

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 24-03, 1323 Strawfloor Drive**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on March 12, 2024***

**REQUEST:** To consider a rezoning of one tract of land containing 2.43 +/- acres

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district, to “C-3 LUO” general commercial district with a limited use overlay.

**APPLICANT:** Horizon Land Surveying, 2918 Wood Street, Jonesboro, AR 72404

**OWNER:** Tiller Land Development, LLC, 2216 Wineland Street, Jonesboro, AR 72404

**LOCATION:** 1323 Strawfloor Drive, Jonesboro, AR 72401

**SITE DESCRIPTION:** **Tract Size:** Approx. 2.43 Acres  
**Street Frontage:** Approx. 462 ft. on Strawfloor Drive.

**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>R-1 – Residential (Cemetery)</b>
<b>South</b>	<b>C-3 – General Commercial (Vacant)</b>
<b>East</b>	<b>R-1/R-1A/C-3 – Residential &amp; Commercial (Vacant)</b>
<b>West</b>	<b>R-1 – Residential (Vacant)</b>

**HISTORY:** Property has been vacant for several years.

## **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 sectors. 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 than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

### **Typical Land Uses:**

- 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, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

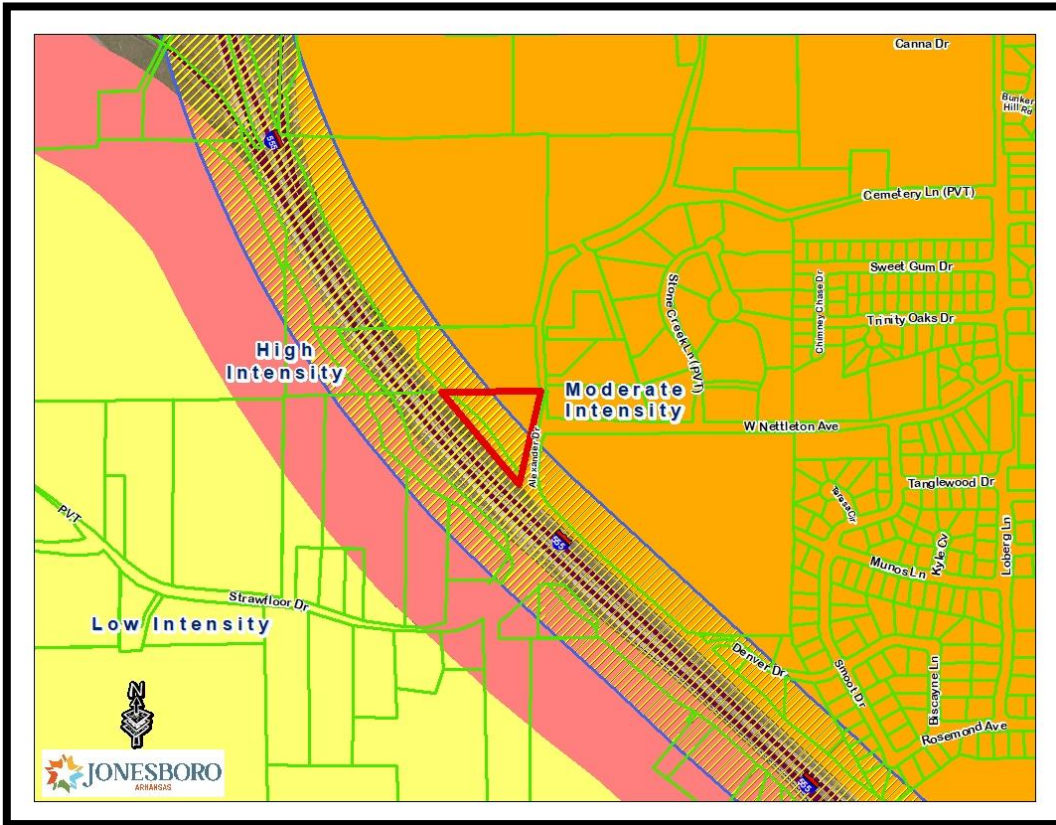
**Density:** 1/5 to 1/3 acre lots for Single Family

