

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-01 1916 Disciple Drive
Municipal Center - 300 S. Church St.
For Consideration by the Commission January 10, 2023*

REQUEST: To consider a rezoning of one tract of land containing 2.83 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Low Density District to “C-4 LUO” Neighborhood Commercial District with a Limited Use Overlay.

APPLICANT: Jim Gramling, Gramling Law Firm, 2500 Alexander Dr. Ste. B
OWNER: Shannon Davis, Trustee, 1910 Disciple Dr.

LOCATION: 1916 Disciple Drive

SITE

DESCRIPTION: **Tract Size:** Approx. 2.83 Acres
Street Frontage: Approx. 190.23 ft.
Existing Development: Vacant lot with gravel road.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 – Commercial
South	R-1 - Church
East	R-1 - Single Family Residential
West	R-1 – Single Family Residential

HISTORY: Vacant

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 **Moderate Intensity Growth Sector**. A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

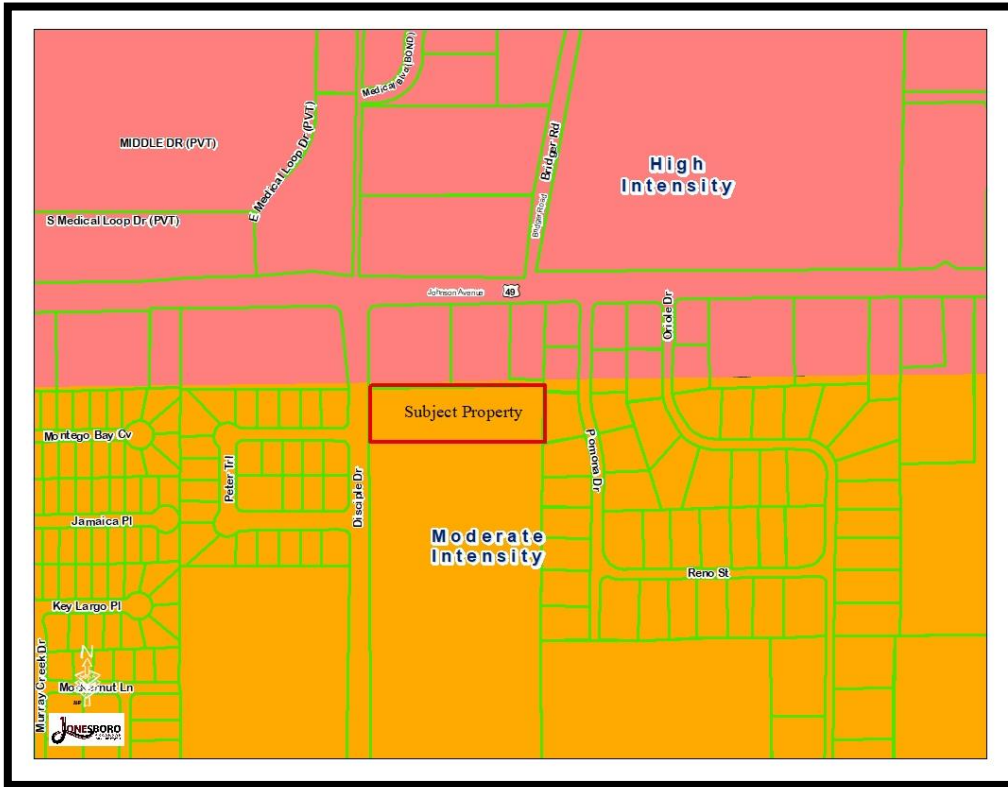
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

