

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-21: 5408 Southwest Drive Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the MAPC Commission on September 11, 2018

REQUEST: To consider a rezoning of one tract of land containing 1.48 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Residential District to a “C- 3” General Commercial District.

APPLICANTS/ OWNER: Jason Branch, Surveyor, 300 S. 25TH Street, Paragould, AR 72450
 Martin & Vanessa Bryant, 5405 S. Caraway Road. Jonesboro, AR 72404

LOCATION: 5408 Southwest Drive, Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. 1.48 Acres
Street Frontage: 106.44’ Total along Southwest Drive & 211.83 on Valley View Drive.
Topography: Predominately Flat
Existing Development: old building / Neuman Drilling Co

SURROUNDING CONDITIONS:

ZONE	LAND USE
North - R-1	House - Hwy Frontage Property
South - C-3	Vacant - Hwy Frontage Property
East – R-1	House – Hwy Frontage Property
West – C-3	Empty Lot, Billboard Sign

HISTORY: Listed on Craighead County is Neuman Drilling Co.

ZONING ANALYSIS:

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

COMPREHENSIVE PLAN LAND USE MAP:

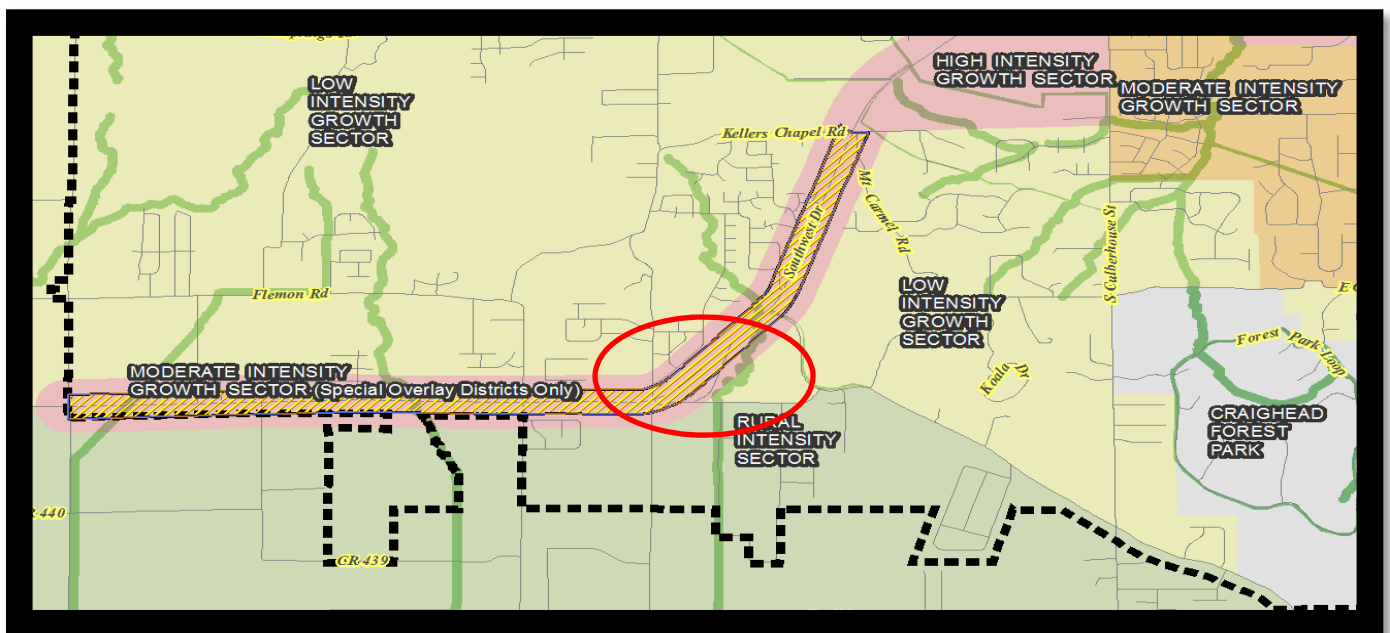
The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector (Special Overall District Only). The overlay corridors are the main entryways into the City of Jonesboro. These access points define how people perceive the city of Jonesboro when coming into our city. As the main entry points these areas should show the best of what Jonesboro has to offer. 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 standards for developments, and provide

effective land use planning and facilitate traffic flow. This overlay area shall be adjacent to the street for a distance of 300 feet from the street right of way. 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. The Landscaping, Signage, Design Requirements and how the Land Use Plan relates to the zoning have different requirements in this area.

