

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 21-06: 2407 W Matthews
Municipal Center - 300 S. Church St.
For Consideration by the MAPC Commission on August 10, 2021

REQUEST: To consider a rezoning of one tract of land containing 1.1 +/- acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “C-3” General Commercial District for 1.1 +/- acres of land.

APPLICANTS/ OWNER: Casey Turner Construction, LLC, Jonesboro, AR 72405
 Same

LOCATION: 2407 W Matthews Avenue

SITE

DESCRIPTION: **Tract Size:** Approx. 1.1 Acres
Street Frontage: 112 ft. along W Matthews Avenue
Topography: Slightly Sloped with Trees
Existing Development: Storage Structures Located on Property

SURROUNDING CONDITIONS:

| ZONE | LAND USE |
|-------------|----------------------|
| North – R-1 | Home and Vacant Land |
| South – R-1 | Vacant Land |
| East – C-3 | Commercial Building |
| West – R-1 | Vacant Land |

HISTORY: Storage buildings located on property

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. 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:

- *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 centers/nursing homes*
- *Community-serving retail*
- *Small supermarkets*
- *Convenience store*
- *Bank*
- *Barber/beauty shop*
- *Farmer's Market*
- *Pocket Park*

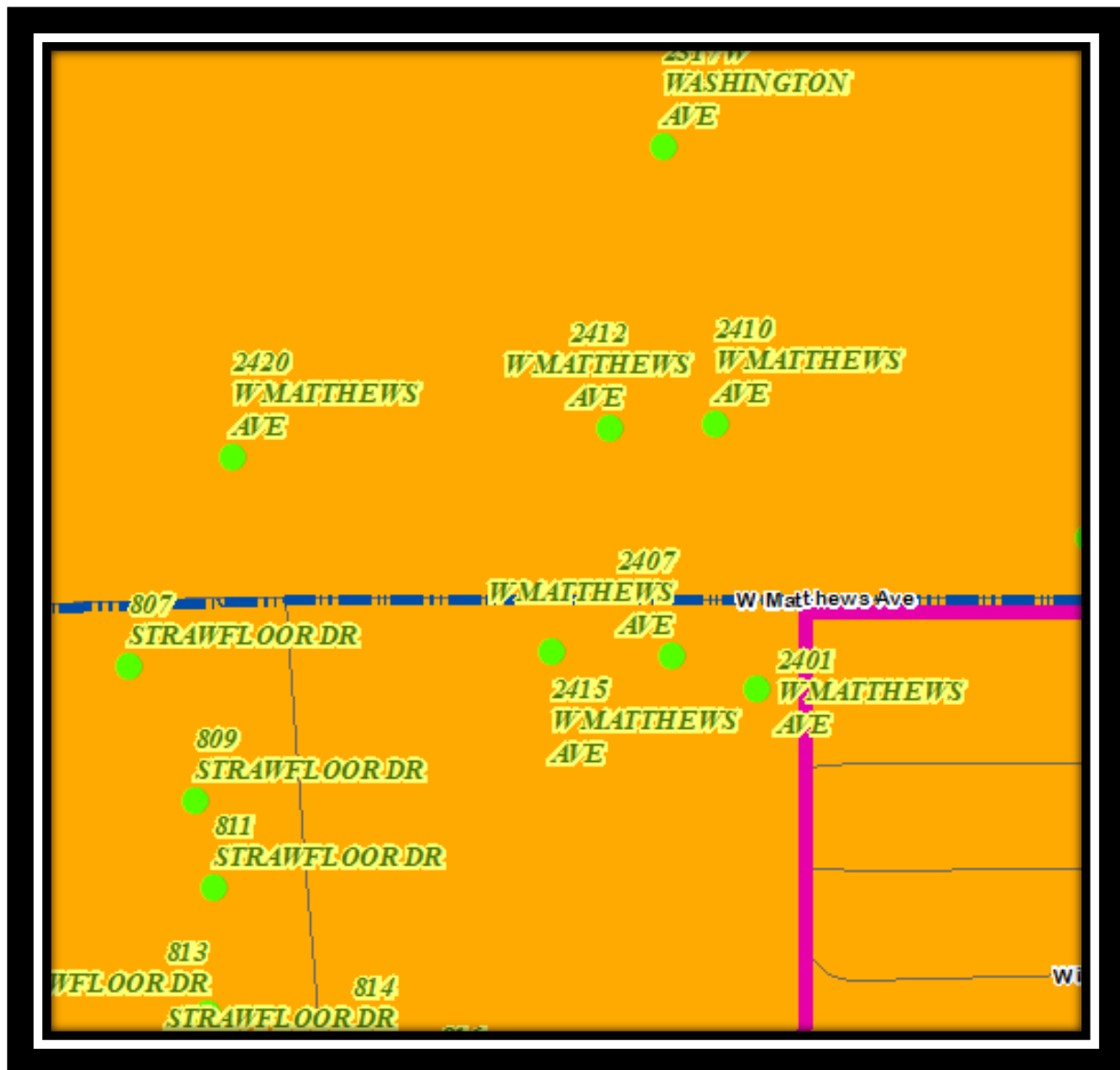
Density:

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 the city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development. The Height on the development would be no more than four (4) stories.

