

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 19-14 4301 E. Johnson
Municipal Center - 300 S. Church St.
For Consideration by the Commission on October 8, 2019*

REQUEST: To consider a rezoning of one tract of land containing 1 acre 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: **Rhodes Develop. Co, LLC, 2075 Corporate Circle, Cape Girardeau, MO 63702**
Estate OF Mildred Mosier, 514 Barker Street, Wellington, OH 44080

LOCATION: 4301 E, Johnson, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 1 Acre
Street Frontage: 259.07 feet along E. Johnson
Topography: Predominately Flat
Existing Development: Dilapidated House and Old Shed

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial District
South	I-1 Limited Industrial District
East	C-3 General Commercial District
West	I-1 Limited Industrial District

HISTORY: Home is in dilapidated condition.

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, which includes the overlay district since this is coming in on Johnson into the City of Jonesboro. 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. A wider mix of land uses is appropriate in the Moderate Intensity Growth Sector and Overlay Area. 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. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

MODERATE INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- Mix of Single Family, Duplexes, Triplexes and Fourplexes
- Neighborhood Retail and Service
- Office Parks
- Smaller Medical Offices
- Libraries, schools, other public facilities
- Senior Living Centers / Nursing Homes
- Community-Serving Retail
- Small Supermarket
- Convenience Store
- Bank
- Barber/Beauty Shop
- Farmers Market
- Pocket Park

DENSITY: 1/5 TO 1/3 Acre Lots for Single Family

No More than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development.

HEIGHT: 4 Stories

TRAFFIC: Approximately 300 peak hour trips (Commercial Only)

EXAMPLES:



Fig. 13: Example Moderate Intense Type- Retail Service

Fig. 14: Example Moderate Intense Type- Retail Service

Fig. 15: Example Moderate Intense Type- Small Lot Res.

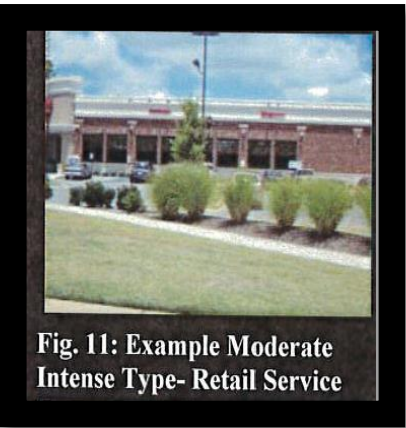
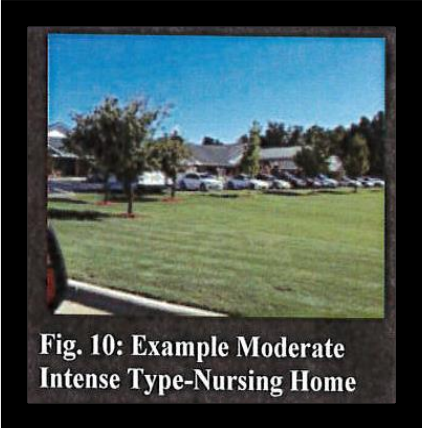
Fig. 16: Example Moderate Intense Type- Retail Service

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 the City. 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 stands for developments, and provide effective land use planning and facilitate traffic flow.