A wider mix of land uses is appropriate in the Moderate Intensity Sector. 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 that the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. maybe appropriate. Consideration should be given to appropriate locations of transit stops.

Moderate Intensity Recommended Use Types Include:

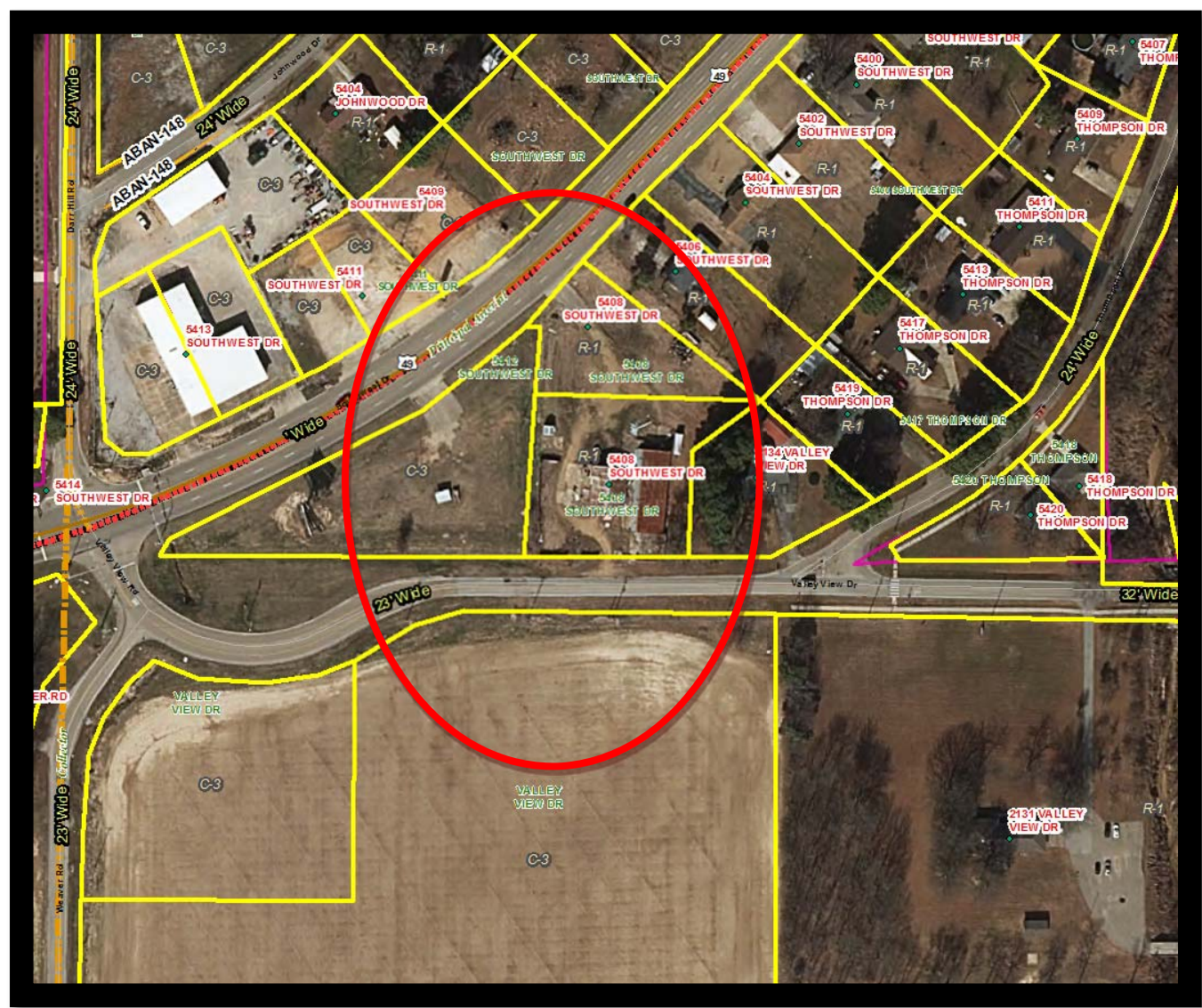
- *Neighborhood Retail*
- *Neighborhood Services*
- *Office parks*
- *Smaller medical offices*
- *Libraries, schools, other public facilities*
- *Senior living centers/nursing homes*
- *Community-serving retail*
- *Small supermarkets*
- *Convenience store*
- *Bank*
- *Barber/beauty shop*
- *Farmer's Market*
- *Pocket Park*