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

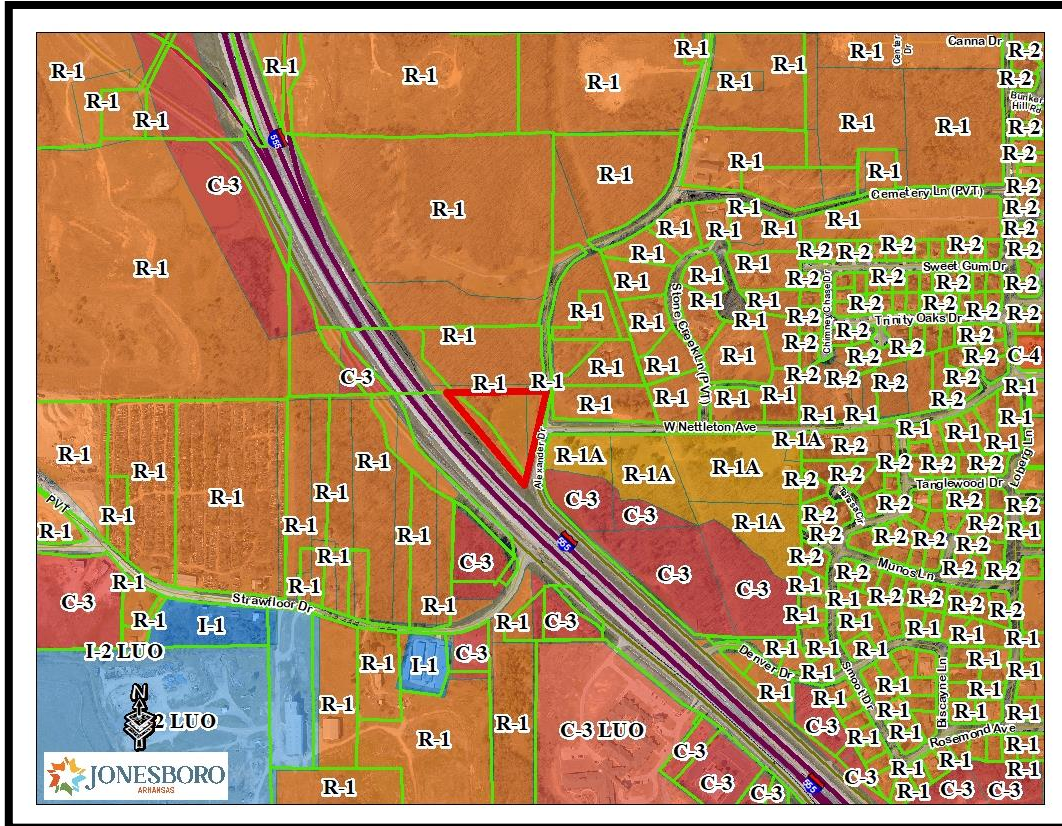
Plan stands that serve the development.

