



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 16-04: 5915 E. Johnson Avenue Rezoning**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Commission on April 26, 2016*

**REQUEST:** To consider a rezoning of one tract of land containing .96 acres more or less.

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

**APPLICANTS/ OWNER:** Marsha Bradley, 5917 E Johnson Ave., Jonesboro, AR 72401

**LOCATION:** 5915 E Johnson Avenue South side of street between Darrick Lane and Whitley Rd

**SITE DESCRIPTION:** **Tract Size:** Approx. 0.96 Acres  
**Street Frontage:** 115.0 Total along E. Johnson Ave.  
**Topography:** Predominately Flat  
**Existing Development:** Vacant lot.

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North I-1	Industrial, Church, Vacant Land
South R-1	Residential, Single-Family
East I-1	Industrial, Light Manufacturing
West R-1	Residential, Single-Family

**HISTORY:** None

**ZONING ANALYSIS:**

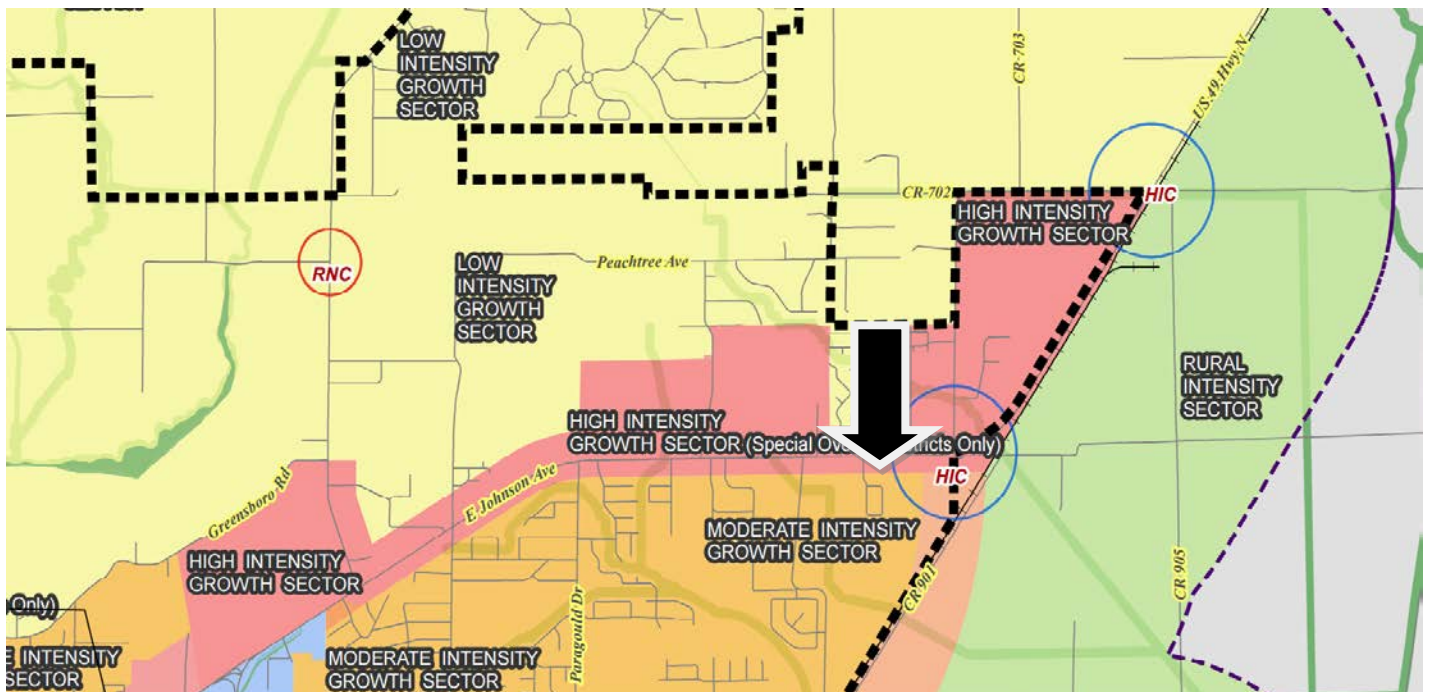
*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

**COMPREHENSIVE PLAN LAND USE MAP:**

The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector (Special Overall District Only). Unless a Limited Use Overlay District is requested and agreed on by the applicant(s), no conditions by the Commission or Council can be placed on a successful rezoning. With a suggested Limited Use Overlay, the MAPC will be afforded an opportunity to gain more detailed information that will give assurance of a well-designed infill development that will enhance the area.

