



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 11-29: David Onstead 4500 E. Johnson Ave.**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Commission on April 10, 2012*

**REQUEST:** To consider a rezoning of a parcel of land containing 1.42 acres more or less

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

**APPLICANT OWNER:** David Onstead P.O. Box 19068 Jonesboro, AR 72403  
Just To Do It Investments LLC. Jonesboro, AR 72403

**LOCATION:** Turfway Dr. / Saddlecrest Dr., Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: Approx. +/- 1.42 Acres 61,941.8 sq.ft.  
Frontage: Approx. 318.6’ +/- Johnson Ave.  
Topography: Flat  
Existing Developmt.: Home/Shop Building

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
	North: R-1	Vacant
	South: R-1/C-3 LUO	Residential
	East: C-3	Residential
	West: R-1	Residential

**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 Planned Mixed Use Area. The proposed rezoning is consistent with the land use map, and is part of an area that is in major transition, and one that serves as a Growth Node near the new NEA Baptist Memorial Hospital.

**Approval Criteria, Section 117-34 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan;
- (b) Consistency of the proposal with the purpose of the zoning ordinance;
- (c) Compatibility of the proposal with the zoning, uses and 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;
- (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;
- (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
- (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.



*Vicinity/Zoning Map*

**Findings:**

**Master Street Plan/Transportation**

The subject site is served by E. Johnson Ave./Hwy. 49 N which is a State highway and major arterial. The right of way width is not depicted on the Rezoning Plat. Staff does not anticipate additional right of way is needed for the proposed project.

**Zoning Compliance:**

The applicant is proposing the construction of a Subway restaurant along with an 8,750 s.f. building served by two entrances off of Hwy. 49 N. with shared/cross access. A schematic layout is submitted for consideration. However, some buffering and screening is needed for the remaining single family residence to the west of the site.

In order to facilitate any buffering, or any conditions imposed by the MAPC, a Limited Use Overlay is needed to be added to this request.

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by David Onstead, should be evaluated based on the above observations and criteria, of Case RZ 12-03, a request to rezone property from “R-1” to C-3 General Commercial/Restaurant (L.U.O.) as revised, hereby is recommended for approval to the MAPC. It is important to staff that all the issues cited above be addressed by the applicant.

**The conditions for recommendation of approval shall include the following:**

1. Access driveways shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.
2. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on setbacks, drainage, grading, access management, signage, lighting photometrics, landscaping including privacy fence to the west, and all site improvements approved by this petition.
3. Off-premise advertisement shall be prohibited on the subject site.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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**Sample Motion:**

I move that we place Case RZ 12-03 on the floor for consideration and for recommendation to City Council for a rezoning from R-1 Single Family District to “C-3” L.U.O./General Commercial/Restaurant subject to the 3 Staff conditions. The MAPC finds that the use will be compatible and suitable with the land uses and zoning of the surrounding area.



# Site Photographs



View looking easterly along Highway 49N



View looking Northwest at property





View looking North at subject property



View looking Northeast





View looking Easterly



View looking Easterly





View looking North