**Height:** 4 stories

**Traffic:** Approximately 300 peak hour trips (Commercial Only)



Land Use Map



Zoning Map

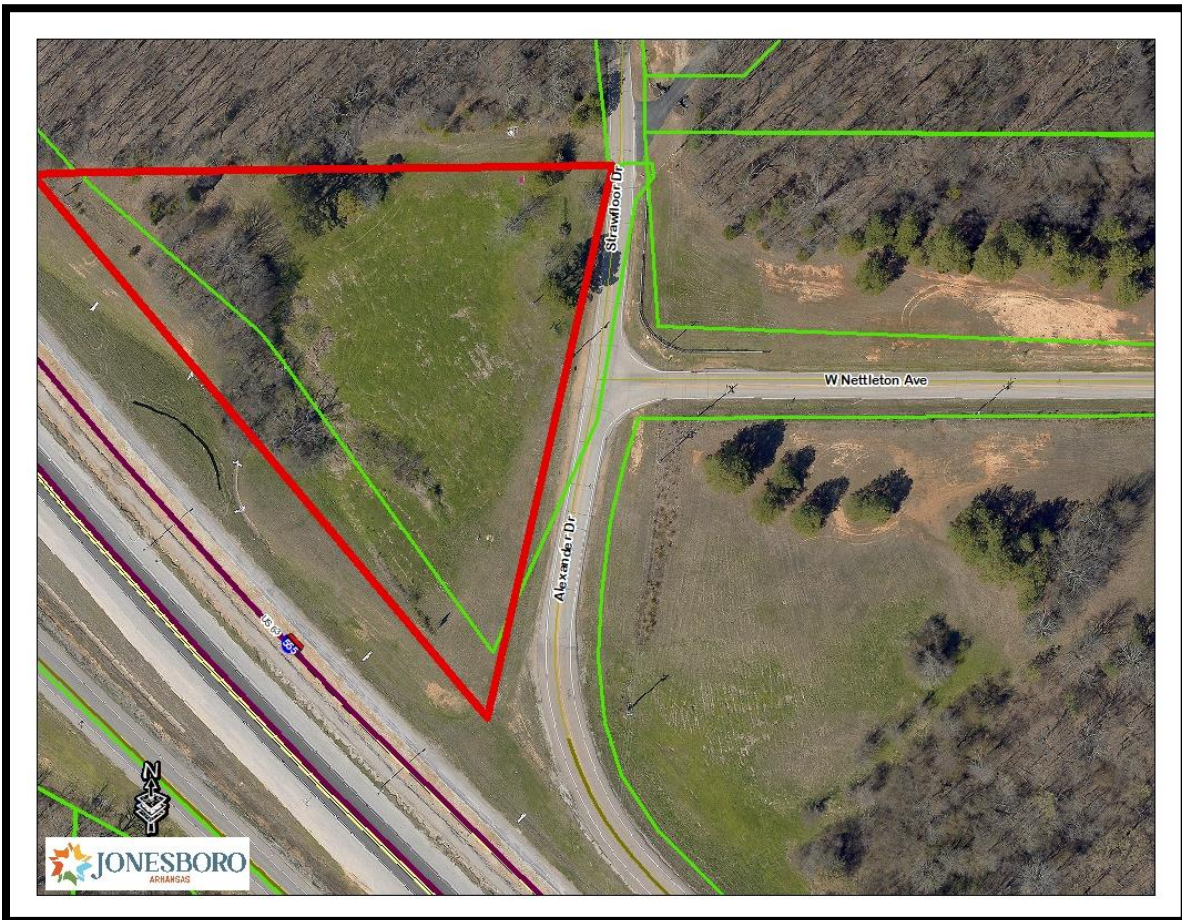
**Master Street Plan/Transportation**

The subject property will be served by Strawfloor Drive. The Master Street Plan classifies this road as a **Local Street**.

