

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-08, 4002 Mt. Carmel Rd
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on April 23, 2024

REQUEST: To consider a rezoning of one tract of land containing 4.8+/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “C-3 LUO” general commercial district with a limited use overlay.

APPLICANT: Horizon Land Surveying LLC, 2918 Wood St. Jonesboro, AR

OWNER: Rick White, 4105 Charleston Dr. Jonesboro, AR

LOCATION: 4002 Mt. Carmel Rd

SITE DESCRIPTION: **Tract Size:** Approx. 4.8Acres
Street Frontage: Approx. 583 ft. on Kellers Chapel Rd and 178 ft. on Mt. Carmel Rd.

Existing Development: Single family home

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	PD-M – Mixed Use
South	R-1 – Residential
East	R-1 – Residential
West	C-3 & R-1 – Commercial & Residential

HISTORY: A home has been on this site for several years.

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 is 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 areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

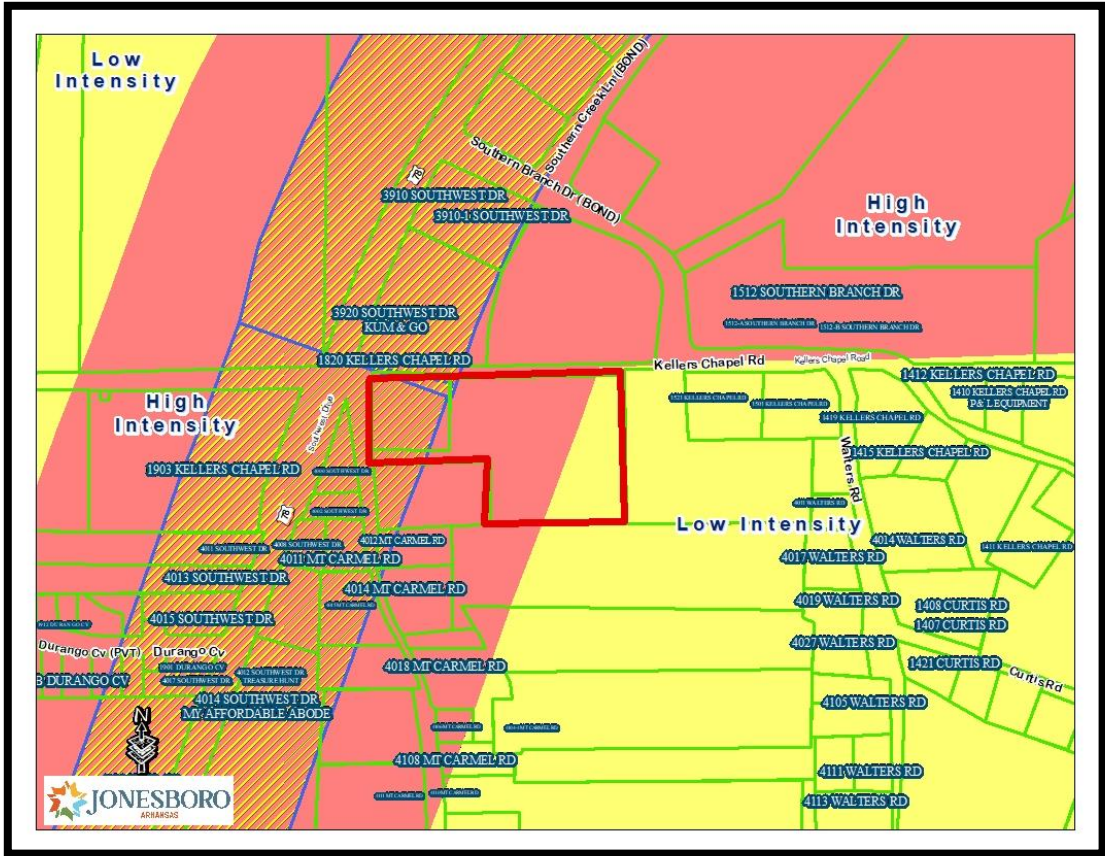
Typical Land Uses:

- 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

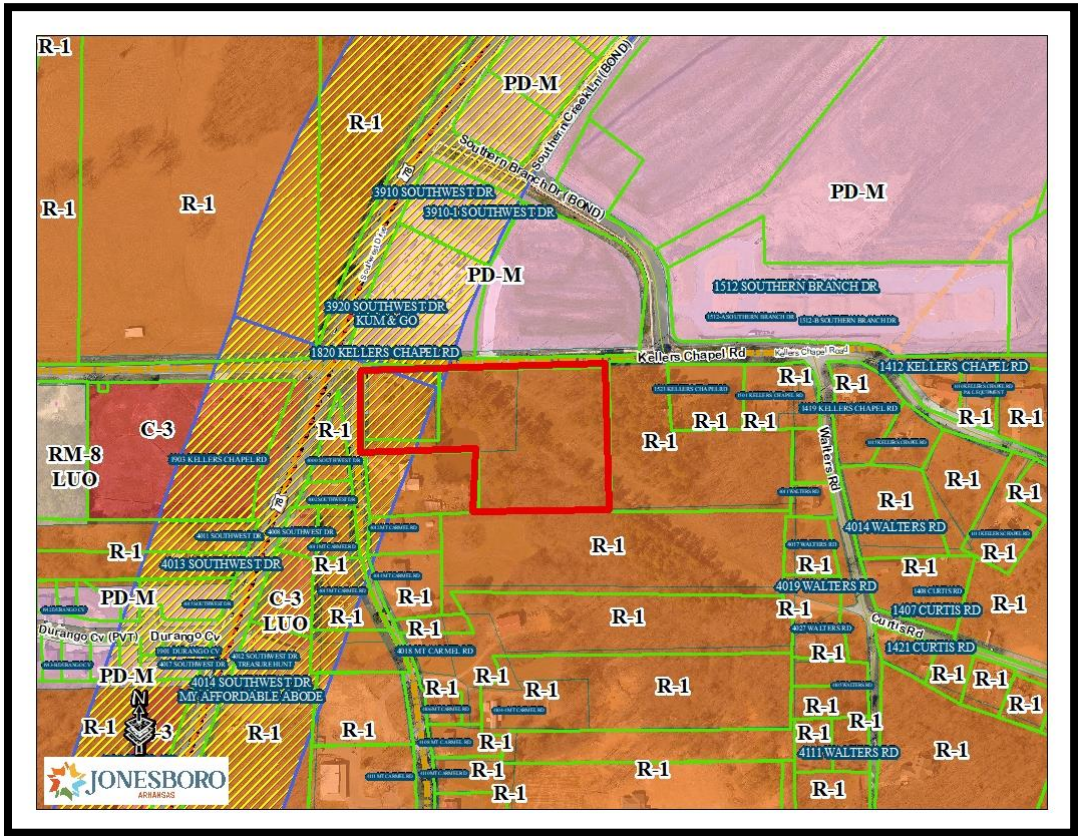
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Land Use Map



