

*City of Jonesboro City Council*  
**Staff Report – RZ 18-09: 2010 Distributor Drive**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Commission on May 15, 2018*

**REQUEST:** To consider a rezoning of one tract of land containing .84 acres more or less.

**PURPOSE:** A request to consider recommendation to Council by the MAPC for a rezoning from “AG-1” Agricultural District to “C-3” Commercial District Limited Use Overlay

**APPLICANTS/  
OWNER:** Bill Greenwood, P.O. Box 17277, Jonesboro, AR 72403

**LOCATION:** 2010 Distributor Drive, Jonesboro, AR 72401

**SITE  
DESCRIPTION:** **Tract Size:** Approx. .84 Acres  
**Street Frontage:** **208.75 feet along Distributor Drive**  
**Topography:** Predominately Flat  
**Existing Development:** Concrete Slab

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>I-1 Industrial District</b>
<b>South</b>	<b>AG-1 Agricultural District</b>
<b>East</b>	<b>AG-1 Agricultural District</b>
<b>West</b>	<b>I-2 Industrial District</b>

**HISTORY:** Formerly one concrete block building. The slab is all that remains.

**ZONING ANALYSIS**

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

**COMPREHENSIVE PLAN LAND USE MAP:**

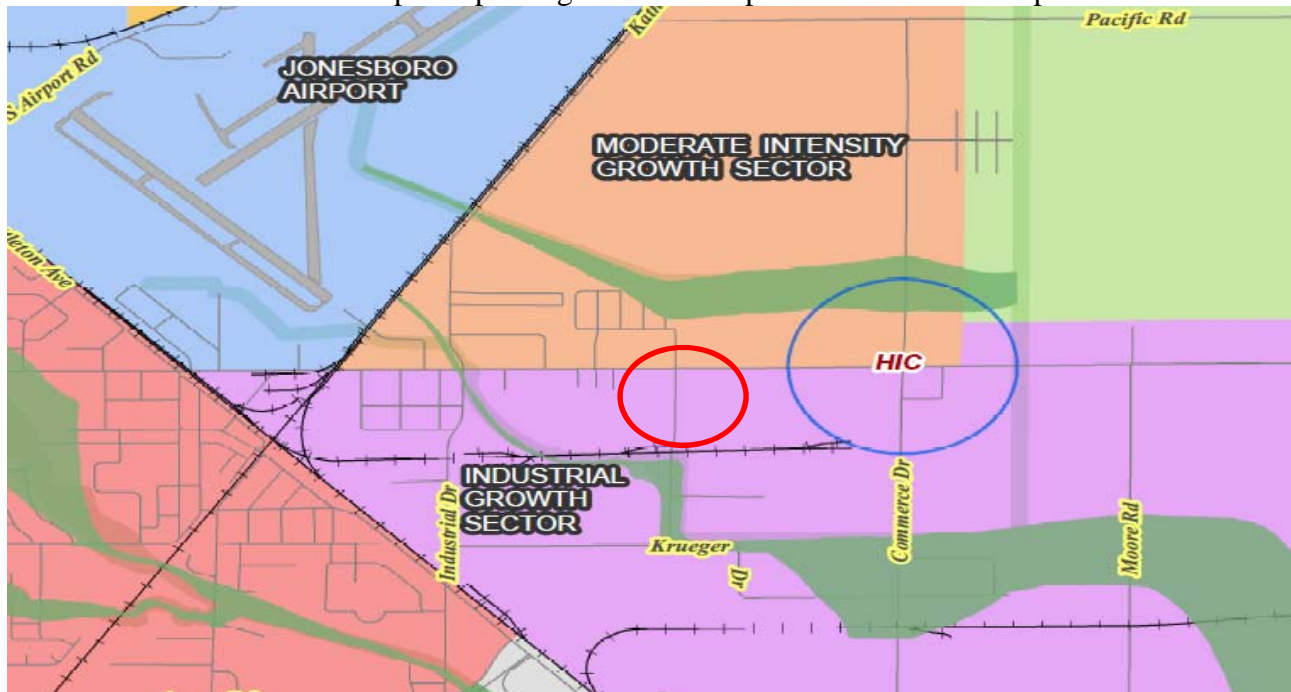
The Current/Future Land Use Map recommends this location as Industrial Growth Sector. Industrial uses include those considered “heavy” such as large-scale manufacturing and production concerns. These areas are located in close proximity to the major transportation corridors, and should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

