

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-19: 103 Gee Street
Municipal Center - 300 S. Church St.
For Consideration by the Commission on August 14, 2018

REQUEST: To consider a rezoning of one tract of land containing 9.22 acres more or less.

PURPOSE: A request to consider recommendation to the MAPC for a rezoning of 9.22 acres of land located at 103 Gee Street, from “I-2” General Industrial District to “C-3” General Commercial District Classification.

APPLICANTS/

OWNER: Jason Jackson, 334 Robinhood Lane, Hardy, AR 72542

LOCATION: 103 Gee Street, Jonesboro, AR 72404

SITE

DESCRIPTION: **Tract Size:** Approx. 9.22 Acres

Street Frontage: **676 ft. of frontage on Gee Street.**

Topography: Undeveloped Flat

Existing Development: Vacant Building and Concrete Slab

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-2 General Industrial District
South	I-2 General Industrial District
East	I-2 General Industrial District
West	I-2 General Industrial District

HISTORY: Currently undeveloped.

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 General Industrial District / Heavy Industrial Growth Sector. These areas are located in close proximity to the major transportation corridors, and should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy Industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor Belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center. This

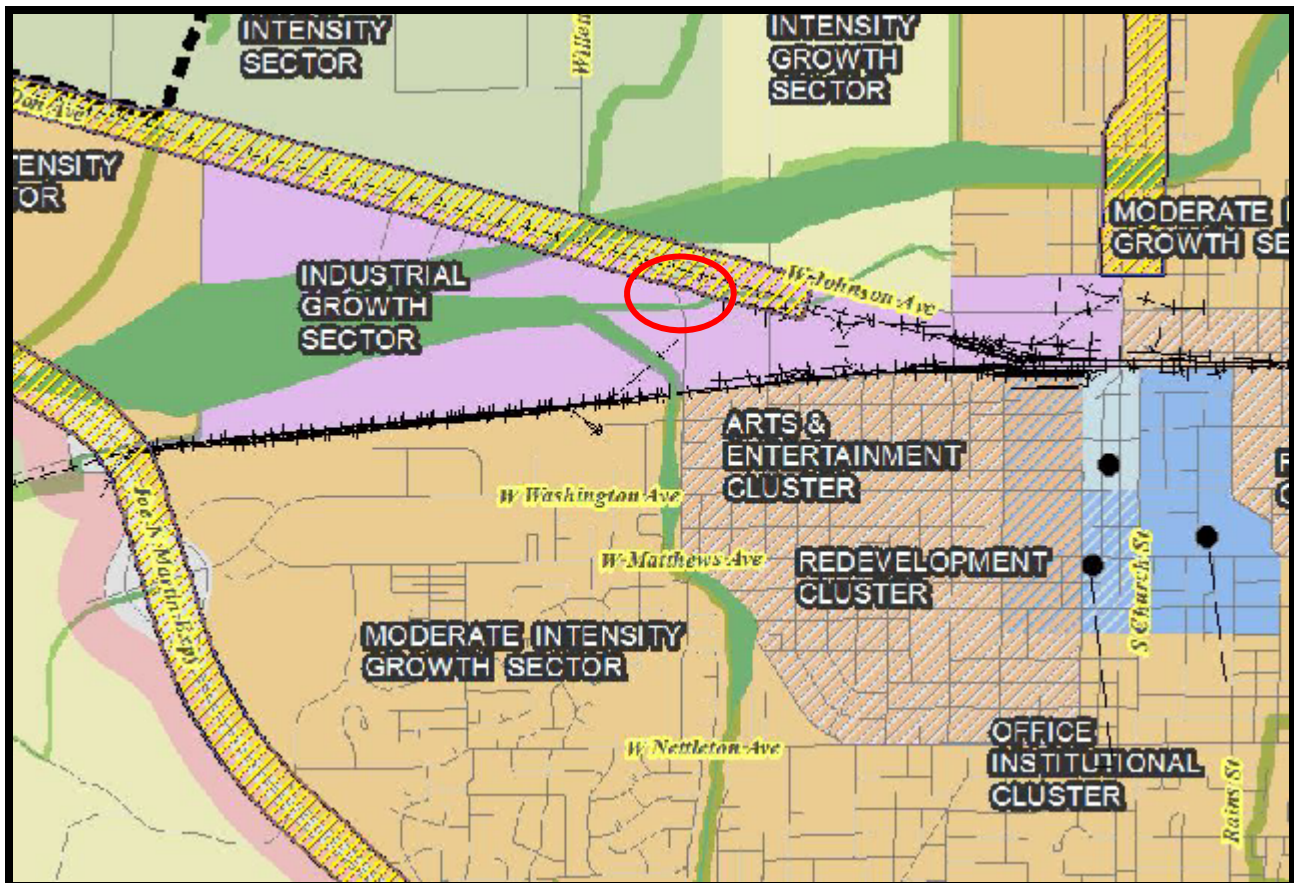
area has been recommended to be studied as redevelopment area from the Land Use Committee. Gee Street is well defined as an area for Improvement.