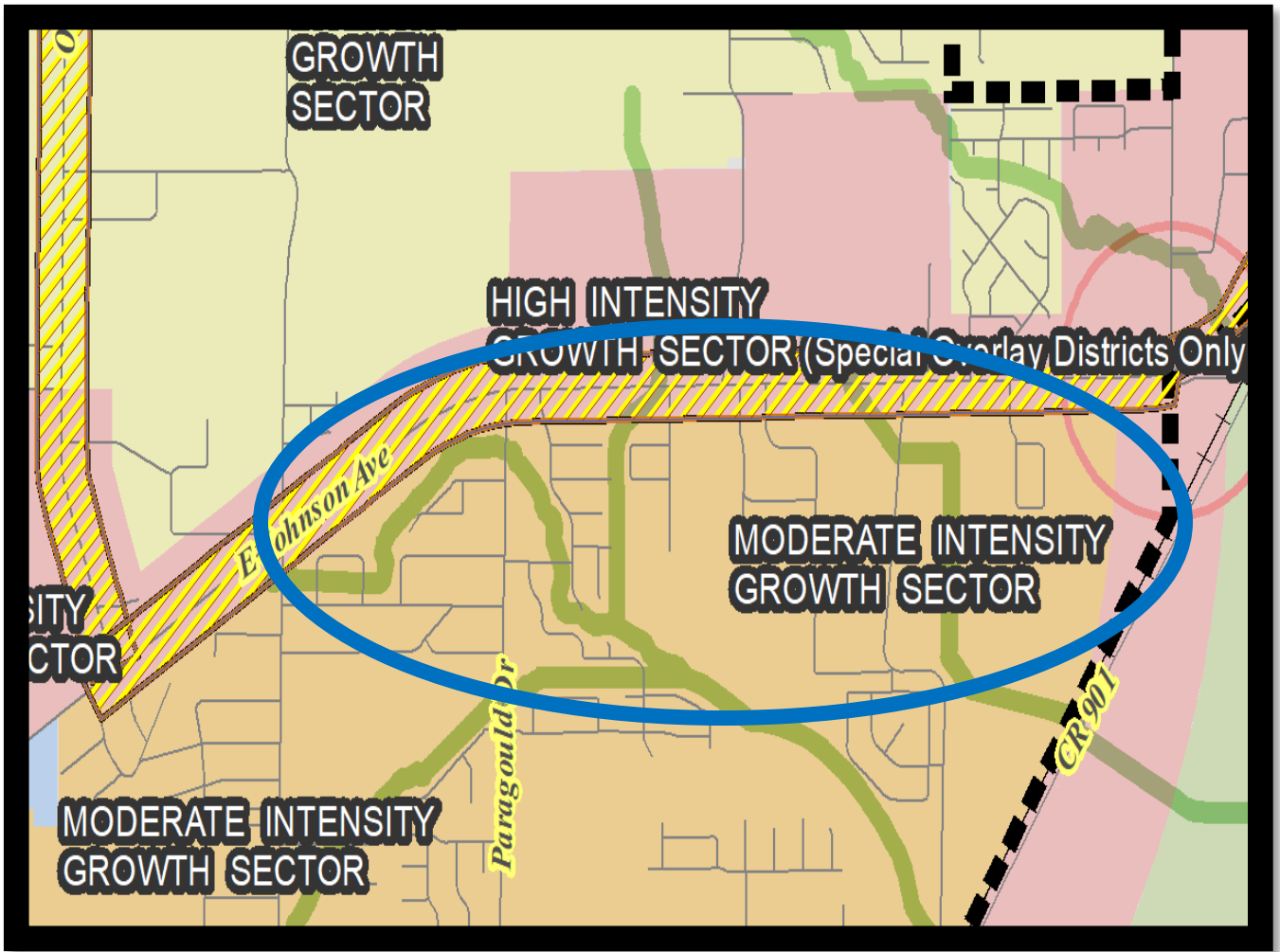
In the **Overlay Areas**, these overlay areas will run along the listed streets and shall be adjacent to the streets for a distance of 300 feet from the street right-of-way. In addition to the requirements, the property inside the overlay, corridors will be required to add additional landscape. All area will be required to have front, rear, and side buffer yards. Front shall be 25” grass vegetative buffer. Side yards shall be 10’ grass vegetative buffer. Rear yards shall be 10’ grass vegetative buffer, and exterior side yards shall be 15” of vegetative buffer. In addition to the buffer areas, the front and exterior side yards shall have trees planted on 25-foot centers. Tree species to be planted with thin there corridors should be consist of plants that are native to the area. The Landscape Ordinance describes these.

If Signage is required, monument signs shall be the only type of signage allowed off the buildings in the Overlay District. Please refer to the Land Use Plan for regulations on all Sign Requirements.

The Design Requirements within the Overlay District with all new buildings shall be required to have exterior features of at least 80% brick, wood or stone. Please refer to the Land Use Plan for regulations on the Design Requirements.



