



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 14-24: 5200 East Johnson Rezoning
Municipal Center - 300 S. Church St.
For Consideration by the Commission on January 13, 2015

REQUEST: To consider a rezoning of the land containing 20.48 acres more or less.

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

**APPLICANTS/
OWNER:** **Jason Marshall, Attorney**, 225 South Main St., Jonesboro, AR
First Assembly of God, 1404 Stone St., Jonesboro, AR

LOCATION: **5200 East Johnson, Jonesboro, AR**
South Side of E. Johnson, between Bridger Rd. & NEA Baptist Hospital

**SITE
DESCRIPTION:** **Tract Size:** Approx. 20.48 Acres
Street Frontage: 1258.62 along Bridger, 547.46 along E. Johnson Ave.
Topography: Predominantly flat
Existing Development: Vacant Land

| SURROUNDING | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------|--------------------|--------------------------------|
| CONDITIONS: | North: R-1 | Mobile Homes |
| | South: R-1/C-3 | General Commercial/NEA Clinic |
| | East: R-1 | Single family home |
| | West: PD-C | PD-C Planned District/Hospital |

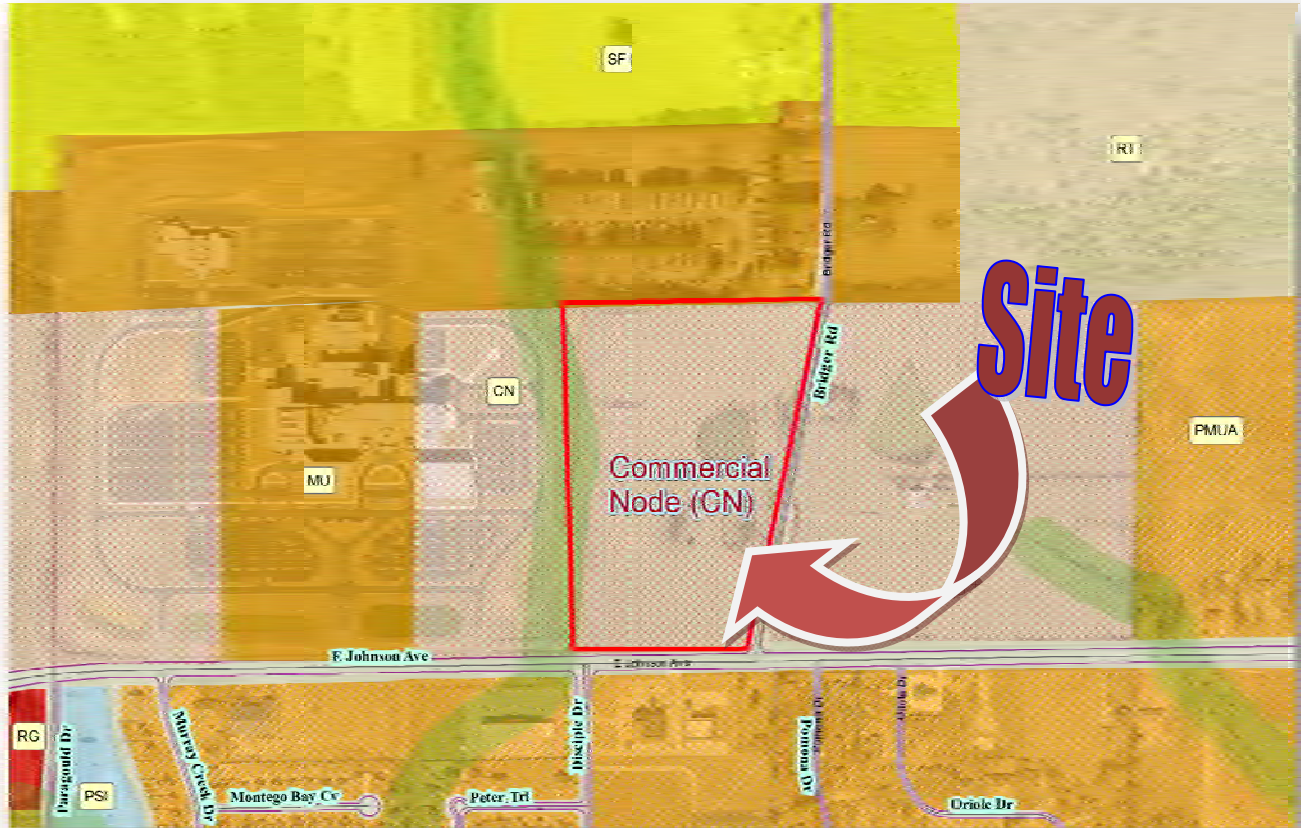
HISTORY: None.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as a Commercial Node. The proposed rezoning is consistent and in compliance with the adopted Land Use Plan. This area has seen an influx of new development and growth. This land is unsuitable for *Single Family Residential*.