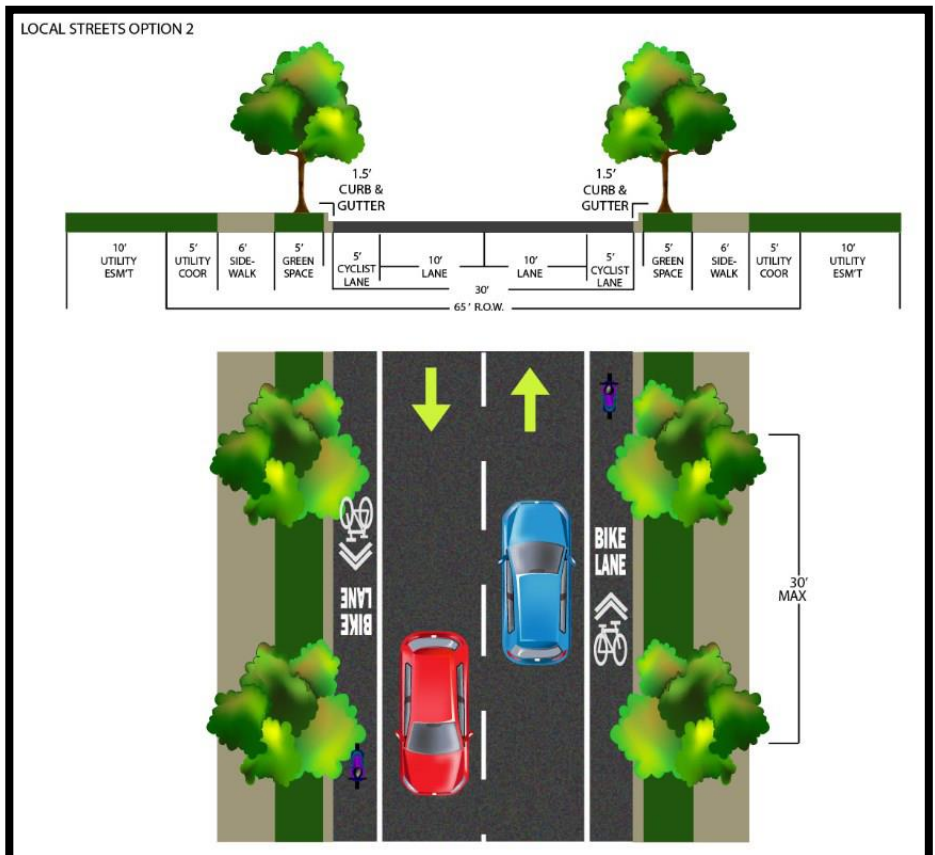
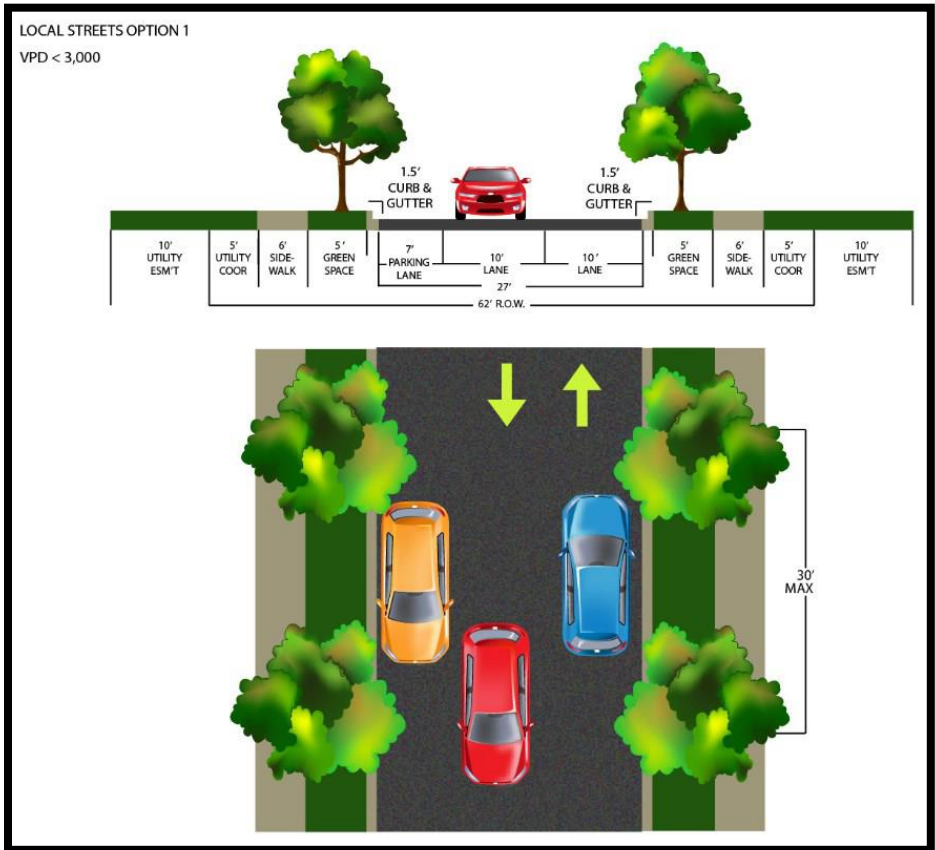
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents

**FUNCTION:** The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

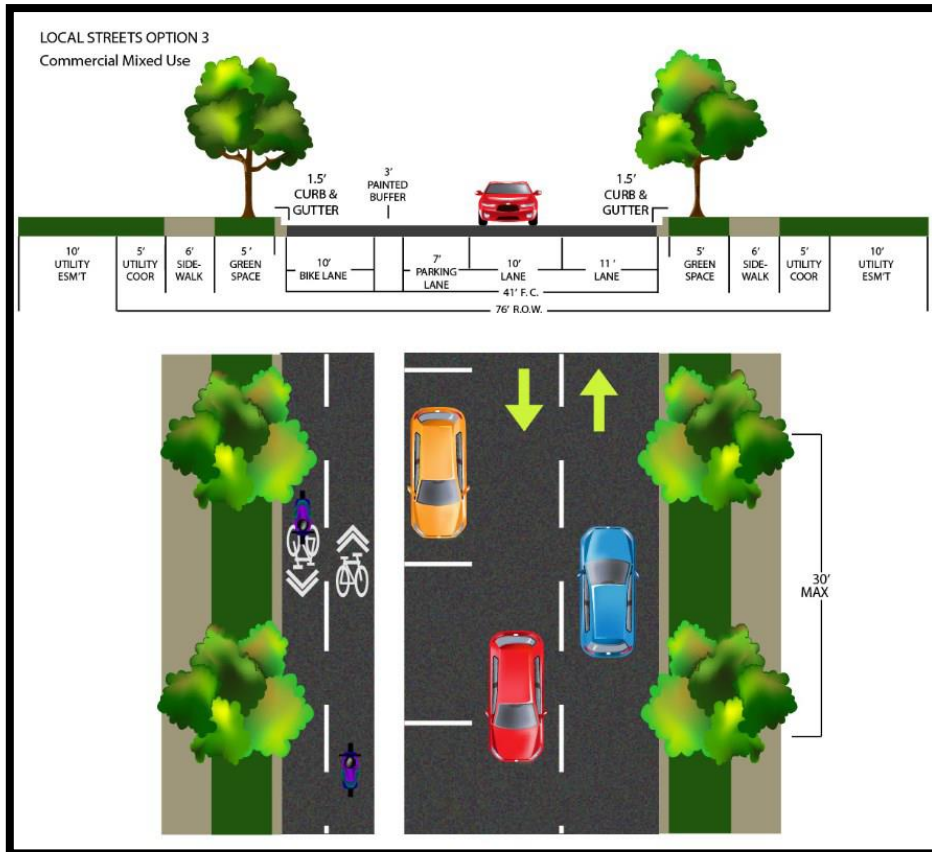
**DESIGN:** Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