**INDUSTRIAL GROWTH SECTOR RECOMMENDED USE TYPES INCLUDE:**

- Heavy Large Scale Manufacturing
- Assembly and Processing
- Regional Warehousing
- Distribution
- Bulk Storage
- Utilities
- Research and Development
- Laboratories
- Transportation Terminals
- Wholesale Activities

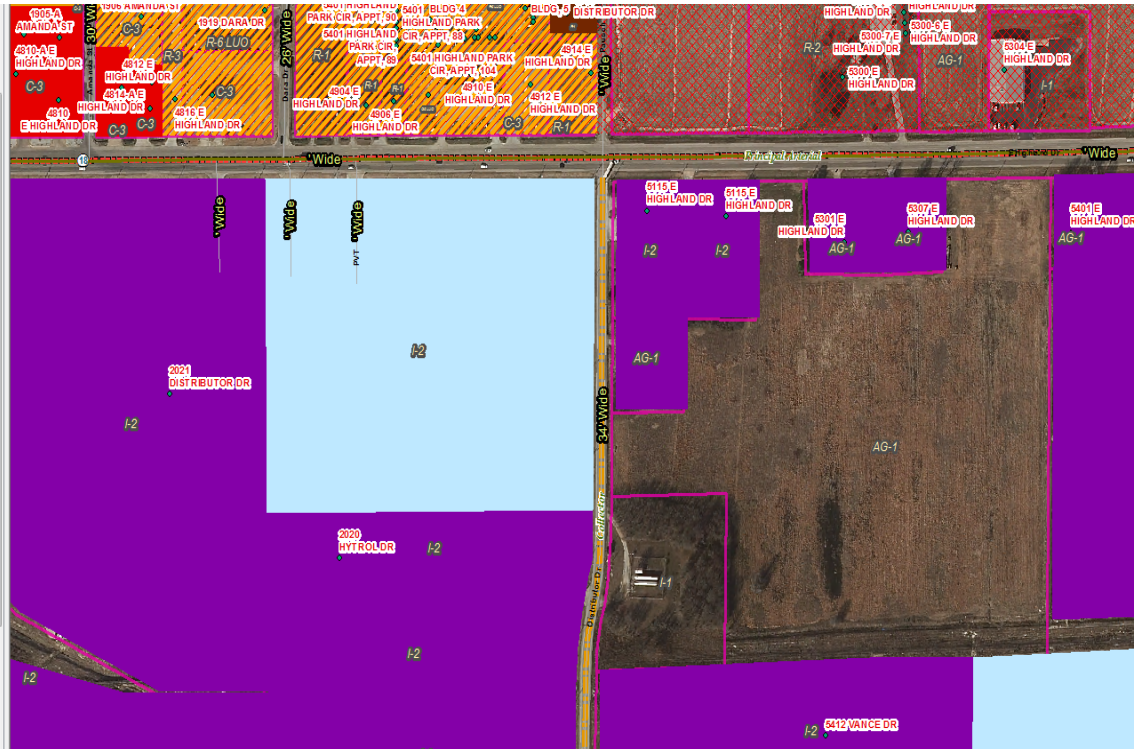
**MASTER STREET PLAN/TRANSPORTATION**

The subject site is served by Distributor Dive, which is a Collector Street and Highland Drive, which is a Principal Arterial on the Master Street Plan. The street right-of-ways must adhere to the Master Street Plan recommendation upon replating and redevelopment as noted on the plat.