Zoning Map

Master Street Plan/Transportation

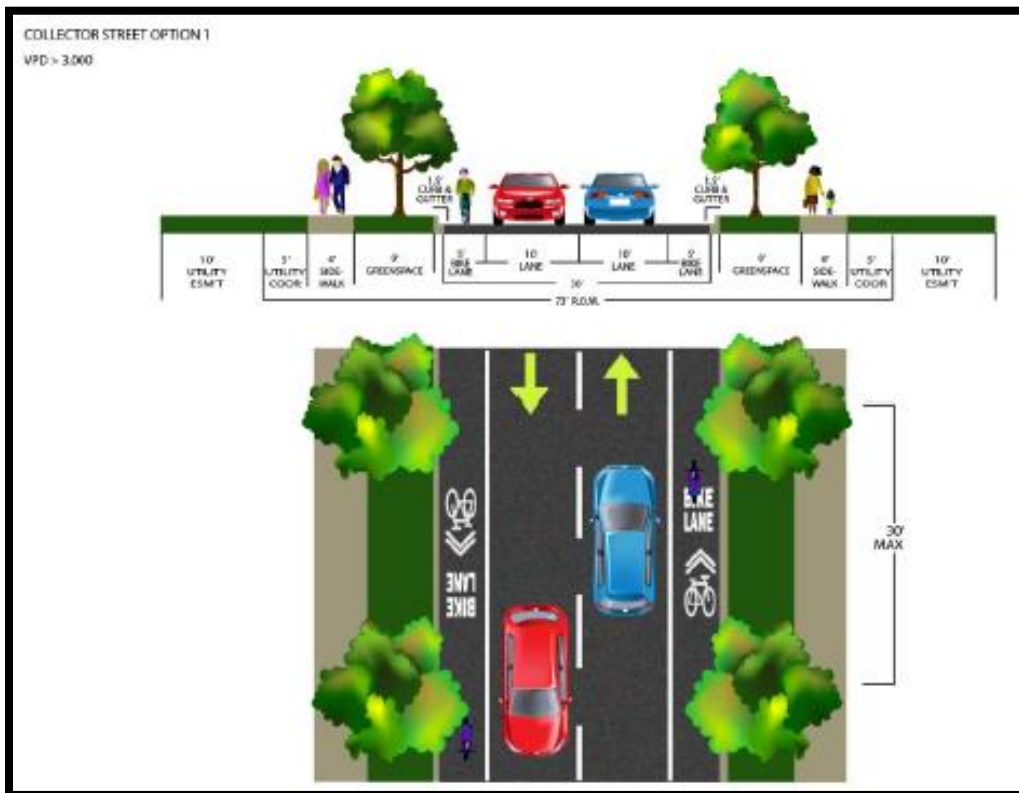
The subject property will be served by Kellers Chapel Road and Mt. Carmel Rd. The Master Street Plan classifies both roads as a Collector.

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

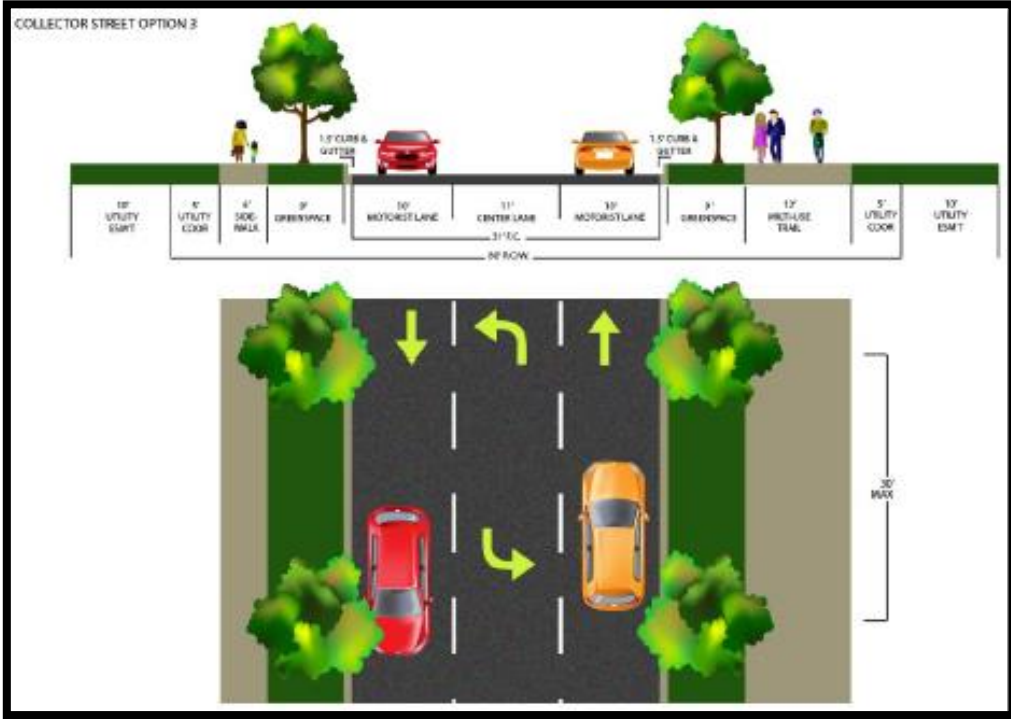
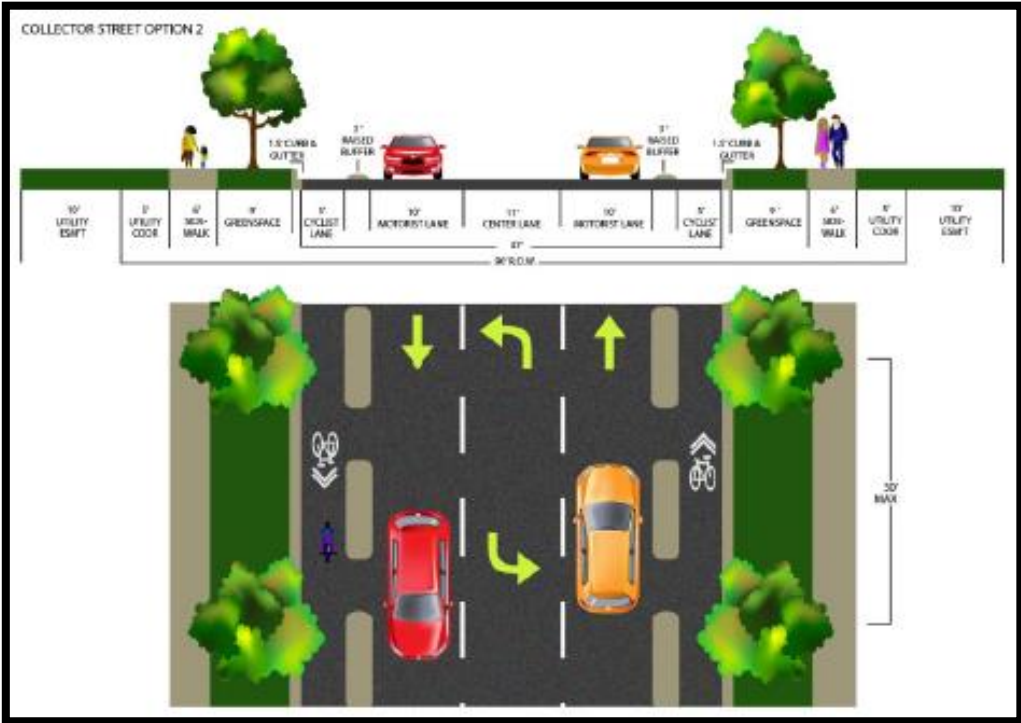
FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