Land Use Map

Master Street Plan/Transportation







The subject property is served by Southwest Drive and Valley View Drive. Southwest Drive on the Master Street Plan is classified as a proposed Principal Arterial, requiring a 120 ft. right-of-way. Valley View Drive on the Master Street Plan is classified as a proposed Local Street, requiring a 60 ft. right-of-way. The applicant will be required to adhere to the Master Street Plan recommendations.



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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a Moderate Intensity Growth Sector (Special Overall District Only) – pending the applicants request and approval for a special overall for this district or limited use overlay district.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all C-3 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there are already businesses located in this area. This parcel is more suitable for business than a Residential use.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Conventional zoning restraints will prevent this subject property from being developed. Without the proposed zoning map amendment, this property will likely not develop as residential.	
(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;	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented.	
(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 due to the fact that businesses and residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-1 Single-family residential zone. Located on Southwest Drive adjacent to Valley View Drive, this area already has a mixter of residential, several businesses and shops. The applicant wants this area rezoned and Craighead County Website that a Drilling Company is located on this property.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already multiple commercial businesses located in the area.

Chapter 117 of the City Code of Ordinances/Zoning defines C-1/Downtown Core District as follows:

Definition of C-3 General Commercial Districts - The purpose of a C-3 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 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	Reported no issues.	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	Reported no issues.	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	Reported no issues.	
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.	

Zoning Code Allowable Uses:

The City of Jonesboro Zoning Resolution includes a list of permitted uses within C-3 Districts as follows. *However, most uses will be prohibited by default, due to the irregularity of site shape and size.* 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 within the Zoning Ordinance Chapter 117.

List of Commercial Uses		C-3 General Commercial	List of Commercial Uses		C-3 General Commercial
<i>Civic and commercial uses</i>			<i>Civic and commercial uses</i>		
	Animal care, general	Permitted		Nursing home	Permitted
	Animal care, limited	Permitted		Office, general	Permitted
	Auditorium or stadium	Conditional		Parking lot, commercial	Permitted
	Automated teller machine	Permitted		Parks and recreation	Permitted
	Bank or financial institution	Permitted		Pawn shops	Permitted
	Bed and breakfast	Permitted		Post office	Permitted
	Carwash	Permitted		Recreation/entertainment, indoor	Permitted
	Cemetery	Permitted		Recreation/entertainment, outdoor	Permitted
	Church	Permitted		Recreational vehicle park	Permitted
	College or university	Permitted		Restaurant, fast-food	Permitted
	Communication tower	Conditional		Restaurant, general	Permitted
	Warehouse, residential (mini) storage	Conditional		Retail/service	Permitted
	Convenience store	Permitted		Safety services	Permitted
	Day care, limited (family home)	Permitted		School, elementary, middle and high	Permitted
	Day care, general	Permitted		Service station	Permitted
	Entertainment, adult	Conditional		Sign, off-premises*	Permitted
	Funeral home	Permitted		Utility, major	Conditional
	Golf course	Permitted		Utility, minor	Permitted
	Government service	Permitted		Vehicle and equipment sales	Permitted
	Hospital	Permitted		Vehicle repair, general	Permitted
	Hotel or motel	Permitted		Vehicle repair, limited	Permitted
	Library	Permitted		Vocational school	Permitted
	Medical service/office	Permitted		Warehouse, Residential Mini Storage	Conditional
	Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>		
<i>Agricultural uses</i>				Freight terminal	Conditional
	Agriculture, animal	Conditional		Research services	Conditional
	Agriculture, farmers market	Permitted			

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 18-21 a request to rezone property from “R-1”to“C-3”; the following conditions are recommended:

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.
5. The development of this property shall be approved thru the Planning Department since this area is recognized as a Special Overlay District and that it complies with all redevelopment standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ-18-21 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 from “R-1” Single Family to “C-3”, General Commercial will be compatible and suitable with the zoning, uses, and character of the surrounding area.

PICTURES OF LOCATION

