

**City of Jonesboro City Council**  
**Staff Report – RZ 17-01: 806 West Johnson**  
**Municipal Center - 300 S. Church St.**  
*For Consideration by the City Council on February 21, 2017*

**REQUEST:** To consider a rezoning of one tract of land containing 0.002 acres more or less.

**PURPOSE:** A request to consider recommendation by the MAPC to Council for a rezoning of 0.002 acres of land located at 806 West Johnson from R-1 Single Family Residential I-2 General Industrial District.

**APPLICANTS/  
OWNER:** ROC Outdoor LLC 3200 Abigail Jonesboro, AR 72404  
 Scurlock Holdings Inc. Box 1500 Jonesboro, AR 72403

**LOCATION:** 806 West Johnson Ave Jonesboro, AR 72401

**SITE**

**DESCRIPTION:** **Tract Size:** Approx. 0.002 Acres  
**Street Frontage:** **Street Frontage:** Around 10 feet  
**Topography:** Flat  
**Existing Development:** One existing billboard

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 Single Family Residential
South	I-1 Limited Industrial
East	I-1 Limited Industrial
West	I-1 Limited Industrial

**HISTORY:** This land currently has one billboard on it.

**ZONING ANALYSIS**

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

**COMPREHENSIVE PLAN LAND USE MAP**

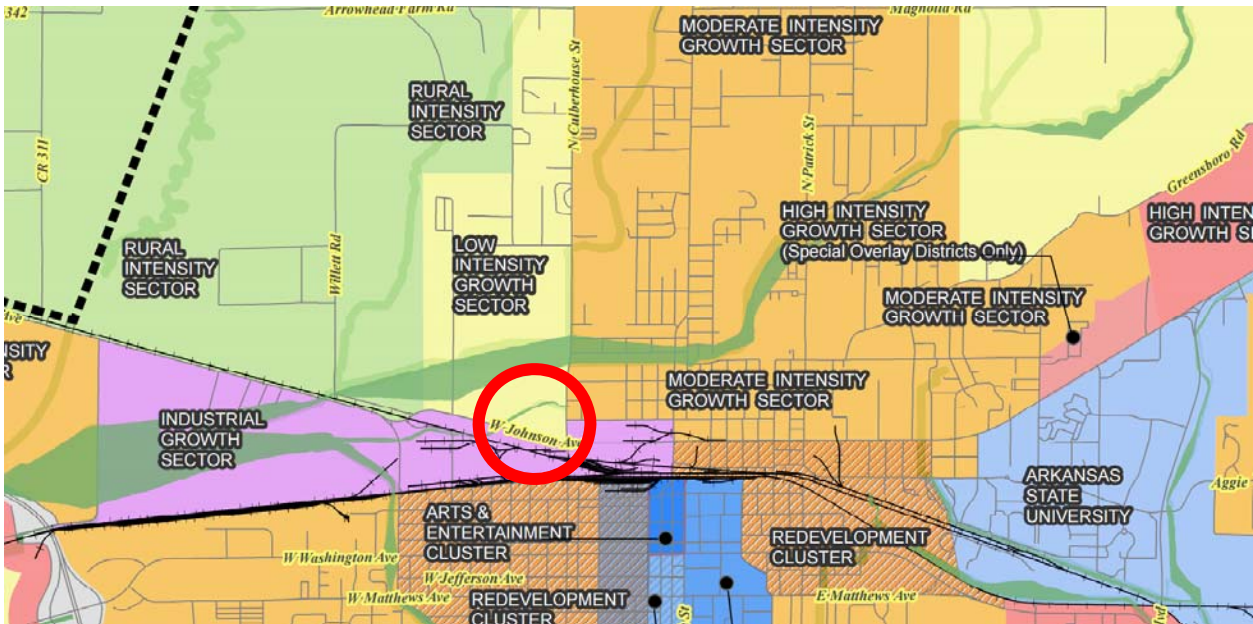
The Current/Future Land Use Map recommends this location as a Low Intensity Growth Sector. Low intensity uses take place in areas where transportation arteries are fewer and services like sewer are more sparse. Additional, many Jonesboro residents have moved to areas of low intensity development because they like it that way, so that one of the major intents of this sector is to preserve the more laid back feel to residential life. As a result, limited commercial development, primarily at the crossroads of arterials and collectors, is allowed. Where commercial development is allowed, it should be of higher quality construction materials and design. Also, limits on hours of operation, lighting standards, screening from residential uses, etc. are appropriate.