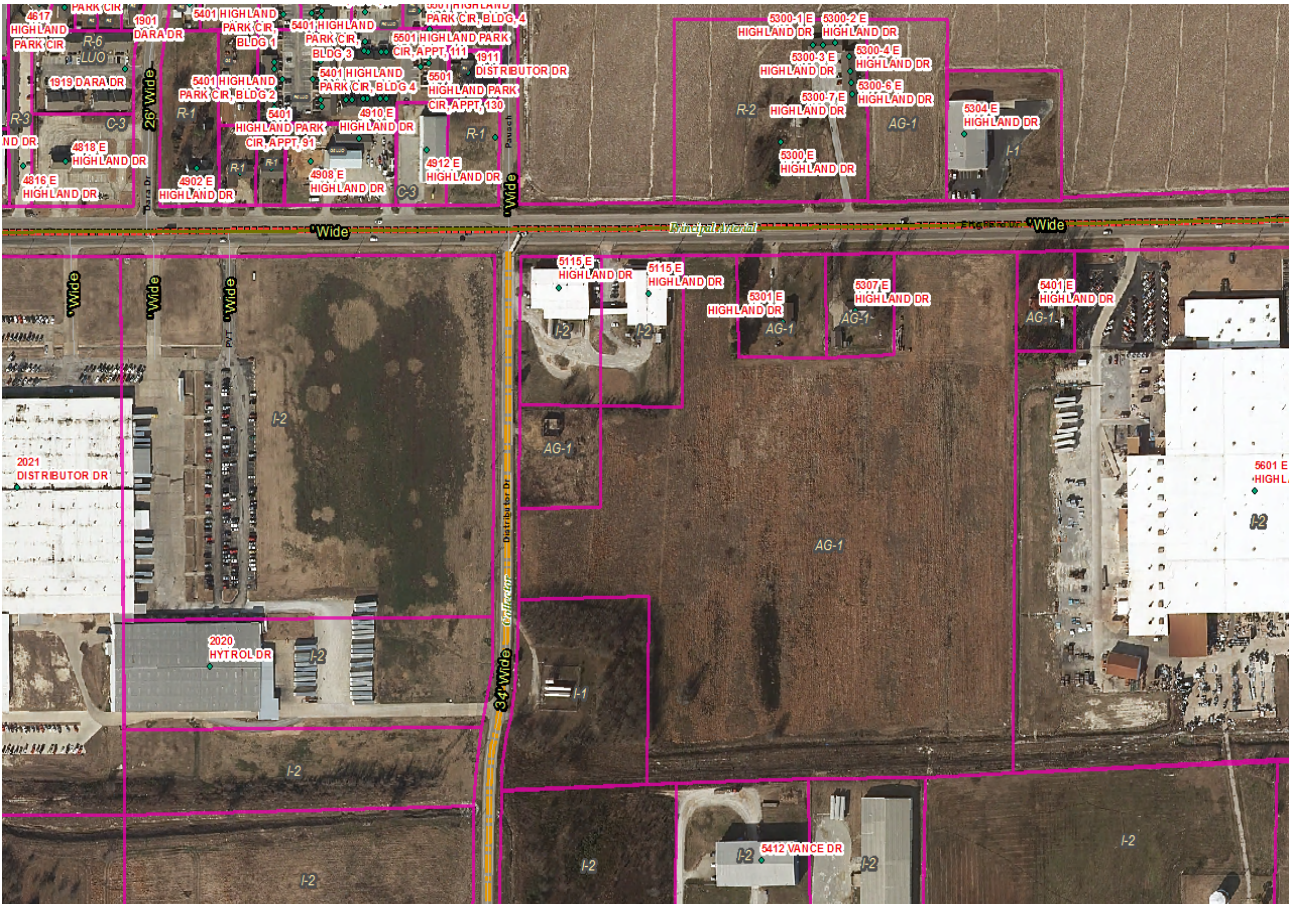


**Adopted Land Use Map**

- Land\_Use\_Jonesboro <all other values>
- Proposed Use
- Agricultural
- Commercial Node
- Downtown Core
- Downtown Redevel
- Green Space
- High Density Single
- Heavy Industrial
- Light Industrial
- Multi-Family
- Mixed Use Transito
- Neighborhood Cor
- PMUA
- Planned Mixed Use
- Public,Semi-Pub, I
- Retail General
- Residence Transito
- Single Family Low C
- Zones\_Multi
- ZONING
- PD-M
- PD-R
- PD-RM
- R-1A
- R-2
- R-2A
- R-3
- RM-12
- RM-12 LUO
- RM-16 LUO
- RM-6 LUO
- RM-8
- RM-8 LUO
- TC-0
- LUO\_Areas
- 



