

City of Jonesboro City Council
Staff Report – RZ 19-05: 4801 E. Parker Road
Municipal Center - 300 S. Church St.
For Consideration by the City Council on April 16, 2019

REQUEST: To consider a rezoning of one tract of land containing 1.00 acre more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Residential District to a “C-3” General Commercial District.

APPLICANTS/ OWNER: Mike McNeese of Ridge Surveying, 311 South Church St. Jonesboro, AR 72401
 Ruth Caubbe, 2500 Airpark Road. Wynne, AR 72396

LOCATION: 4801 E. Parker Road, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 1.00 Acre
Street Frontage: 106.7 feet along E. Parker Road
Topography: Predominately Flat
Existing Development: Currently Occupied

SURROUNDING CONDITIONS:

| ZONE | LAND USE |
|-------|---------------------------------|
| North | Interstate |
| South | C-3 General Commercial District |
| East | I-1 Limited Industrial District |
| West | C-3 General Commercial District |

HISTORY: Vacant Farm Land before building was built.

ZONING ANALYSIS:

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

COMPREHENSIVE PLAN LAND USE MAP:

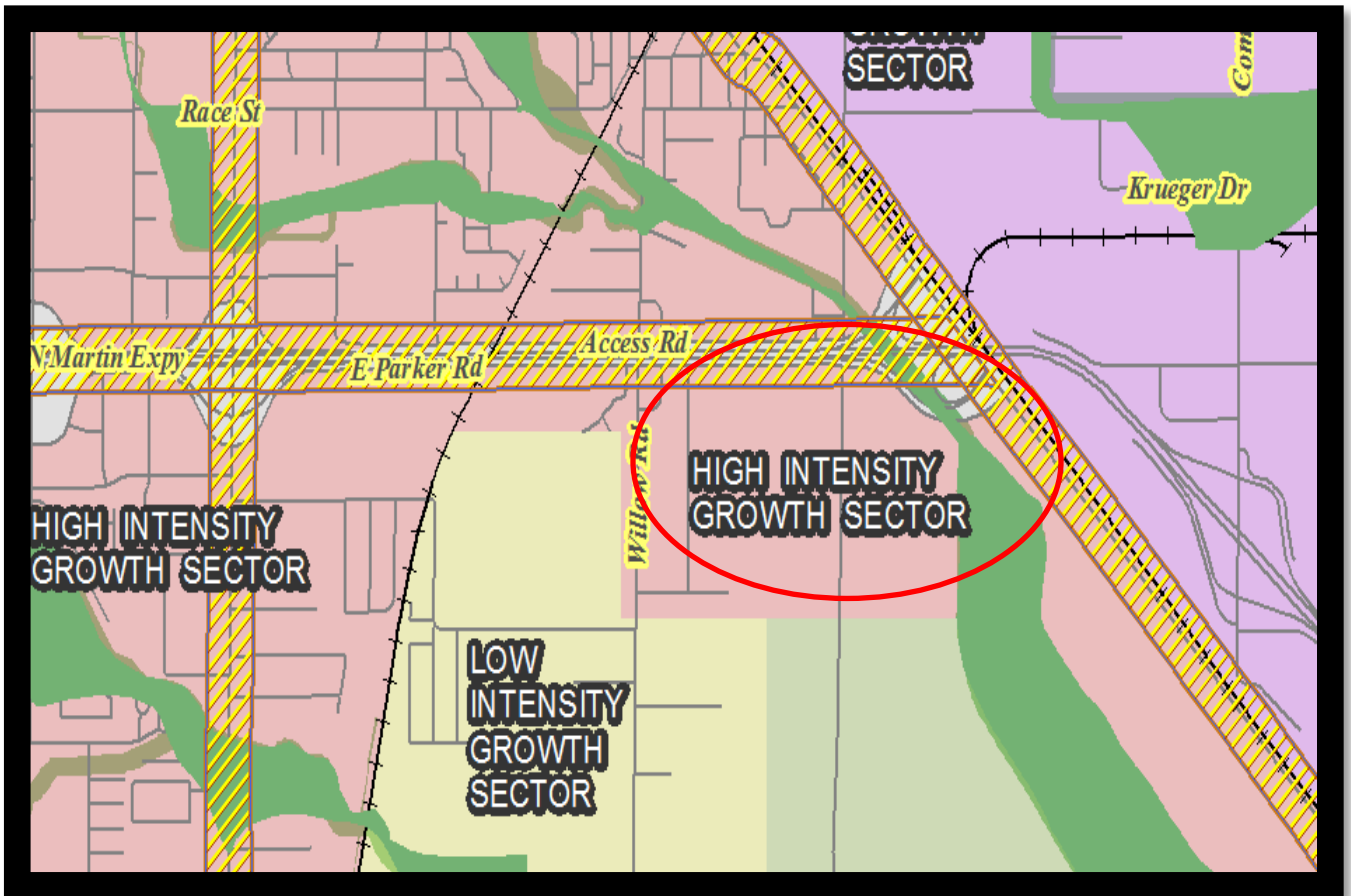
The Current/Future Land Use Map recommends this location as High Intensity Commercial Nodes / High Intensity Growth Sectors with a wide range of land uses is appropriate for this zone. This zone includes Multi-Family to Fast Food to Class A Office Space to Outdoor Display / Highway oriented businesses 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.

