

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 17-28: 4517 E Parker Road
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on October 10, 2017

REQUEST: To consider a rezoning of one tract of land containing 6.0 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 6 acres of land located at 4517 East Parker Road from I-2 Industrial District to C-3 General Commercial.

APPLICANTS/ OWNER: Robert Gibson, P.O. Box 1700, Jonesboro, AR 72403
 S&K Gardens, LLC. 4517 E Parker Road, Jonesboro, AR 72404

LOCATION: 4517 Parker Road, Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. 6 Acres
STREET FRONTAGE: **Street Frontage:** 383 feet along East Parker Road
Topography: Flat
Existing Development: Former commercial plant nursery.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1/C-3 Interstate and Commercial Buildings
South	I-2 Industrial District
East	I-2 Industrial District
West	I-2 Industrial District

HISTORY: This is the former location for Harmony Gardens.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

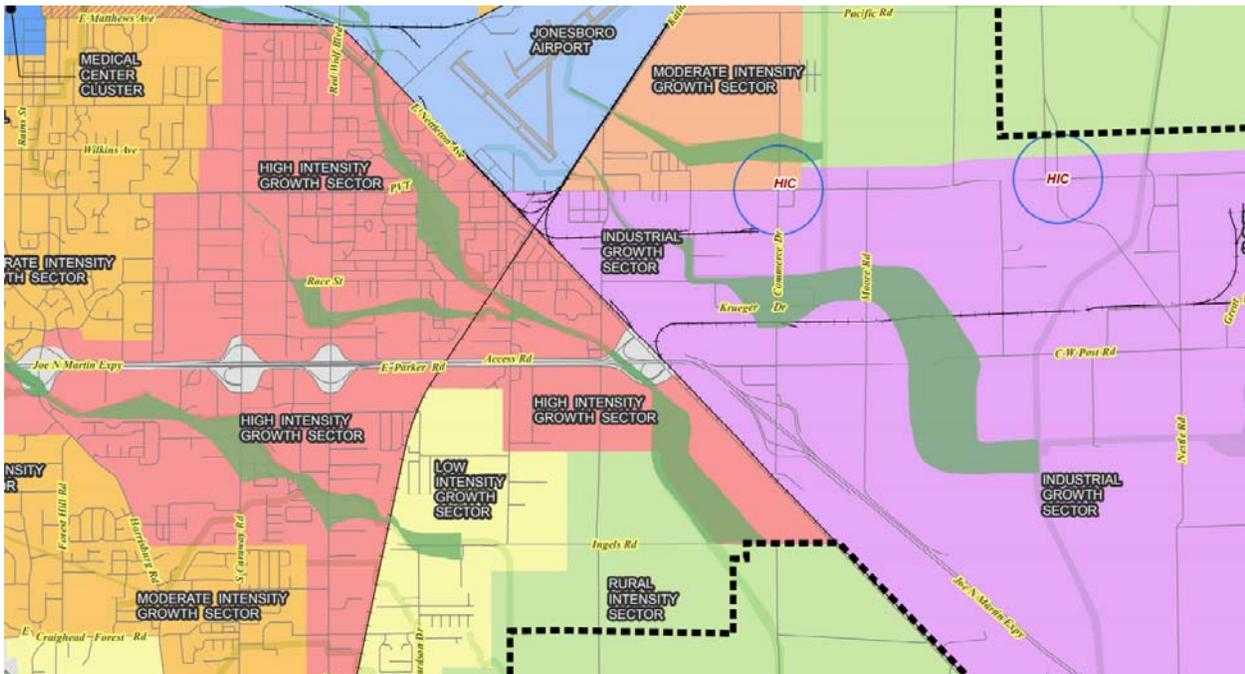
The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of land uses are appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in an area where sewer service is readily available and transportation facilities are equipped to handle the traffic.

