



*City of Jonesboro City Council*  
**Staff Report – RZ 15-13 1922 Race Street Rezoning**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Council on Tuesday, September 15, 2015*

**REQUEST:** To consider a rezoning of the land containing 4.08 acres more or less.

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

**APPLICANT/ OWNER:** **Tralan Engineering**, 2916 Wood Street, Jonesboro, AR  
**Race Street Athletic Club, Inc.**, 1916 Race St., Jonesboro, AR

**LOCATION:** **1922 Race St., Jonesboro, AR.**

**SITE DESCRIPTION:** **Tract Size:** Approx. 4.08 (+/-) Acres  
**Street Frontage:** Race St.: 284’(+/-) Bernard St.: 627’(+/-)  
**Topography:** Predominately flat.  
**Existing Development:** Vacant Land/ Formerly Church use

<b>SURROUNDING</b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
<b>CONDITIONS:</b>	North: C-3	Commercial Retail Center
	South: R-1	Residential State Land
	East: C-3	Commercial
	West: C-3	Commercial/Recreational Fitness Center

**HISTORY:** Formerly Church Use

**ZONING ANALYSIS**

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

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The currently adopted Land Use Plan recommends the current site as High Intensity Growth Sector. Consistency is achieved with the proposed rezoning. Neighborhood Commercial would be ideal for the vicinity of a residential scale and intensity.



**Master Street Plan/Transportation**

The subject property is served by Bernard Street on the Master Street plan, which is classified as a Collector Road, which requires a 30 ft. right-of-way to road centerline (60 ft. total right-of-way); the property also fronts on Race Street, which is designated as a Minor Arterial. Such right-of-way distances are not clearly depicted on the rezoning plat filed. Compliance must be achieved. Note that the property was never platted. A plat must be filed for any redevelopment.

**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 District rezoning is consistent with the Future Land Use Plan, which is categorized as High Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning	The proposal achieves consistency with the purpose of Chapter 117.  The applicant proposes to rezone the property for C-3 General Commercial	
(c) Compatibility of the proposal with the zoning, uses, and character of the surrounding area	Compatibility is achieved. Other similar rezonings have existed in the region. This is the core retail area of the city.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment	Suitability is not an issue.	
(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.	The applicant has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant.	The property was destroyed by fire recently.	
(g) 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 impacts, utilities are present.	

**Staff Findings:**

**Applicant’s Purpose:**

The applicant is requesting approval of rezoning that will promote a re-use of the subject property, which could enhance other commercially zoned property owned by the same family to the immediate west. The property is currently vacant.

**ZONING CODE ANALYSIS:**

Below is the permitted use table excerpt, which depicts the various uses allowed by-right or as a Conditional Use application. By default a number of the uses will not be allowed merely because of required size/space and minimal lot/bulk setback regulations.

The applicant has proposed a rezoning to C-3, and staff has listed the permitted uses to be allowed within the development as follows:

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
				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			

This corridor is not conducive for outdoor advertisement/ billboard signs. A future site plan should be required to be reviewed by the MAPC for any future redevelopment excluding bill board signage.

Height/bulk, parking, landscaping, building setbacks, etc. must meet the requirements of the Zoning Code.

**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 and pending pre-meeting reviews:

Department/Agency	Reports/ Comments	Status
Engineering	No issues reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	

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**RECORD OF PROCEEDINGS: MAPC PUBLIC HEARING HELD SEPTEMBER 8, 2015:**

**Applicant:** Mr. Michael Boggs, Tralan Engineering appeared before the Commission on behalf of the Race Street Athletic Club, Inc., requesting approval of a Rezoning from R-1 Single Family District to C-3 General Commercial District. The property was recently purchased by athletic club from the Forest Home Church after a fire. They hope to rezone to C-3 to conform with the rest of property, and to compete the existing facility and plat the property into one lot.

**Staff:** Mr. Otis Spriggs gave Staff Summary comments, noting that the property is located within a High Intensity Growth Sector on the Land Use Map, which is essentially the commercial core of the City. This area has progressed in a commercial fashion and this proposed rezoning is consistent with the Land Use Plan. The criterion as listed in the Staff Report for rezoning has been met by this application. Surrounding conditions were described.

**Mr. Spriggs:** Compliance with the Master Street Plan would have to be met during the platting process for Race Street (Minor Arterial) and Bernard Street (local road). Billboard advertisement is the only listed use that may be an issue for this area. There were no issues reported from neither the utility companies nor any of the listed reviewing departments. The five (5) conditions were read including a provision for no billboards.

**Public Input:** None.

**Commission Action:** Motion was made by Mr. Reece to recommend approval to City Council for a change to C-3 General Commercial District, subject to the noted conditions; Motion was seconded by Mr. Cooper.

(8-0 Vote Approval)

**Roll Call Vote:** Mr. Reece- Aye; Mr. Cooper- Aye; Mr. Hoelscher- Aye; Mr. Perkins- Aye; Mr. Kelton- Aye; Mr. Scurlock- Aye; Mr. Bailey- Aye; Mrs. Schrantz- Aye. Mr. Lonnie Roberts Jr. was Chair.

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**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zoning Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 15-13, a request to rezone property from “R-1” Single Family Residential to “C-3” General Commercial and hereby recommended to Council for approval with the following condition:

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.
2. A final site plan subject to all ordinance requirements shall be submitted excluding billboard signage, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Race St. / St. Bernard St. upon any future redevelopment of the site.
4. The property shall be redeveloped under the C-3 District standards.
5. Any future change of use shall be subject to Final Site Plan review and approval by the MAPC.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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# Site Photographs



Trim Gym Looking East on Race Street



Trim Gym Looking East Towards Sams



Trim Gym Looking East Towards Site



Trim Gym Looking North



Trim Gym Looking Northwest Towards Trim Gym



View looking North along St. Bernard St.