



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-02: Kevin Sartin 404 N. Second St.
Huntington Building - 900 W. Monroe
For Consideration by the Commission on March 13, 2012

REQUEST: To consider a rezoning of a parcel of land containing 0.26 acres more or less

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

APPLICANT OWNER: Kevin Sartin 2721 Kristal Dr. Jonesboro AR 72401
 SAME

LOCATION: 2612 E. Johnson Ave

SITE DESCRIPTION: Tract Size: Approx. 0.26 acres/11,249.9 sq. ft.
 Frontage: Approx. 75’ +/- Gordon St., 100’ +/- N. Second St.
 Topography: Flat
 Existing Developmt.: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3	Residential
South:	R-3	Residential
East:	C-3	Commercial (Sartin Tire Repair)
West:	R-3	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 High Density Single Family. The proposed rezoning is inconsistent with the land use map. The area is primarily at the edge of a residential community. Homes will be situated adjacent to the proposed use.

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 Second Street and Gordon Street. The rezoning plat demonstrates the established right of way. Driveway access drives shall be submitted and coordinated with the City of Jonesboro Engineering a 50 foot right-of-way is provided, however, 60 foot of right-of-way is required per the Master Street Plan.

Zoning Code Compliance Review:

The applicant is requesting a change to a C-3 because the lot that is adjacent to his other property is also a C-3. Currently, the site is vacant and the applicant is requesting that all of his property be tied together, in order to use it for parking and storage. Immediately north of the site is a residential property, commercial property to the east, as well as other residential property to the west.

The Street setback for C-3 is 25 feet for Nonresidential uses, the Rear setback for Nonresidential uses is 20 feet, and the Interior side setback is 10 feet for Nonresidential uses.

The following list of permitted uses is listed in the Zoning Ordinances of which most may be considered undesirable in a residential neighborhood: Animal Car General, Animal Care Limited, Automated Teller Machine, Bank or Financial Institution, Bed and Breakfast, Carwash, Cemetery, Church, College or University, Convenience Store, Day Car Limited, Day Care General, Funeral Home, Golf Course, Government Service, Hospital, Hotel or Motel, Library, Medical Service/Office, Museum, Nursing Home, Office General, Parking Lot Commercial, Parks and Recreation, Pawn Shops, Post Office, Recreation/Entertainment Indoor, Recreation/Entertainment Outdoor, Recreational Vehicle Park, Restaurant Fast-Food, Restaurant General, Retail/Service, Safety Services, School/Elementary/Middle/High, Service Station, Sign Off-Premises, Utility Minor, Vehicle and Equipment Sales, Vehicle Repair General, Vehicle Repair Limited, Vocational School, Agricultural Farmer's Market.

Due to the proximity to single family homes in the area, Staff has major reservation of mixing a commercial storage yard in the requested fashion. Furthermore, the request causes a small island of R-3 Multi-family property (50'X75'), which would represent poor planning. With the summary above, Staff cannot support this petition as submitted.

The applicant has demonstrated to Staff- *a need to use the subject property for parking of employees, and to utilize the land for the parking of semi-truck trailers* (see photo- Page 7) *which ship in tires for his business use*. The scope of this petition should be limited by means of a Limited Use Overlay (L.U.O.); and, it should be specified clearly to the MAPC which uses will ultimately occur on the premises. Consideration for the residential uses to remain is important as well.

The current parcel has been covered with some amount of gravel and is currently not in compliance with city codes for the parking of vehicles or trucks nor is it in compliance with the allowable uses for R-3 Multi-family Residential. Any approvals for this site for commercial will have to follow all City ordinances related to commercial parking lots including but not limited to the following:

Chapter 117, Section 117-324: Surfacing. All required off-street parking and loading spaces, and the driveways serving off-street parking and loading spaces, shall be paved with asphalt, concrete or brick; provided driveways serving single-family dwellings shall only be required to pave the first 100 feet, as measured from the street. The area of the driveway from the edge of the street to the property line shall be paved.

(6) *Drainage.* All off-street parking and loading areas shall be designed with drainage facilities adequate to dispose of all stormwater, and to not increase the stormwater runoff onto the surface of adjoining properties or streets.

(7) *Curbing.* The perimeter of all off-street parking and loading areas and their access drives shall be curbed, with the exception of single-family, duplex, triplex and four-plex residences. Landscape islands and other interior features within parking lots shall also be protected by curbs. The area between the curb and the property line, except for the driveway, shall be maintained as green space.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Kevin Sartin, should be evaluated based on the above observations and criteria, of Case RZ 12-02, a request to rezone property from “R-3” to C-3.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion 1:

I move that we place Case: RZ-12-02 on the floor for consideration and for recommendation to City Council for a rezoning from R-3 Multi-Family District to “C-3” General Commercial. MAPC finds that the use is incompatible and unsuitable with the zoning, land uses and character of the surrounding area. Specifically refer to Approval Criteria- Section 117-34- Amendments: Sections a.- g., Pg. 1&2 of this report.

Sample Motion 2:

I move that we place Case: RZ-12-02 on the floor for consideration and for recommendation to City Council for a rezoning from R-3 Multi-Family District to “C-3” L.U.O. subject to conditions 1-3. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

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 City/State 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, off-premise parking lot details, drainage, grading, access management, signage, lighting photometrics, landscaping including privacy fence screening, and all site improvements approved by this petition.
 3. Duration of truck deliveries shall be limited as stipulated by the MAPC to address any negative impact on the adjacent residences.
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Site Photographs



View looking West of Gordon St. towards subject site.



View looking Northwest of Applicant's existing Tire Service along N. Main St.



View looking South along N. Main St.



View looking North along N. Main St.



View looking North from intersection of Gordon/N. Second St.



View looking Northeast of subject property.



View looking East along Gordon St.



View looking East of dwelling abutting the subject property.



View looking East of proposed rezoning.