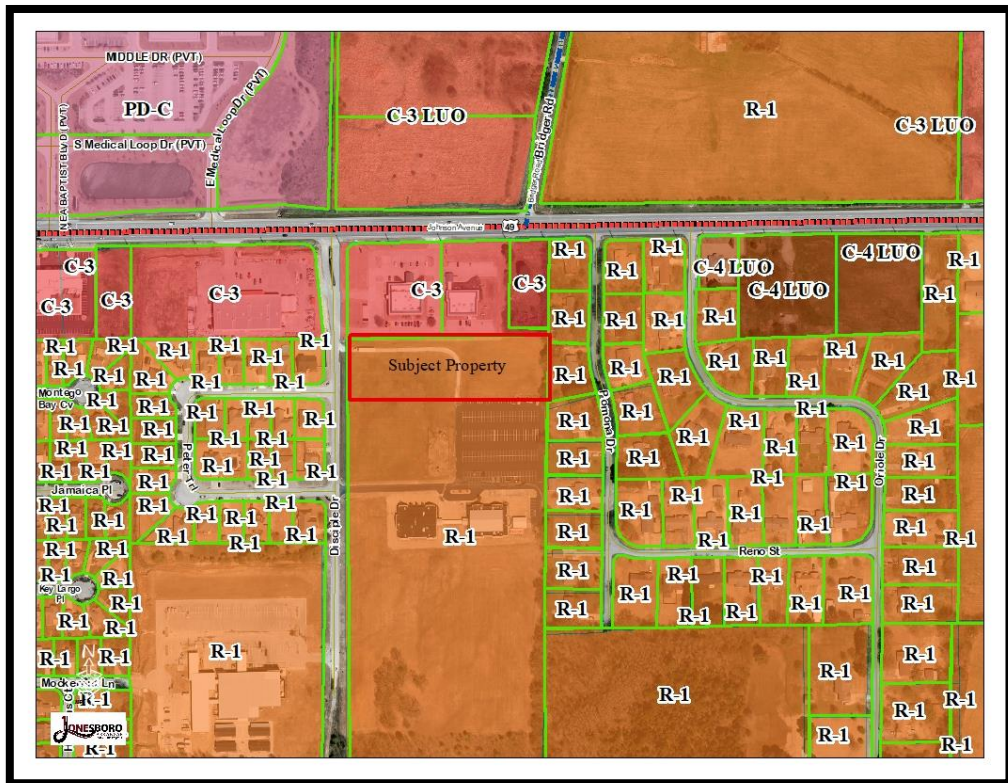
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development.

Height: 4 Stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map



Zoning Map

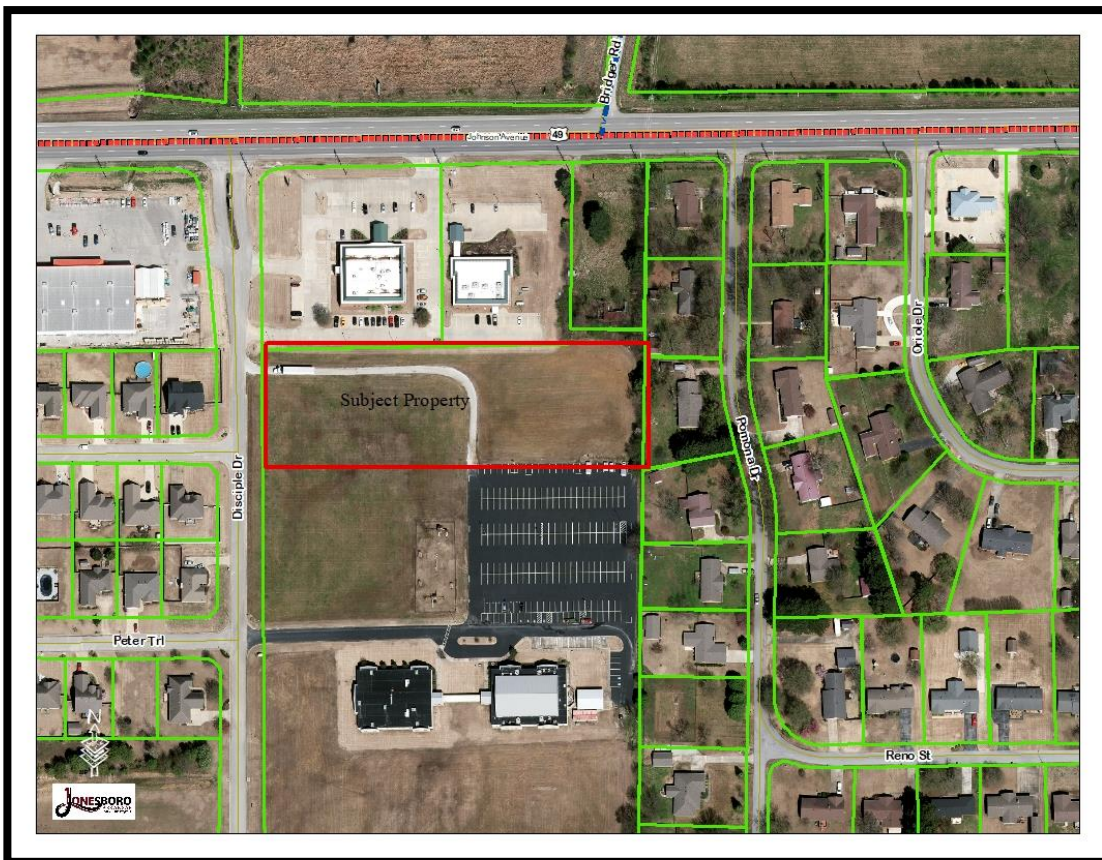
Master Street Plan/Transportation

The subject property is served by Disciple Drive, the Master Street Plan classifies Disciple Drive as a **Local Street**.

