

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 19-07: 5410 Harrisburg Road
Municipal Center - 300 S. Church St.
For Consideration by the Commission on June 11, 2019

REQUEST: To consider a rezoning of one tract of land containing .498 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of .498 acres of land located at 5410 Harrisburg Road, from “R-1” Single Family Medium Residential District to “I-1” Limited Industrial District.

APPLICANTS/ OWNER: Josh Hurd of McAlister Engineering, LLC, 4508 Stadium Blvd # D, Jonesboro, AR
 Kevin Meredith, 4606 Stadium Blvd, Jonesboro, AR 72404

LOCATION: **5410 Harrisburg Road, Jonesboro, AR 72401**

SITE DESCRIPTION: **Tract Size:** Approx. .498 Acres +/-
Street Frontage: **183.44 feet along Harrisburg Road**
Topography: Flat
Existing Development: Vacant / Recently Demolished Residential Home

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 – APT Towing and Recovery
South	R-1 Single Family
East	R-1 Single Family
West	R-1 Single Family

HISTORY: Home with Circle Driveway

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 Low Intensity Growth Sector.

Low Intensity uses take place in areas where transportation arteries are fewer and services like sewer are more sparse. Additionally, many Jonesboro residents have moved to areas of low intensity development because they like it that way, so that one of the major intents of this sector is to preserve the more laid-back feel to residential life. As a result, limited commercial development, primarily at

the crossroads of arterials and collectors, is allowed. Where commercial development is allowed, it should be of higher quality construction materials and design. In addition, Limits on hours of operations, lighting standards, screening from residential uses, etc. are appropriate.

Low Intensity Growth Sector Recommended Use Types Include:

Typical Land Uses:

- Moderate to large lot single family residential developments
- Neighborhood markets
- Neighborhood convenience stores
- Neighborhood services (dry cleaners, carwashes, small banks)
- Senior Living Centers / Nursing Homes etc.
- Stable

Density: Single Family Residential on 1/5 to 5 Acres Lots

Height: 40 ft.

Traffic: Approximately 100 peak hour trips (Commercial Only)