General Industrial District / Heavy Industrial Growth Recommended Use Types Include:

- Warehousing
- Storage
- Production Concerns
- Assembly and Processing
- Limited Manufacturing
- Research and Development
- Laboratories
- Transportation Terminals
- Wholesale Activities

Master Street Plan/Transportation

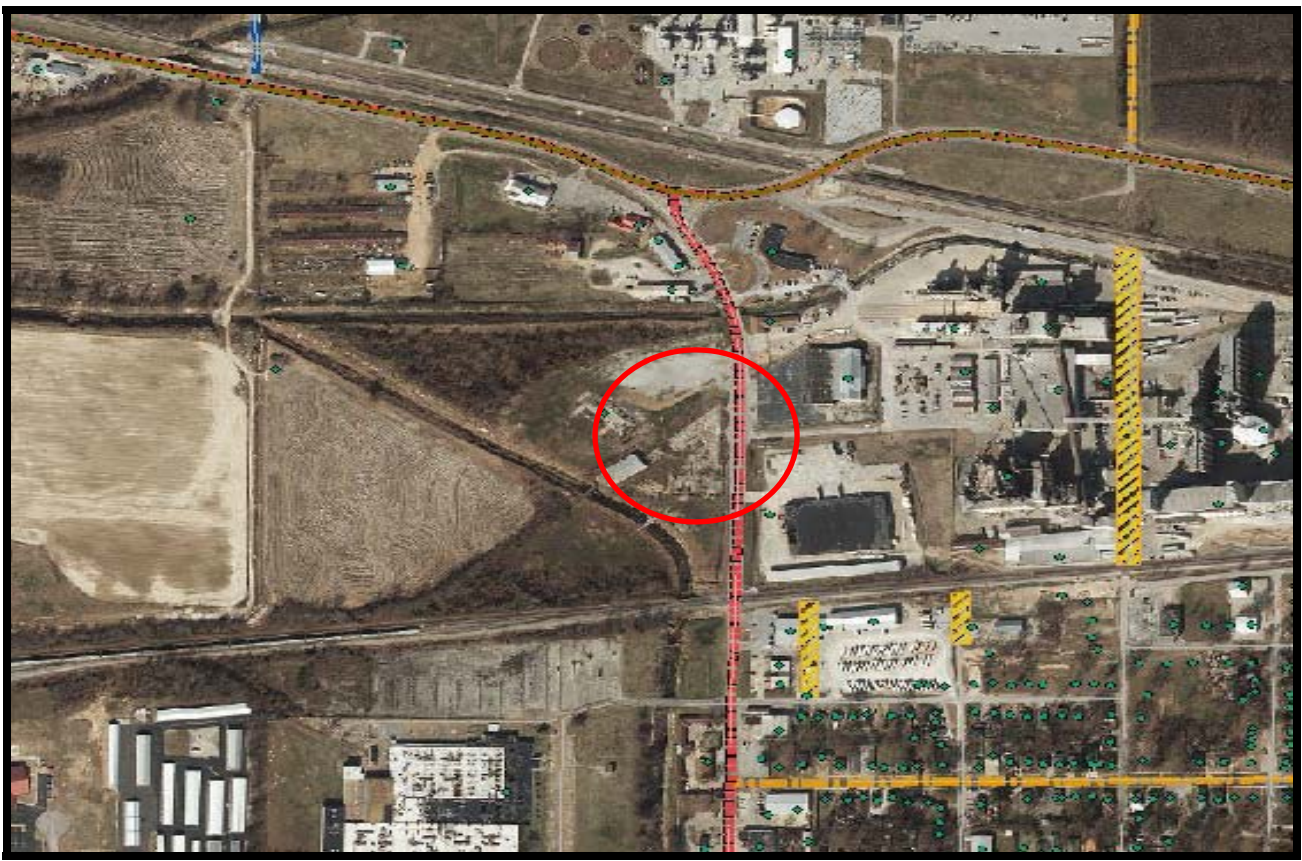
The subject site is served by Gee Street, which on the Master Street Plan is defined as a Principal Arterial Street. The Local Street is 120 feet wide in the Master Street Plan.



Adopted Land Use Map









Aerial/Zoning 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 rezoning is consistent with the Future Land Use Plan, which was categorized as an Industrial Growth Sector. This is an area that has been recommended as redevelopment area from the Land Use Committee.	
(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 has been recommended as redevelopment area from the Land Use Committee.	
(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 and access management principles are implemented. This has to be rezoned because I-2 does not allow for Retail – Garage Door Company - Commercial.	
(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) 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 if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	

Staff Findings:

Applicant's Purpose:

The applicant current intentions are for the property to be developed into a Garage Door Company. A site plan would be presented and approved by the appropriate City Departments. The applicant feels like they can develop the property while having very little impact on the surrounding area.



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

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 Street. Development of groupings 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.	
Code Enforcement	Quality of Life requests that the concepts of CPTED be implemented in the design of all buildings, landscaping and lighting. ANSI/IES lighting standards are highly recommended. Maintenance plans to retain CPTED Landscaping should also be considered.	



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 18-19, a request to rezone property from “I-2” General Industrial District to “C-3” General Commercial District subject to final site plan approval 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 Department, 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, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.

Respectfully Submitted for Planning Commission Consideration,

The Planning Staff

Sample Motion:

I move that we place Case: RZ 18-19 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-2” General Industrial District to the proposed “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