Collector Street









Collector Street Cont.



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	The proposed district rezoning is consistent with the Adopted Land Use Plan. The property is located in the high intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes commercial zonings and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as a commercial use.	
(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;	With proper planning there should not be any adverse effects caused by the property.	
(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 due to the fact that the area is already equipped to handle commercial and other high intensity uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1" single family medium density district. The applicant is applying for a rezoning to allow commercial uses at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

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

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 street. 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	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-08 a request to rezone property “R-1”, single family medium density district, to “C-3 LUO” general commercial district with a limited use overlay; the following conditions are recommend:

1. 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 Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district standards.
5. The limited use overlay shall limit the following uses:
 - Cemetery
 - Communication Tower
 - Adult Entertainment
 - Homeless Shelter
 - Medical Marijuana Dispensary
 - Billboard Advertisement

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 24-08 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 medium density district, to “C-3 LUO” general commercial district with a limited use overlay, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON APRIL 23, 2024

RZ-24-08 Rezoning: 4002 Mt. Carmel Road

Horizon Land Surveying, LLC is requesting a rezoning on behalf of Rick White, from R-1 single family medium density to C-3 LUO, general commercial district with a limited use overlay. This request is for 4.8 acres and is located at 4002 Mt. Carmel Road.

Michael Boggs (Proponent): Michael Boggs with Tralan Engineering. We're wanting to get this property rezoned from R-1 to C-3, it's in an area you got commercial to the north, properties across to Southwest Drive zoned commercial it's a major intersection there just sort of fits that area, so we're seeking a rezoning for this property.

Lonnie Roberts (Chair): Okay, Miss Monica do you have staff comments on this one?

Monica Pearcy (Planner): Yes, If approved we would recommend the following conditions:

1. 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 Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
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Lonnie Roberts: Alright, and is there anybody here who would like to give public comments on this rezoning request? If you would please come up and state your name for the record, and give us your address.