Fig. 6: Example Low Intense Type- Neighborhood Market



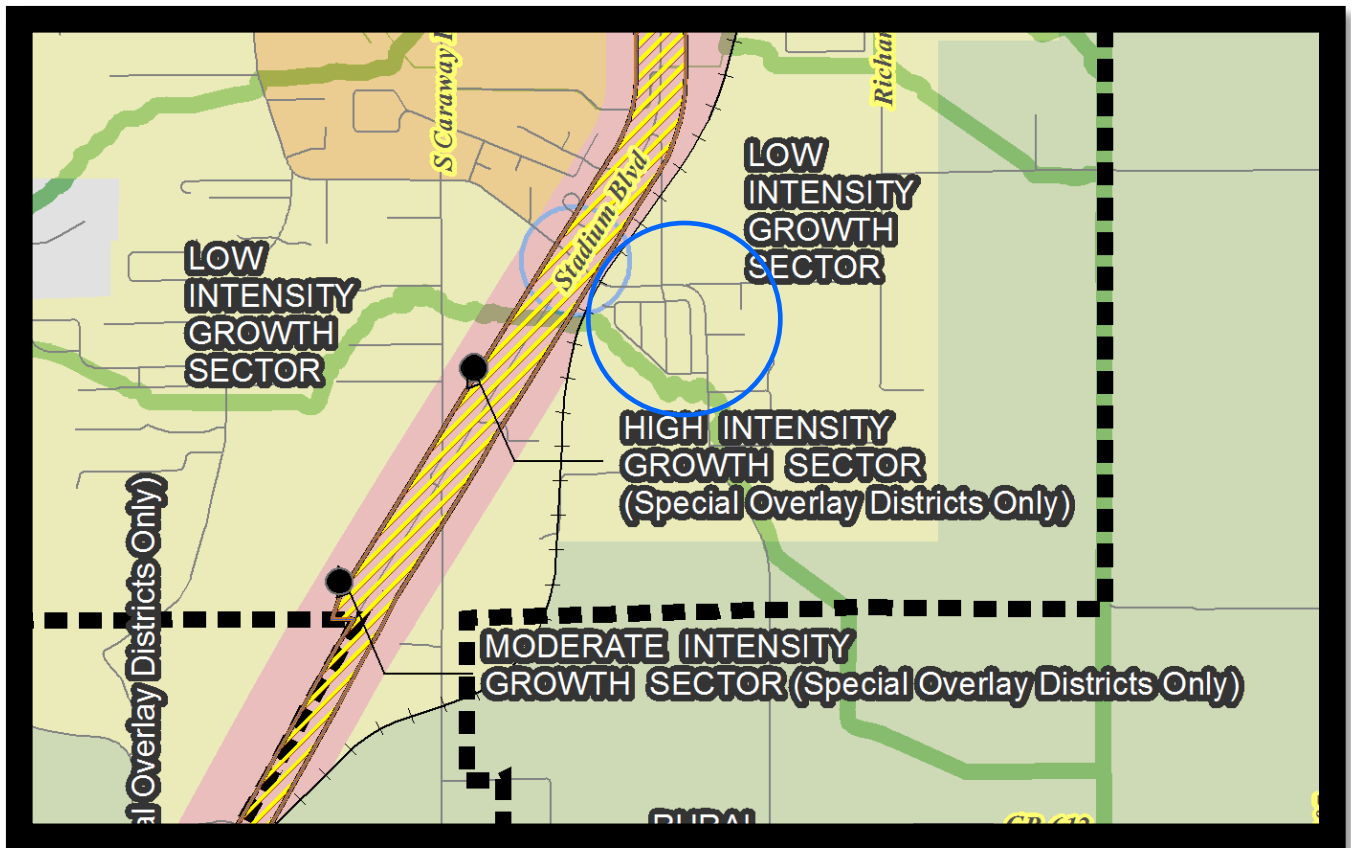
Fig. 7: Example Low Intense Type- Larger Lot Residential



Fig. 8: Example Rural Development Type-Service Commercial-Convenience Store



Fig. 9: Example Low Intense Type- 1/3 Acre Lot Residential



Adopted Land Use Map







Master Street Plan/Transportation

The subject site is served by Harrisburg Road, which on the Master Street Plan is defined as a Minor Arterial. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment. The recommended right-of-way is 100 foot. Any Replat should satisfy the minimum requirements.



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 I-1 district is partially consistent with the Future Land Use Plan, which was categorized as Low 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, with compliance of all District Standards. This will match the property to the North.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area already has the existing business to the North that was zoned I-1 for this same purpose.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	The Current Zoning would not allow car storage or towing. This property has to be rezoned to allow this facility.	
(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.	Minimal Impact if Rezoned.	
(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.	

Staff Findings:

Applicant's Purpose:

The applicant wants to Rezone this .498 acres of land to I-1 Limited Industrial to build the same kind of facility that he has to the North of this property.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 Limited Industrial District as follows:

I-1, Limited Industrial District. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

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 find that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 19-07, a request to rezone property from “R-1” Single Family Medium Residential District to “I-1” Limited Industrial District, subject to final site plan approval by the Planning Department 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 Department, prior to any redevelopment of the property, which will include parking, signage, landscaping, fencing, sidewalks, buffering, etc.
3. Any change of use shall be subject to Planning Commission approval in the future.

Respectfully Submitted for Planning Commission Consideration,

The Planning Department

Sample Motion:

I move that we place Case: RZ 19-07 on the floor for consideration of recommendation by the Planning Department to the MAPC with the noted conditions, and we, the Planning Department find that changing the zoning of this property from “R-1” Single Family Medium Residential District to the proposed “I-1” Limited Use Overlay, 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 Department in the future.