**High Intensity Recommended Use Types Include:**

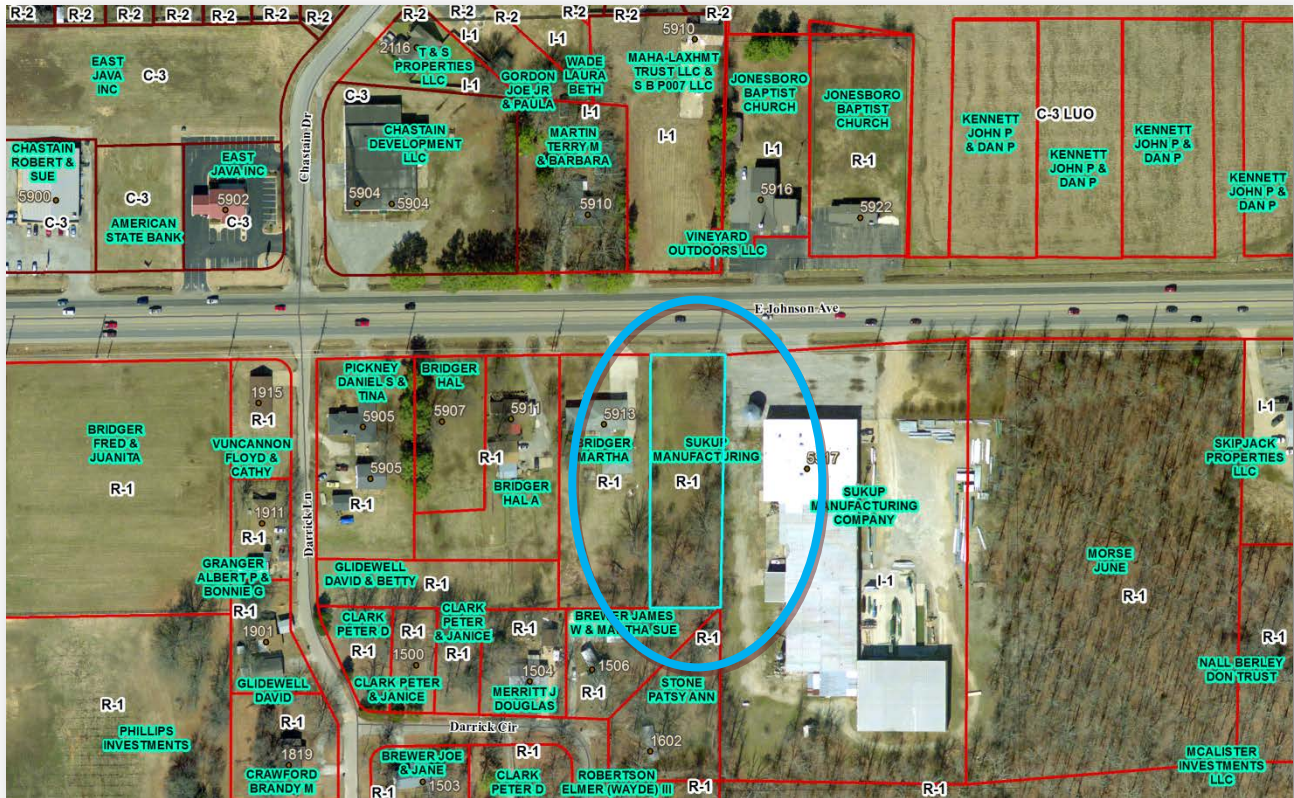
- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *Multi-Family*
- *Service Stations*
- *Commercial and Office*
- *Call Centers*
- *Research and Development*
- *Medical*
- *Banks*
- *Big Box Commercial*
- *Hotel*



***Land Use Map***

## Master Street Plan/Transportation

The subject property is served by East Johnson Ave. This road is classified on the Master Street Plan as a proposed Principal Arterial. The applicant will be required to adhere to the Master Street Plan recommendations.



**Aerial/Zoning Map**

## 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) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a High Intensity Growth Sector (Special Overall District Only) – pending the applicants request and approval for a special overall for this district or limited use overlay district.	
(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 C-3 District standards.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering there are already businesses located in this area. Not suitable for Residential uses.	
(d) <b>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, applicant will not be able to develop land for commercial use.	
(e) <b>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>	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented, buffering and screening for adjacent residential, and limitation of incompatible uses to residential.	
(f) <b>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</b>	The property has been vacant for several years now.	
(g) <b>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>	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented, buffering and screening for adjacent residential, and limitation of incompatible uses to residential.	

The Applicant specified the prohibited us as adult entertainment for site. Note that staff has expanded the list of questionable uses due to abutting residential.



**Staff Findings:**

**Applicant's Purpose**

The proposed area is currently classified as an R-1 Single-family residential zone. Located at 5915 East Johnson Avenue between Darrick Land and Whitley Road, this area already has some commercial and industrial development. This location would make a great place for another business. The applicant wants this area rezoned for additional commercial development.

Rezoning this property is consistent with the *Jonesboro Comprehensive Land Use Plan*. Rezoning makes sense considering there are already commercial businesses located in the area. Under the current zoning classification, it would be illegal for the applicant to develop this property for commercial businesses. As far as we know, this property has always been vacant. Rezoning this property would positively impact the community, especially in terms of curb appeal. Applicant is not sure at this time when development would start.

**Chapter 117 of the City Code of Ordinances/Zoning defines C-3/General Commercial Districts as follows:**

Definition of C-3 General Commercial Districts - The purpose of a C-3 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 streets. 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	Reported no issues.	
Fire Department	Reported no issues.	
MPO	Reported no issues.	
Jets	Reported no issues.	
Utility Companies	Reported no issues.	

**Zoning Code Allowable Uses:**

The City of Jonesboro Zoning Resolution includes a list of permitted uses within C-3 Districts as follows (Note the highlighted uses in yellow are suggested to be prohibited due to adverse impacts on the residential area.) However, some uses will be prohibited by default, due to the site size. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank within the Zoning Ordinance Chapter 117:

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
Warehouse, residential (mini) storage	Conditional	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		
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		

**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 16-05 a request to rezone property from “R-1”to“C-3”; the following conditions are recommended:

1. Applicant must adhere to all utility and rail corridor easements of record.
2. 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.
3. 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.
4. The following uses shall be prohibited:
  - Carwashes
  - Adult Entertainment
  - Recreational Vehicle Park
  - Service Station
  - Sign, off-premises
  - Vehicle repair, general
  - Vehicle repair, limited
  - Freight Terminal

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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**Sample Motion:**

I move that we place Case: RZ-16-5 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 to “C-3”, L.U.O., General Commercial Landscaping Business, Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.



View looking North across E. Johnson Ave.



View Looking East on E. Johnson Ave.





View looking South Toward Site



View looking West along E. Johnson Ave.



View looking NorthEast toward church across the street