Land Use Plan on ArchMap









Aerial/Zoning Map



**Aerial 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) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map.</b>	The proposed “C-3” General Commercial District Limited Use Overlay rezoning is Consistent with the Future Land Use Plan, which was categorized as Industrial Growth Sector. The owner would like to locate his office for HVAC Business.	
(b) <b>Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all “C-3” General Commercial Limited Use Overlay District standards.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved. The land has I-1 and I-2 Industrial, R-2 Multi-Family, AG-1 Agricultural District and C-3 General Commercial.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.</b>	This zoning is “AG-1” Agricultural District. The current classification would not allow for the development of the HVAC Business.	
(e) <b>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.</b>	The proposed uses are said to compliment and increase curb appeal to the area. No detrimental or adverse impacts are predicted. The elements will be taken care of thru the development site plan with the appropriate departments.	
(f) <b>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.</b>	Minimal impact if rezoned due to the fact that residential currently exist. The elements will be taken care of thru the development site plan with the appropriate departments.	

**STAFF FINDINGS**

**Applicant’s Purpose**

**MASTER STREET PLAN/TRANSPORTATION:**

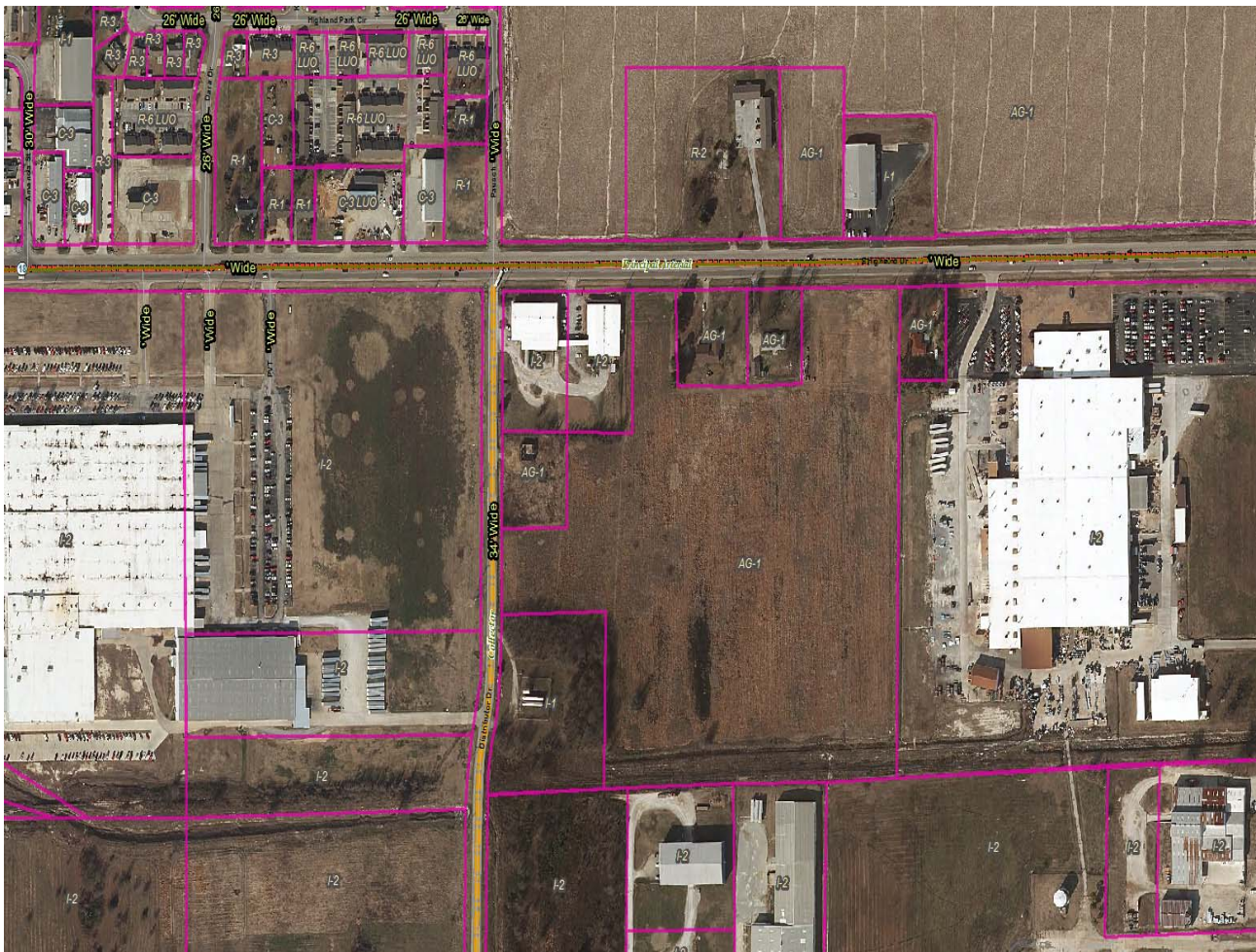
The subject site is served by Distributor Drive, which is a Collector Street and Highland Drive, which is a Principal Arterial on the Master Street Plan.

