

City of Jonesboro City Council
Staff Report – RZ 17-31: 1607 Stone Street
Municipal Center - 300 S. Church St.
For Consideration by the Council on December 19, 2017

REQUEST: To consider a rezoning of one tract of land containing 1.03 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 1.03 acres of land located at 1607 Stone Street from R-3 High Density Residential to C-3 General Commercial.

**APPLICANTS/
OWNER:** Joanne Gurley, 3005 Pinewood Circle, Jonesboro, AR 72404

LOCATION: 1607 Stone Street, Jonesboro, AR 72404

SITE

DESCRIPTION: **Tract Size:** 1.03
STREET FRONTAGE: **Street Frontage:** 150 Feet
Topography: Flat
Existing Development: Currently owner occupied (therapy services)

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-3 High Density Residential
South	R-3 High Density Residential
East	R-3 High Density Residential
West	C-3 General Commercial

HISTORY: Site was used as a school for children with autism.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

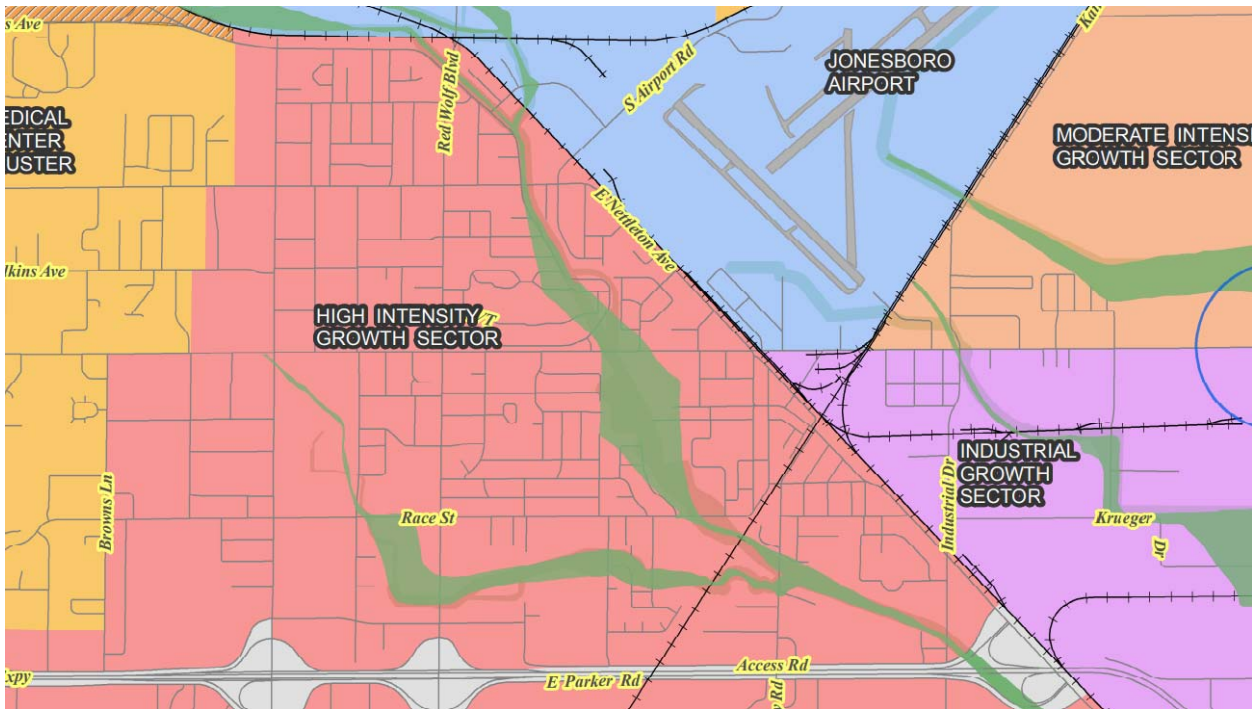
The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of land uses are appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because 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 Stone Street. 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.	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.	Although it could be developed as Single Family Residential, sitting close to Caraway Road and Nettleton is a good location for commercial zonings.	
(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.	The development could cause an increase in traffic. Proper buffer controls should be used to shield the single-family housing from the commercial development.	
(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 applicant would like to rezone the property so they can lease the building out for a medical office or commercial use.

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.	
School System	No objections to this rezoning to date.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON DECEMBER 12, 2017

APPLICANT: Joanne Gurley of Life Skills K-12 School, LLC is requesting a Rezoning from R-3 Multi-Family High Density District to C-3 General Commercial District for 1.03 +/- acres of land located at 1607 Stone Street.

STAFF: Mr. Derrel Smith recommended 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. Please change to make the following wording. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, sidewalks, fencing, buffering, lighting, etc. shall be submitted to the MAPC prior to any redevelopment. New sidewalks, screening, landscaping, outdoor storage, and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.**

A motion was made by Jerry Reece, seconded by David Handwork that this matter be recommended to Council.

COMMISSION ACTION:

Mr. Jerry Reece made a motion to approve Case: RZ: 17-31, a request to rezone property from “R-3” Multi-Family High Density District to “C-3” General Commercial District, subject to following the conditions and approval by the MAPC as submitted, to the City Council with the following stipulations:

- 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. Please change to make the following wording. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, sidewalks, fencing, buffering, lighting, etc. shall be submitted to the MAPC prior to any redevelopment. New sidewalks, screening, landscaping, outdoor storage, and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.**

The MAPC Recommends approval to forward to Council to rezone property from “R-3” Multi-Family High Density District to “C-3” General Commercial District. Motion was seconded by Mr. David Handwork.

Roll Call Vote: 7-0, Aye's: Jim Scurlock; Kevin Bailey; Jim Little; Jeb Spencer; Jerry Reece; Jimmy Cooper; and David Handwork

Absent: Dennis Zolper

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the Council decide to approve based on the above observations and criteria of Case RZ 17-31, a request to rezone property from R-3 High Density Residential 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. Please change to make the following wording. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, sidewalks, fencing, buffering, lighting, etc. shall be submitted to the MAPC prior to any redevelopment. New sidewalks, screening, landscaping, outdoor storage, and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Council Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 17-31 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-3 High Density Residential 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