Jim Keller (Opposed): My name is Jim Keller, I live at 1709 Horn Drive, Jonesboro, and Keller Chapel Road is on my south side. You got one of the largest congested areas in Jonesboro, I'm against this that you approve of this, if you've been out there, couple things Mt. Carmel Road is not even a legal road. It doesn't meet the state standards. It's not wide enough, you've got multiple stop lights here at Southwest Drive. If you want to, you can just come out to my house about 7:30 in the morning and I'd be glad to show you what a congested area it is because on Keller Chapel Road, west is traffic all the way back beyond my fences, and this goes on for the next 30 to 45 minutes, and then there's the school buses that come there. Then you've got coming out of Mt. Carmel going

north, you cut into Keller Chapel east, and it's so narrow you'd have to improve on Carol Caldwell's property over there on the north side. Also, Keller Chapel east is a dead end. So, there's no safe way for the people who live out there. Plus, if you're in business out there it would stop traffic in regards to that, hopefully you'll deny this approval.

Lonnie Roberts: Thank you for your comments, would someone else like to speak?

Patti Lak (Opposed): Patti Lack 4108 Forest Hill road. I was the pre-meeting yesterday and one of the things that I had said was that intersection is really dangerous and I know that Carol Caldwell said he agreed with me. That's what I thought we were talking about with his rezoning but this is really this rezoning piece of property. I know that Michael just said that this just fits this area, it does not. I think if you guys go out there, is that you know in that little U shape right there between Mt. Carmel and Keller's Chapel is that there's a church and it's a parking lot there, Keller's Chapel Road. Believe it or not, when we were going through all the Southern Hills and we were looking to put that road all the way through to Culberhouse, Keller's Chapel Road is actually on the Master Street Plan, for the street to go through. It was not Southern Ridge Road. So, at one point are we going to expand, also Keller's Chapel Road sometime? We don't know, but if you look at that, you guys, is that like the gentleman just said, Mount Carmel is a narrow, little road on there, you look at Keller's Chapel that is also a skinny little road and you're planning to put a business on there to allow that much more traffic and I think that the thing we tend to do is that we put the cart before the horse, you know maybe sometime in the future, this might be a good commercial property but what we do is we develop and then we look at the traffic problem later on. And I'm only quoting this because like in my neighborhood, we keep on building and I'm going to say apartments, and we look at the exit and entrance and what we do is we put little speed bumps, to control the traffic so they don't speed. So, I don't know what kind of business is going to be on here but, it's not that area the roads are not prepared to handle a commercial property right in here. Carol's property is because he's developing that towards regulations, but this little piece of property, I don't see how that would be a safe, easy exit for whatever type of business is on and then, including the traffic. So, I hope you vote this down.

Lonnie Roberts: Thank you for your comments. I'll open up for any commissioner questions of the applicant, city staff.

Michael Boggs: Can I say anything?

Lonnie Roberts: Oh, yes. You may.

Michael Boggs: If I remember correctly, yesterday in the meeting when we were discussing a series of bonds in place for improvements to the intersection of Southwest Drive and Keller's Chapel Road to widen, you know to do improvements for this traffic, make it three lanes across, and I forget but I think they might have said down to that, southern, that new road down there. I think that's what Michael said it was going to do. So, there is things in place for Keller's Chapel Road. This property does meet the Future Land Use Plan as far as high density development. That's what this property's, what the city's intent for this property to be. For their studies, so that's where it falls in line with being for what's needed for this area. At this time there are no plans for what's going there but we're just looking to get the property ready for something in the future.

Lonnie Roberts: Okay, does anyone have a question at this point? Craig do you have any comments on that road improvement? Not to call you out here by surprise but.

Craig Light (City Engineer): I believe the only improvements would be along the north side of the road along the Southern Hills property. If property along the south was developed, they would have to do their road improvements as well. But there is some intersection improvements and some improvements at the immediate intersection on both sides of the road, but as you go further east, those improvements would not carry on the Southside of the road. It would just be on the north side of the road.

Lonnie Roberts: Okay, thanks for your comments. Anyone have a question? Anyone ready with a motion?

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case RZ: 24-08, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. 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 Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
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 - Billboard Advertisement

The motion was seconded by Mr. Jim Little.

Roll Call Vote:

Aye: 6 – Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, Jim Little & Dennis Zolper

Nay: 1 –Stephanie Nelson

Absent: 1 – Paul Ford