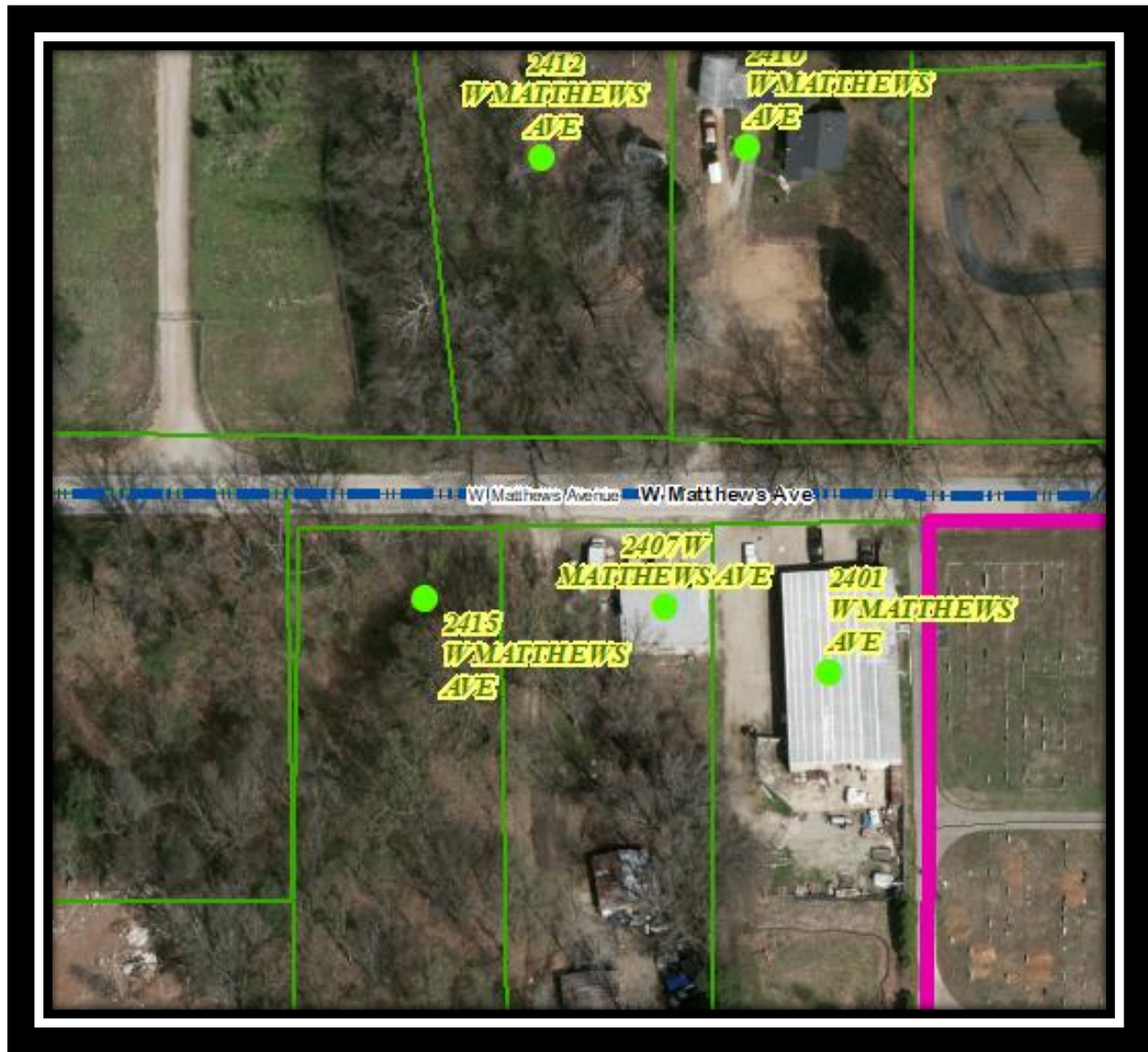


Landscape: Landscaping will be required per the City of Jonesboro ordinances.

Signage: Signage must meet the standards set forth in the City of Jonesboro ordinances.



Land Use Plan



Master Street Plan

Master Street Plan/Transportation






The subject property is served by W Matthews Avenue on the Master Street Plan is classified as a proposed Minor Arterial, requiring a 100 ft. right-of-way. The applicant will be required to adhere to the Master Street Plan recommendations.


Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a

minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

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. |  |
| (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 the character of the surrounding area. |  |
| (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment; | This is currently zoned “R-1” Single Family Residential. The request is to rezone the property to “C-3” General 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; | 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. The purpose of the rezoning is to accommodate a construction company office and house equipment storage.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there is a C-3 General Commercial lot to the east and the property has been used in the past as commercial storage.

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 | No issues were reported | |
| Streets/Sanitation | No issues were reported | |
| Police | No issues were reported | |
| Fire Department | No issues were reported | |
| MPO | No issues were reported | |
| Jets | No issues were reported | |
| Utility Companies | No issues were reported | |
| Code Enforcement | No issues were reported | |

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON MAY 11TH, 2021

RZ-21-06 REZONING 2407 W Matthews

Casey Turner is requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “C-3” General Commercial District for 1.1 +/- acres of land located at 2407 W. Matthews.

APPLICANT: Tim Bobrosky for Casey Turner requesting commercial use for a building that is already in existence on that property. Behind the building are other structures that were in disrepair so this is an aged piece of property with older buildings in a wooded area. When Casey Turner purchased the property and was going to rehab the buildings for storage, adding new metal, electrical etc. he was shut down and told we would have to rezone to commercial because there was not a residential dwelling on the property. He did not know it was not zoned commercial when he bought it. The existing property has had running water and electricity for years before Casey bought the property but when we started working on it, we were told it was not in compliance. We want to rezone the property without having to build a home and to bring out its proper value.

STAFF: Ryan Robeson stated we have reviewed this and we would recommend approval with the following conditions. The proposed site shall satisfy all requirements of the city engineer, all the requirements of the current storm water drainage design manual and flood plain regulations regarding any new development. 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. Any change of use shall be subject to Planning Department approval in the future. The final site plan illustrating compliance with site requirements for parking, storage, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosures, sidewalks, etc. shall be submitted to the Planning Department prior to any redevelopment of the property.

COMMISSION: Jimmy Cooper asked would you be doing a facelift to the building.

APPLICANT: We are not adding any square footage. A simple rehab to make it look better is all we want to do.

COMMISSION: Jimmy Cooper asked what does the parking look like.

APPLICANT: The parking will be gravel around the buildings, right now it is dirt. In front of the one building on Matthews, it is a pull in area. It is like an old gas station with an old office and roll up doors. An HVAC Company used it as their office for a long time years ago before Casey bought it. There will not be additional traffic.

COMMISSION: Jim Little asked does this property go back and connect to Strawfloor.

APPLICANT: Yes it does but the 1.1 acres connect to an additional 3.3 acres.

COMMISSION: Jim Little asked so you're just rezoning part of this property.

APPLICANT: Yes.

COMMISSION: Jim Little asked don't you need a replat to do that.

APPLICANT: The replat should be available through McAlister Engineering.

COMMISSION: Monroe Pointer asked is there another access to the part that won't be rezoned.

APPLICANT: Yes, off Strawfloor.

COMMISSION: Paul Ford stated I know Casey parks a lot of his vehicles and trailers on the Methodist Church lot. Is this something he wants to do so he does not have to do that anymore or is there another reason.

APPLICANT: When the property was first purchased that was the intention and also Casey was going to build his house on the other acre behind it, but after wanting to replace the building and learning we didn't have the permits to do it we got here. The initial answer is yes. Going forward we want to rehab the property to get the value up. We are not going in there to start a business that will drain a lot of traffic. The most traffic would be two trucks and trailers leaving in the morning and two trucks and trailers coming back around 4:00 or 5:00 in the afternoon, some would be pickup trucks pulling in and out to drop something off.

STAFF: Michael Morris stated he would still have to go through the permitting process for all the other steps.

A motion was made by Jimmy Cooper to approve the request with stipulations, seconded by Monroe Pointer, that this matter be Approved. The motion PASSED with the following vote.

Mr. Jimmy Cooper made a motion to approve Case: RZ: 21-06, as submitted, to the City Council with the stipulations that were read 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.

The MAPC find to rezone property "R-1" Single Family Residential District to "C-3" General Commercial District Limited Use Overlay for 1.1 +/- acres of land. Motion was seconded by Mr. Monroe Pointer.

Roll Call Vote

Aye: 5 – Paul Ford; Kevin Bailey; Monroe Pointer; Jimmy Cooper and Jim Little

Nay: 0

Absent: 4 – Stephanie Nelson; David Handwork; Dennis Zolper and Lonnie Roberts, Jr.

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 21-06 a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District; the following conditions are recommended:

- 5. 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.
- 6. 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.
- 7. Any change of use shall be subject to Planning Commission approval in the future.
- 8. 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 City Council Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 21-06 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 for 1.1 +/- acres of land will be compatible and suitable with the zoning, uses, and character of the surrounding area.