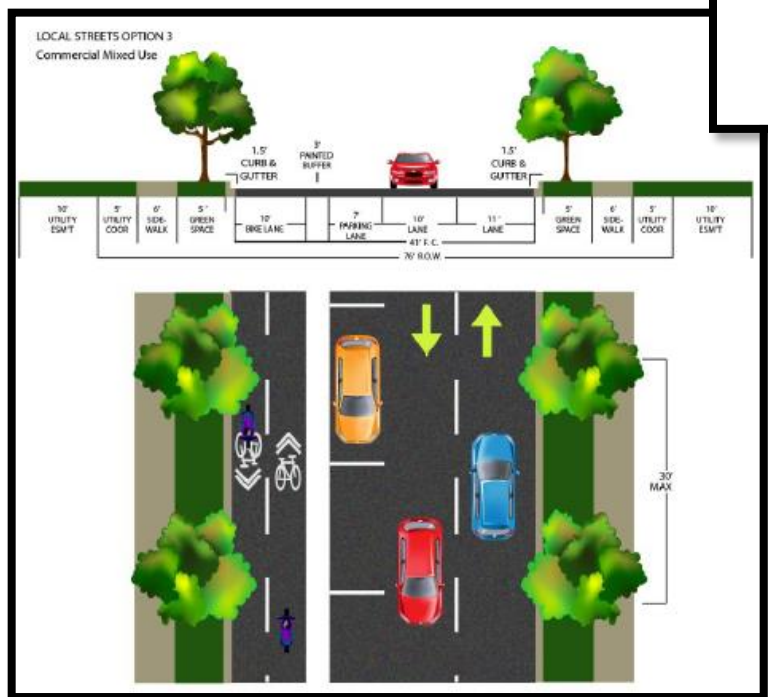
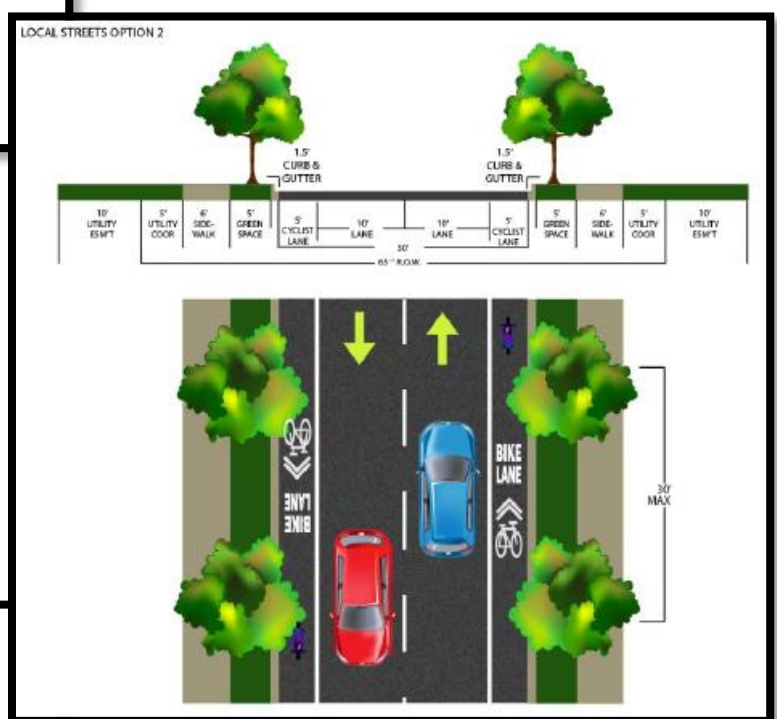
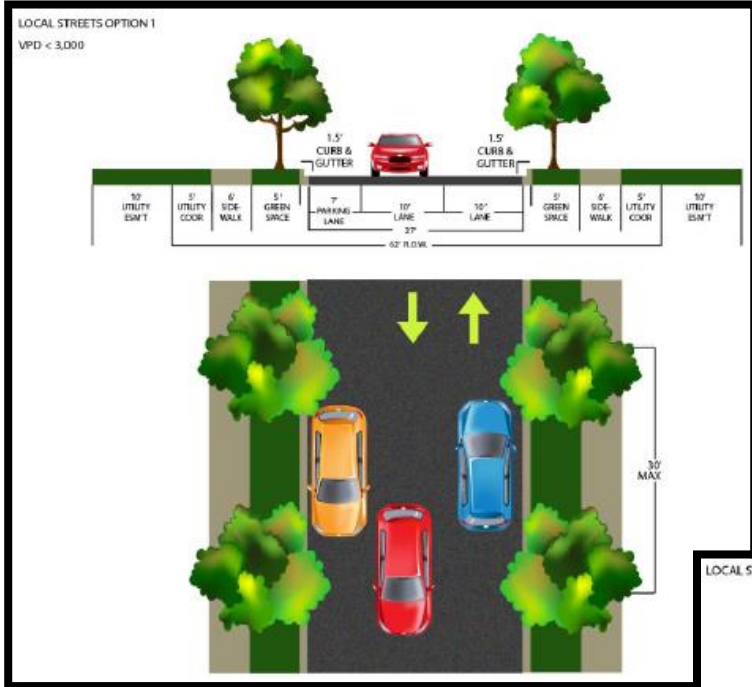
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