**ZONING CODE COMPLIANCE REVIEW:**

The Applicant would like to locate his office / business for his HVAC Company.

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

Definition: 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 groupings of facilities shall be encourage as opposed to less desirable strip commercial. The Limited Use Overlay that has been added provides flexible use of property development standards tailored to individual projects or specific properties.



*View of Larger Area Showing Current Zoning*

**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 My 8, 2018**

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**George Hamman of Civilogic on behalf of Mr. Bill Greenwood is requesting a Rezoning from AG-1 Agricultural District to C-3 General Commercial District Limited Use Overlay for .84 +/- acres of land located at 2010 Distributor Drive.**

**APPLICANT: Mr. George Hamman represented Mr. Greenwood. Requesting a C-3 General Commercial Limited Use Overlay for 2010 Distributor Drive.**

**STAFF: Mr. Derrel Smith said this site meets all the six requirements that are on the zoning checklist. The following stipulations will apply:**

- 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 Planning Department, prior to any redevelopment of the property.**
- 3. The applicant agrees to comply with the Master Street Plan recommendations for the Distributor Drive right-of-way.**
- 4. Any change of use shall be subject to Planning Commission approval in the future.**
- 5. Outdoor storage of equipment shall be screened.**
- 6. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks 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.**
- 7. The Limited Use Overlay Prohibits these uses: Cemetery, Entertainment (Adult), Hotel/Motel, Nursing Home and RV Park.**

**BOARD: Mr. Lonnie Roberts asked if there are any public comments.**

**PUBLIC: No Opposition.**

**APPLICANT: Mr. George Hamman asks about including the eight-foot fence on this site plan with the rezoning instead of going thru another meeting.**

**BOARD: Chair Mr. Lonnie Roberts said the 8 feet chain link fence is not considered. That will be reserved for the BZA meeting.**

**COMMISSION ACTION:**

**Mr. David Handwork made a motion to approve Case: RZ: 18-09, 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, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.**
- 3. The applicant agrees to comply with the Master Street Plan recommendations for the Distributor Drive right-of-way.**
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- 7. The Limited Use Overlay Prohibits these uses: Cemetery, Entertainment (Adult), Hotel/Motel, Nursing Home and RV Park.**

**The MAPC find to rezone property from “AG-1” Agricultural District to “C-3” General Commercial District Limited Use Overlay. Motion was seconded by Mr. Kevin Bailey.**

**Roll Call Vote: 5-0, Aye’s: Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper**

**Absent: Jim Scurlock, Jim Little and Dennis Zolper**

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**CONCLUSION:**

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case: RZ 18-09, a request to rezone property from “AG-1” Agricultural District to “C-3” General Commercial Limited Use Overlay District subject to the following:

- 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 Planning Department, prior to any redevelopment of the property.**



3. The applicant agrees to comply with the Master Street Plan recommendations for the Distributor Drive right-of-way.
4. Any change of use shall be subject to Planning Commission approval in the future.
5. Outdoor storage of equipment shall be screened.
6. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks 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.
7. The Limited Use Overlay Prohibits these uses: Cemetery, Entertainment (Adult), Hotel/Motel, Nursing Home and RV Park.

Respectfully Submitted for City Councils Consideration,  
The Planning Staff

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**Sample Motion:**

I move that we place Case: RZ-18-09 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 “AG-1” Agricultural District to “C-3” General Commercial Limited Use Overlay 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 Planning Staff in the future.

# *Pictures of Area*