## Low Intensity Growth Sector Recommended Use Types Include:

- Moderate to large lot single family residential developments
- Neighborhood markets
- Neighborhood convenience stores
- Neighborhood services (dry cleaners, carwashes, small banks)
- Senior Living Centers/Nursing Homes, etc.
- Stable

## Master Street Plan/Transportation

The subject site is served by Johnson Ave., which on the Master Street Plan is defined as a Principle Arterial; the street right-of-ways must adhere to the Master Street Plan.










**Adopted Land Use 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:

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 Low Intensity Growth Sector. However, this area is next to both Moderate Intensity Growth Sectors and Industrial Growth Sectors.	1. 
(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.	The area surrounding this lot is industrial.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This subject property is going to be used for a billboard that is already there.	
(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 if controls are implemented to screen and buffer the Multi-Family from the Single Family Residential.	
(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.	The billboard has been on this	
(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.	Minimal impact if rezoned due to the fact that a majority of lots surrounding this address have already been developed.	

**Staff Findings:**

**Applicant’s Purpose:**

The applicant would like this rezoning so they can keep their billboard on the property. The proposed rezoning of I-2 is necessary to conform to state regulations. If it is rezoned they can keep the billboard on the property.

**Chapter 117 of the City Code of Ordinances/Zoning defines I-1 General Industrial as follows:**

***I-1 General Industrial Districts:*** This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as is adequate highway access.

**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.	

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**MAPC RECORD OF PROCEEDINGS: Public Hearing Held on February 14, 2017:**

**APPLICANT:** Mr. Zach Beliew requested MAPC approval of a rezoning at 806 West Johnson from R-1 Single Family Residential to I-2 General Industrial District. The applicant has a billboard on this property and has to rezone this property from R-1 to I-2 in order to conform to State Regulations regarding billboards. He explained that he needed to get 100 square feet rezoned so he can keep the sign on the property. The billboard has been there since 2004. It has always had a permit. It is 10 feet from the I-2 line. It has never been moved and nothing has changed. They have no intention to move the sign or do anything else with it. Nothing has been changed or done. This rezoning is a state requirement.

**STAFF:** Mr. Derrel Smith said the State requires they be in an industrial area rather a residential area. This is compatible with the Land Use Plan.

**PUBLIC: NO COMMENTS.**

***The city recommends approval with 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.

**Commission Action:**

Mr. Jimmy Cooper made a motion to approve Case: RZ: 17-01, as submitted, to the City Council with the noted conditions, and the MAPC find that to rezone property from “R-1” Single Family and “I-2” General Industrial District. Motion was seconded by Mr. Brant Perkins.

**Roll Call Vote:** 6 – 0 Aye’s: Paul Hoelscher; Ron Kelton; Jerry Reece; Kevin Bailey; Brant Perkins; and Jimmy Cooper.

Abstain: Jim Scurlock

Absent: Dr. Rick Stripling

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**Conclusion:**

The MAPC finds that the requested Zoning Change submitted for subject parcel, should the City Council decide to approve based on the above observations and criteria of Case RZ 17-01, a request to rezone property from “R-1” Single Family Residential to “I-2” Limited Industrial District, subject to final site plan approval by the City Council 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.

Respectfully Submitted for Planning Commission Consideration,  
The Planning Department

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**Sample Motion:**

I move that we place Case: RZ 17-01 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 Residential to I-2 Limited Industrial 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