Local Street











Rezoning Sign

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) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which is categorized as a Moderate 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 commercial uses border this area.	
(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 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 if rezoned to commercial.	
(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 commercial uses currently exist in this area.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as R-1 Single-Family Low Density District. The applicant is applying for a Rezoning to allow for commercial development.

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-4 as follows:

Neighborhood Commercial District. This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

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 subject parcel, should be evaluated based on the above observations and criteria of Case RZ 23-01 a request to rezone property from “R-1” Single-Family Low Density District to “C-4 LUO” Neighborhood Commercial District with a Limited Use Overlay.

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 Limited Use Overlay shall prohibit:
 - Bed and Breakfast
 - Communication Towers
 - Convenience Stores
 - Hospitals
 - Recreation/Entertainment (indoor and outdoor),
 - Restaurants (general & fast food)
 - Service Stations
 - Signs (off premises)
 - Churches
 - Cemeteries

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

Sample Motion:

I move that we place Case: RZ 23-01 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 Low Density District to “C-4 LUO” Neighborhood 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 JANUARY 10, 2023

Shannon Davis is requesting a Rezoning from R-1, Single-Family Medium Density District, to C-4 LUO, Neighborhood Commercial District with a Limited Use Overlay. This request is for 2.83 +/- acres located at 1916 Disciple Drive.

Applicant - Jim Gramling, Gramling Law Firm for Cornerstone United Methodist Church: state this is a small piece of property to the north of the church. He said the church is going to stay there which is why they have an interest of what goes there and why they are requesting the rezoning. He said no fast food, no restaurants, primarily looking at offices with fairly light use. He said there was a neighborhood meeting and he asked Monica from Planning for everyone in 400 ft. instead of 200 ft. He said 2 people showed, nobody objected, and they still haven't had any objections.

Staff – Derrel Smith: Stated it meets all 6 of the criteria for the zoning change, and they recommend 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 to, reviewed, and approved by the Planning Department prior to any redevelopment of this property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. Limited overlay shall prohibit bed and breakfasts, communication towers, convenient stores, hospitals, indoor and outdoor recreational entertainment, restaurants, general and fast food, gas stations, off premise signs, churches and cemeteries.

Open for public comments, none were made.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 23-01, as submitted, to the City Council with the stipulations that were read by the Planning Department:

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 to, reviewed, and approved by the Planning Department prior to any redevelopment of this property.

3. Any change of use shall be subject to Planning Department approval in the future.
4. Limited overlay shall prohibit bed and breakfasts, communication towers, convenient stores, hospitals, indoor and outdoor recreational entertainment, restaurants, general and fast food, gas stations, off premise signs, churches and cemeteries.

The motion was seconded by Mr. Dennis Zolper.

Roll Call Vote:

Aye: 6 – Stephanie Nelson; Jeff Steiling; Monroe Pointer; Jimmy Cooper; Jim Little; and Dennis Zolper

Nay: 0
