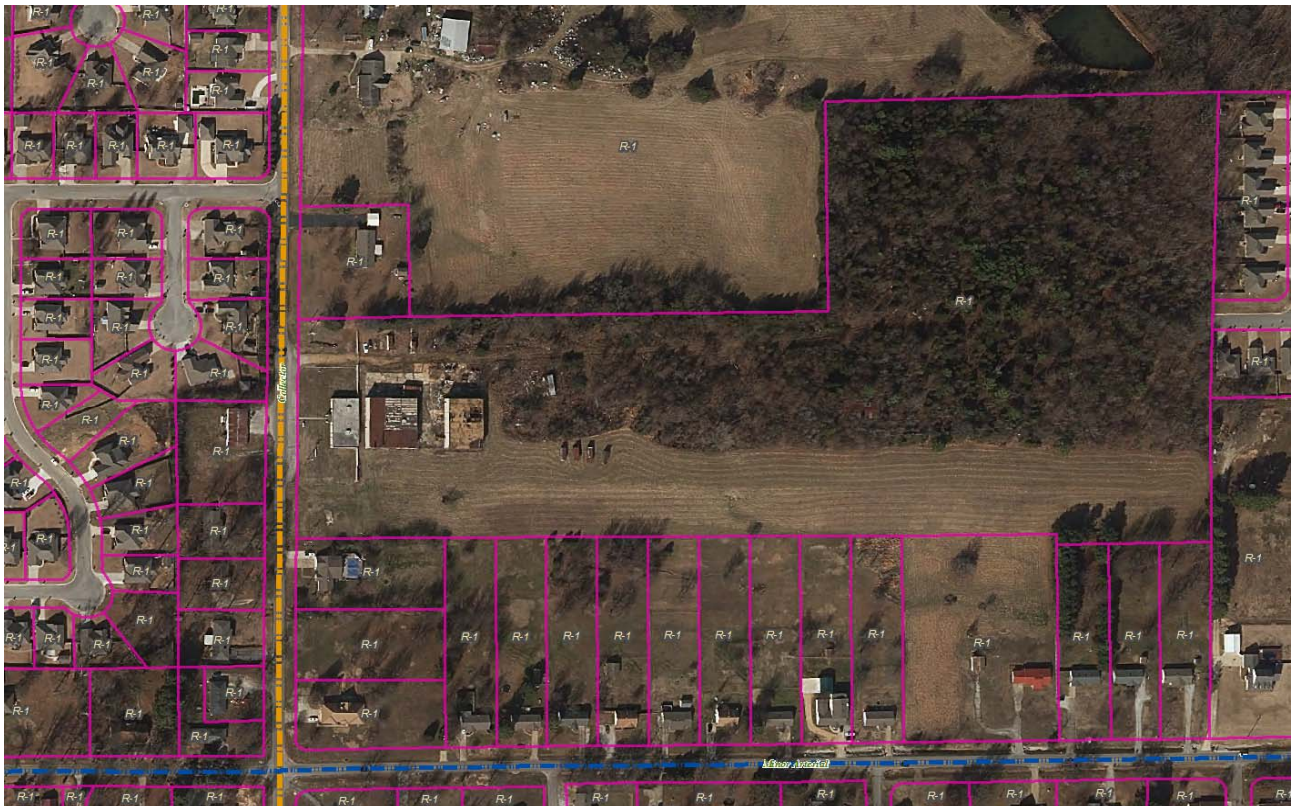
The subject site is served by Paragould Road, which is a Collector Street on the Master Street Plan.

ZONING CODE COMPLIANCE REVIEW:

The Applicant would like to construct eleven residential storage buildings, which would be approximately 85,000 square feet of space. Therefore, the owner request a zoning classification of "C-3" General Commercial with a Limited Use Overlay that only allows the Residential Storage Buildings.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 LUO District as follows:

Definition: C-3 LUO – 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 Street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial. The limited use overlay district purpose provides flexible use of property development standards tailored to individual projects or specific properties. When accompanied by a rezoning request from the property owner, the LU-O district can be used to restrict the use and property development standards of an underlying base zoning district, as applied to specific parcels of land. All LU-O requirements are in addition to, and supplement all other applicable standards and requirements of the underlying zoning district.



View of Larger Area Showing Current Zoning

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 be approved based on the above observations and criteria of Case: RZ 18-11, a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District with a Limited Use Overlay subject to the following:

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 Department, prior to any redevelopment of the property.
3. The applicant agrees to comply with the Master Street Plan recommendations for the Paragould Drive right-of-way.
4. Any change of use shall be subject to MAPC approval in the future for a change in the Limited Use Overlay.
5. Outdoor storage of equipment shall be screened.
6. 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.
7. The Limited Use Overlay with this stipulation: 1) Residential Storage Facility only.

Respectfully Submitted for Planning Commission Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-18-11 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property “R-1” Single Family Residential District to “C-3” General Commercial District with a Limited Use Overlay 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