Adopted Land Use Map

Master Street Plan/Transportation

The subject property is served by E. Johnson, Hwy. 49N and Bridger Road on the Master Street plan, which is classified as a Principal Arterial and a Local Road, respectfully. Bridger Road requires a 30 ft. right-of-way to road centerline (60 ft. total right-of-way) and Hwy. 49 requires a 120 ft. total right of way. The provided plat shows both right of ways varying; however, compliance with the most current adopted Master Street Plan shall be required.

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 C3 District rezoning is consistent with the Future Land Use Plan, which is categorized Commercial Node. |  |
| (b) Consistency of the proposal with the purpose of Chapter 117-Zoning. | The proposal will achieve consistency with the purpose of Chapter 117. <u>Final Site plans demonstrating compliance with Chapter 117 must be submitted.</u> The property is not suitable for residential homes. |  |
| (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area. | Compatibility would be achieved. Property fronts on major highway and is within a growth sector area. |  |
| (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment; | Property is not suitable for single family residential. |  |
| (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; | This site and use should not be a detriment to the area. At time of transition or reuse, the property may have impacts on the traffic flow, unless best access management practices are considered. |  |
| (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; and | Property is vacant for an unknown amount of time. |  |
| (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 | Impacts unknown, absent a proposed use and final site plan layout. |  |



Vicinity/Zoning Map

Staff Findings:

Applicant's Purpose:

According to the submitted application, the applicants have petitioned this rezoning so that the property can be sold for the highest possible market price and can be zoned similarly to adjoining and nearby properties that have obtained rezoning in the recent past. The applicant adds that the property would be developed in an increasingly popular commercial area with density being subject to the specific use for which the property would be obtained, after being successfully marketed by the current owner. It would be no more intensive than any of the contiguous developments approved within the last five years, and it will be rezoned in accordance with any future land use plan adopted by the City.

The applicant also notes that the land is too valuable per square foot to allow any single family homes to be built at a profit. The current owner purchased the property for 1.25 million dollars in the hope of building a new church on the subject property but due to the development taken place since that time, the traffic and intensity of the continuous developments make it unsuitable for such.

The applicant has proposed a rezoning to C-3 General Commercial District, and staff has listed the permitted uses to be allowed within the development as follows *(The applicant has not requested the property be rezoned as a Limited Use Overlay, therefore no conditions can be stipulated unless agreed upon.):*

| 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 | | | |

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 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. | |

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 14-24, a request to rezone property from “R-1” Single Family to “C-3, Limited Use Overlay” subject the following conditions:

1. That the proposed site shall continue to 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, 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 Hwy. 49 N. and Bridger Rd. upon any future redevelopment of the site.
4. The C-3 General Commercial List of permitted uses shall be allowed with the exception of Adult Entertainment, and those uses allowed only by Conditional Use Application shall be allowed with MAPC specified approval.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-14-24 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “R-1” Single Family to the proposed C-3, L.U.O. (as revised), will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to listed conditions and the Final Site Plan review and approval by the MAPC in the future.

Site Photographs

| | | |
|--|--|---|
|  |  |  |
| <p>View Looking North at NEABaptist Hospital</p> | <p>View Looking West from Bridger Rd.</p> | <p>View Looking North toward Hospital Entry</p> |
|  |  |  |
| <p>View Looking South towards @ Site/E. Johnson</p> | <p>View Looking Northeast towards site</p> | <p>View Looking Northeast towards site</p> |
|  |  |  |
| <p>View Looking East, Site on left</p> | <p>View Looking East on Johnson, Across from Site</p> | <p>View Looking North on Bridger Rd.</p> |
|  |  |  |
| <p>View Looking North on Bridger Rd.</p> | <p>View Looking West from Bridger Rd.</p> | <p>View Looking West from Bridger Rd.</p> |

| | | |
|--|--|---|
|  |  |  |
| <p>View Looking Northeast Across from Site</p> | <p>View Looking North on Bridger Rd.</p> | <p>View Looking South on Bridger Rd.</p> |
|  |  |  |
| <p>View Looking West from Bridger Rd.</p> | <p>View Looking North on Bridger Rd.</p> | <p>Looking West on Private Dr. of Mobile Home Park</p> |
|  |  |  |
| <p>Looking West on Private Dr. of Mobile Home Park</p> | <p>Looking West on Private Dr. of Mobile Home Park</p> | <p>Looking West from Mobile Home Park</p> |
|  |  |  |
| <p>Looking South from Mobile Home Park</p> | <p>Looking South from Mobile Home Park</p> | <p>Looking South from Mobile Home Park @ Bridger</p> |