Typical Land Uses:

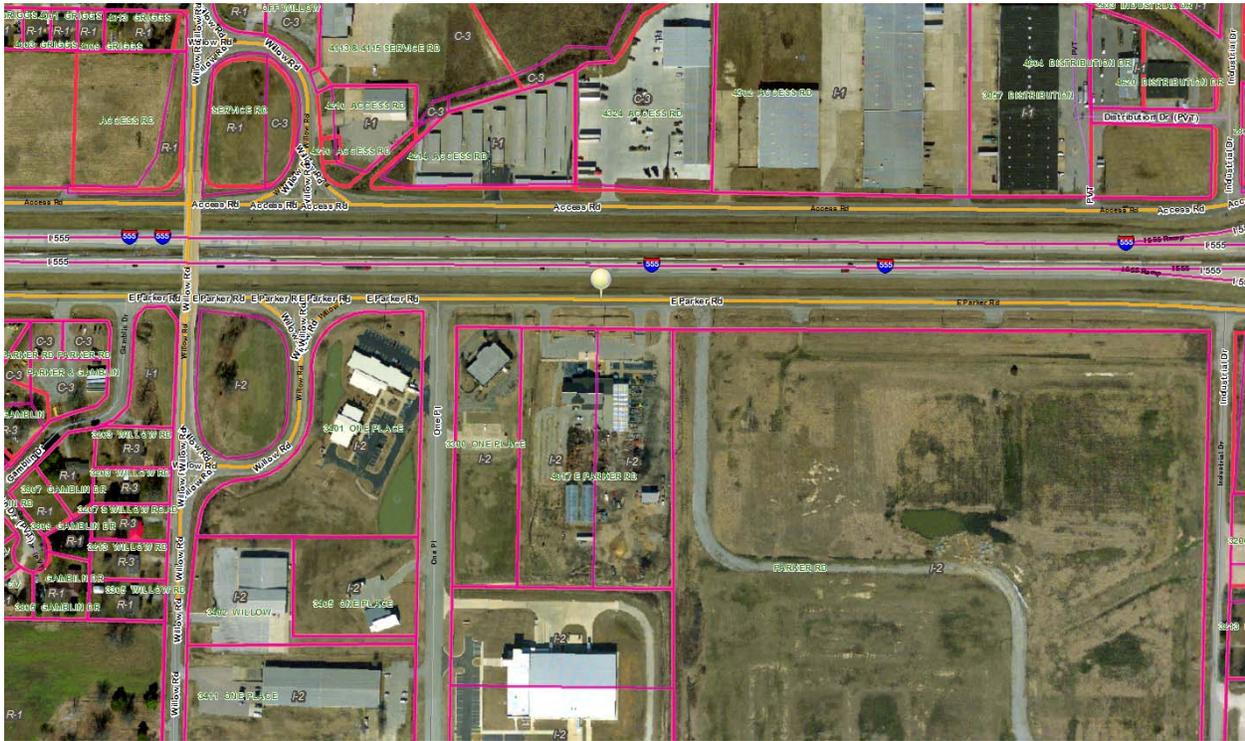
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

MASTER STREET PLAN/TRANSPORTATION

The subject site is served by East Parker Road. The street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map



Aerial/Zoning Map



Aerial View

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.	This area is classified as a High Intensity Growth Sector. A commercial zoning would be consistent with the Land Use Plan.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	This section of Parker Road is a Commercial and Industrial area. There are several commercial developments surrounding this location.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This property operated as Harmony Gardens for several years. The lot was zoned I-2. Since this property already housed a commercial business it would be better to rezone the lot to C-3 General Commercial.	
(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.	There has been a commercial business operating from this property for several years. The proposed rezoning should not be detrimental to the surrounding area.	
(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.	Minimal impact if rezoned.	

STAFF FINDINGS

APPLICANT’S PURPOSE:

The applicants landscaping and nursery operation went out of business. They feel a C-3 General Commercial Zoning would be more compatible with the overall complexion of the commercial thoroughfare.

Chapter 117 of the City Code of Ordinances defines C-3 General Commercial District:

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 streets. Development of grouping 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 objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the MAPC decide to approve based on the above observations and criteria of Case RZ 17-28, a request to rezone property from I-2 Industrial District to C-3 General Commercial District, subject to final site plan approval by the MAPC and the following conditions:

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 regarding any new construction.
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. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. Any improvements required by the Planning Department, Engineering Department, Inspection Department and Fire Department shall be completed prior to any C.O. being issued.

Respectfully Submitted for Planning Commission Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 17-28 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 I-2 Industrial District to C-3 General Commercial District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.



View looking North



View looking South



View looking East



View looking West