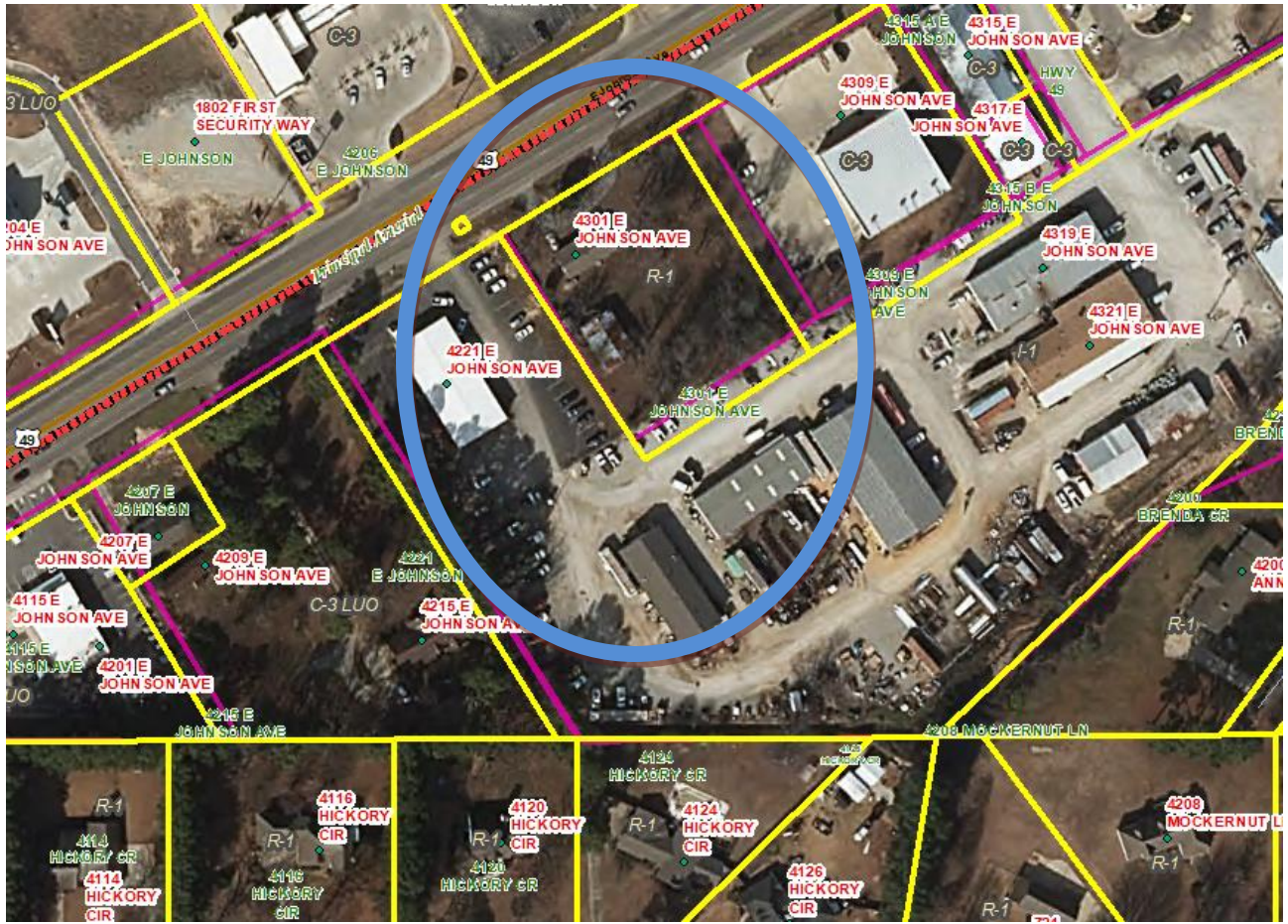
MASTER STREET PLAN/TRANSPORTATION



Land Use Map







Master Street Plan/Transportation

The subject property is served by E. Johnson Avenue. E. Johnson Avenue on the Master Street Plan is classified a Principal Arterial. Principal Arterials provide both long distance connections through the urban areas and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land.



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 and lies in the 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 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 C-3 General Commercial Zoning in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property will not develop as Commercial. There is a single-family home on this lot, but is in poor condition. The property has been vacant for approximately one year.	
(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 planning is implemented. Commercial and Industrial is on all sides of this property.	
(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. The applicant is wanting to develop and construct a 6400 to 7000 sq. ft. of commercial space and operate a retail Tire Sales and Automotive Repair Service Business.

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

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

Definition of 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	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	Reported no issues.	
Utility Companies	Reported no issues.	CWL
Code Enforcement	Reported no issues.	

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 19-14 a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District; 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 Department 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 of this property.
5. This Property lies in the Overlay District and will have to comply with all the rules and regulations for that District.

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

Sample Motion:

I move that we place Case: RZ 19-14 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 Residential District to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.

PICTURES OF LOCATION

