



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 13-11: Burnett_Thomas Green Rd.

Huntington Building - 900 W. Monroe
For Consideration by the Commission on July 9, 2013

- REQUEST:** To consider a rezoning of a parcel of land containing 1.30 acres more or less.
- PURPOSE:** A request to consider a recommendation to Council for a rezoning from R-1, Single Family Residential to C-3 General Commercial District.
- APPLICANT/
OWNER:** Chris Burnett, 2810 Church St., Jonesboro, AR 72401
- LOCATION:** Thomas Green Road, between Church and DanLee Drive.
- SITE
DESCRIPTION:** **Tract Size:** 1.30 acres / 56,764 sq. ft.
Frontage: Approx. 472'
Topography: Gradually Slopes
Existing Development: Residence

SURROUNDING CONDITIONS:	<u>ZONING</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1 C-3	Unimproved Office Building & Storage Warehouse
East:	R-1 C-3 LUO	Retail Store, Service Repair Garage, Office Building, & Storage Warehouse Unimproved
West:	R-1	Meadow Wood Subdivision
Northwest:	R-1	Unimproved

HISTORY: None.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Commercial Node. The proposed rezoning to C-3 General Commercial District is consistent with the adopted land use map.



Adopted Land Use Map

Approval Criteria Checklist- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list. Staff has reviewed each and offers explanations and findings as listed in the rezoning checklist below:

Criteria	Consistent (Yes or No)	Explanation
(a) Consistency of the proposal with the Comprehensive Plan	Yes. Plan Update is Pending.	See Land Use Section Above.
(b) Consistency of the proposal with the purpose of the zoning ordinance.	Yes.	Property is currently residential but fronts on a major arterial that has been proposed as a future Commercial Node.
(c) Compatibility of the proposal with the zoning,	Yes, as proposed.	Area is currently residential in nature with a school located just

uses and character of the surrounding area;		south of the tract.
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Suitable.	
(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;	Minimal detrimental effects.	Property is currently Residential but highlighted as part of a commercial node on the long-range Land Use Map.
(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; and	Several years vacant platted property.	
(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.	With a few exceptions the associated impacts are minimal	Additional units (duplexes) would be equal impact if developed as single family and less impact on the potential by-right usage as High Density Multi-family. Common open space, sidewalks, community building, and possible picnic/gazebo area should be provided.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is served by Thomas Green Road and Hwy. 141N, Church Street, which is on the Master Street Plan are defined as a Minor Arterial Street for Church St. /Hwy. 141 and a Collector Road for Thomas Green Road. The right of way from the street centerline as shown on the plat satisfies the Master Street Plan recommendations for Thomas Green Road and Hwy. 141.

Other Departmental/Agency Reviews:

Department/Agency	Reports/ Comments	Status
Engineering	Pending	Shared access with commercial properties on either side should be required.
Streets/Sanitation	Pending	No comments to date
Police	Pending	No comments to date
Fire Department	Pending	No comments to date
MPO	Pending	Shared access with commercial properties on either side should be required.
Jets	Pending	No comments to date
Utility Companies	Pending	No comments to date

The applicant has proposed a C-3 General Commercial District rezoning. With the limited information there are a number of uses allowed by C-3 that would bring concern of compatibility such as:

- Adult Entertainment
- Off-Premises Advertisement

Staff has alerted the applicant that open-ended possible uses may result in community or neighborhood resistance due to the unknown of impacts. Their preference is to move forward as General Commercial, noting that the adult entertainment business would not pass approval because of the adjacent school.

THE FOLLOWING LIMITED USES ARE TYPICAL ADVISED AS REQUIRING A CONDITIONAL USE APPLICATION / APPROVAL BY THE MAPC:

- Carwash
- Cemetery
- Construction Services
- Convenience Store
- Gas Station
- General and Limited
- Vehicle Repair

The only means of addressing these uses, if contingent upon the applicant's desire to modify the request as a Limited Use Overlay, and by discouraging undesirable uses while giving attention to compatibility on others.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Chris Burnett should be evaluated based on the above observations and criteria, of Case RZ 13-11 noted above, a request to rezone property from R-1, Single Family Residential to C-3 General Commercial District (Revise to Limited Use Overlay). The following conditions should be applied:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That a "Final Site Plan" be submitted and reviewed by the MAPC prior to any future development of the proposed site. Final Landscaping and signage plans shall be submitted.
3. The following list of uses shall be excluded: sexually explicit businesses, shops that specialize in tobacco and/or liquor sales.
4. Applicant/owners agree to the dedication of required right of way for Hwy. 141 and Thomas Green Road satisfaction of the Master Street Plan. A final plat depicting such shall be submitted and recorded.
5. Shared access with commercial properties on either side shall be required.

A. THE FOLLOWING USES SHALL BE PROHIBITED:

- Adult Entertainment
- Off-Premises Advertisement

B. THE FOLLOWING LIMITED USES ARE TYPICAL ADVISED AS REQUIRING A CONDITIONAL USE APPLICATION / APPROVAL BY THE MAPC:

- Carwash
- Cemetery
- Construction Services
- Convenience Store
- Gas Station
- General and Limited
- Vehicle Repair

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-13-11 on the floor for consideration of the recommendation by MAPC to the City Council for the rezoning of this property from R-1, Single Family Residential to C-3 General Commercial District, subject to the Staff conditions. MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

Site Photographs



East Thomas Green Rd. viewing west toward southeast corner of site.



View of site from 210 East Thomas Green Rd. located east of site.



210 East Thomas Green Rd. located east of site.



Jonesboro Public Schools Math and Science located southeast of site.



Intersection of North Church Street and East Thomas Green viewing north toward site.



Vacant property located at the southeast corner of the North Church St. and East Thomas Green intersection.



Dacus Fence property located at the southwest corner of the North Church St. and East Thomas Green intersection.



Vacant property located at the northwest corner of the North Church St. and East Thomas Green intersection.



2806 North Church Street located north of site.



2810 North Church St. located north of site.