# Local Street









# Local Street Cont.



**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
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is not consistent with the Adopted Land Use Plan. The property is located in the moderate intensity growth sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering the surrounding area includes commercial zonings.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot develop as a commercial use.	
<b>(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;</b>	With proper planning there should not be any adverse effects caused by the property.	
<b>(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</b>	Minimal impact if rezoned due to the fact that the majority of property is vacant in the area.	

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as "R-1" single family medium density district. The applicant is applying for a rezoning to allow commercial uses at this location.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

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

*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	CWL
Code Enforcement	No issues were reported	



**Conclusion:**

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-03 a request to rezone property “R-1” single family medium density district, to “C-3 LUO” general commercial with a limited use overlay; the following conditions are recommend:

1. 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. The site shall comply with all overlay district standards.
5. The following uses shall be excluded:
  - Carwash
  - Cemetery
  - Communication Tower
  - Convenience Store
  - Adult Entertainment
  - Homeless Shelter
  - Hotel or Motel
  - Medical Marijuana Dispensary
  - Pawn Shop
  - Fast Food Restaurant
  - Service Station
  - General Vehicle Repair

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

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**Sample Motion:**

I move that we place Case: RZ 24-03 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 medium density district, to “C-3 LUO” general commercial with a limited use overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.

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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON MARCH 12, 2024**  
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**RZ-24-03      Rezoning: 1323 Strawfloor Drive**

Horizon Land Surveying, LLC, on behalf of Tiller Land Development, LLC, is seeing a rezone from R-1, single family medium density to C-3 LUO, general commercial with a limited use overlay. This request is for 2.43 acres located at 1323 Strawfloor Dr.

Michael Boggs (Proponent): Michael Boggs with Tralan Engineering, and Horizon Land Surveying here representing the developer for this, looking to rezone this property to C-3 LUO, and entertain any questions you may have.

Lonnie Roberts (Chair): City planner do you have any comments for this request?

Derrel Smith (City Planner): Yes sir, we reviewed and it meets the requirements for rezoning, so we would recommend approval with the following conditions:

1. The site shall satisfy all requirements of the city engineer, all requirements for the current storm water drainage design manual and floodplain 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 development of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all overlay district standards.
5. The following uses shall be excluded:
  - car wash
  - cemetery
  - communications tower
  - convenience store
  - adult entertainment
  - homeless shelter
  - hotel or motel
  - medical marijuana dispensary
  - pawn shop
  - fast food restaurant
  - service station
  - general vehicle repair

Lonnie Roberts: With this rezoning request is there anyone here to give public comments, about the request? If not, I'll open up to commissioners, questions or comments for the applicant or the staff?

**COMMISSION ACTION:**

Mr. Dennis Zolper made a motion to approve Case RZ: 24-03, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The site shall satisfy all requirements of the city engineer, all requirements for the current storm water drainage design manual and floodplain 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 development of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all overlay district standards.
5. The following uses shall be excluded:
  - car wash
  - cemetery
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  - hotel or motel
  - medical marijuana dispensary
  - pawn shop
  - fast food restaurant
  - service station
  - general vehicle repair

The motion was seconded by Mr. Monroe Pointer.

**Roll Call Vote:**

Aye: 7 –Stephanie Nelson, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, Jim Little, & Dennis Zolper

Nay: 0

Absent: 1 – Paul Ford

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