HIGH INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

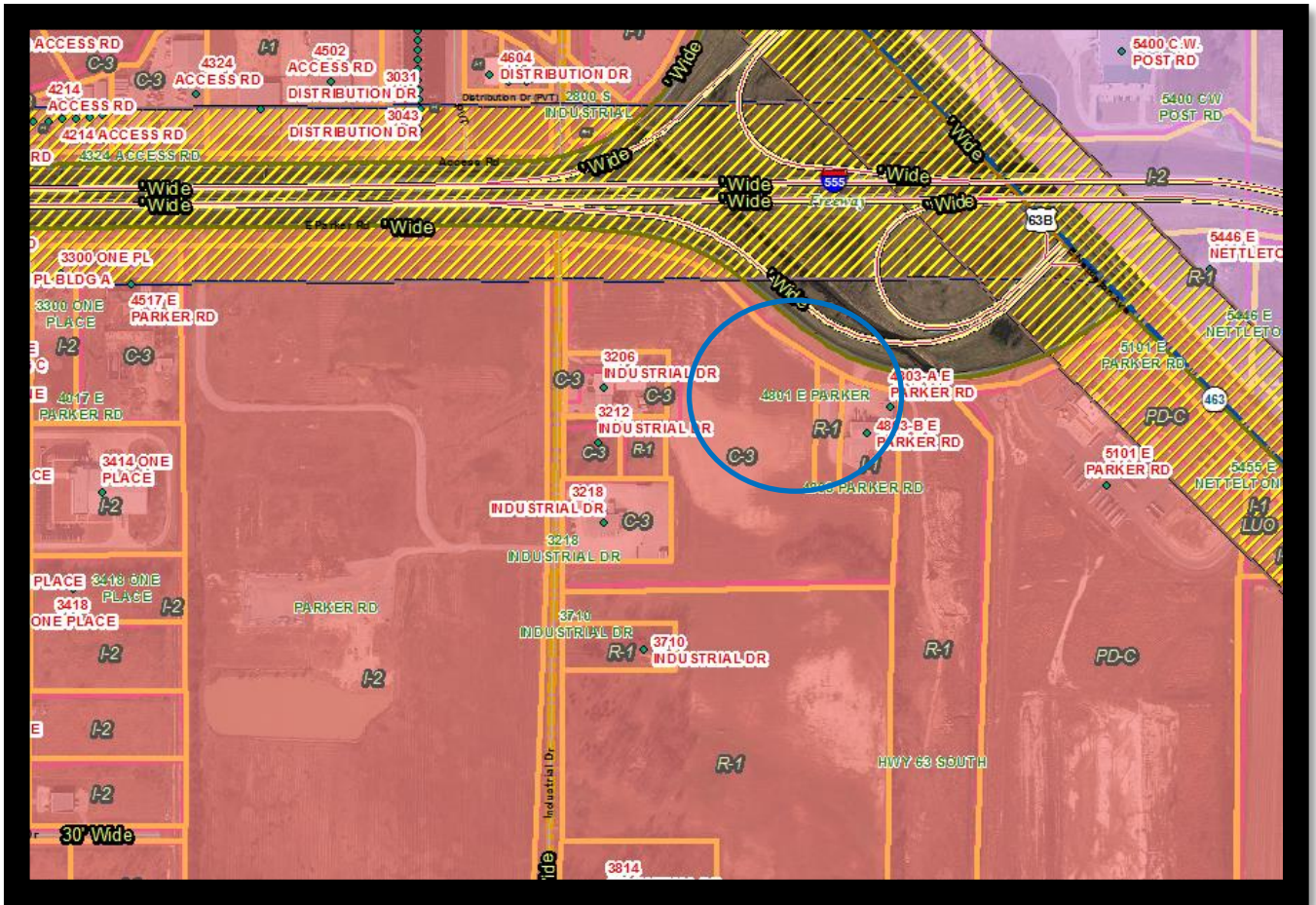
- *Multi-Family*
- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *Service Stations*
- *Commercial and Office*
- *Call Centers*
- *Research and Development*
- *Medical*
- *Banks*
- *Big Box Commercial*
- *Hotel*

Density:

Multi-Family 8-14 Dwelling Units per Acre



Land Use Map









Master Street Plan/Transportation

The subject property is served by E. Parker Road. Parker Road on the Master Street Plan is classified an Arkansas DOT Road. The applicant will be required to adhere to the Arkansas DOT recommendations.



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 was categorized as a 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 there are C-3 General Commercial Zoning in 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 will not develop as residential. There is a current building here that is Legal Nonconforming used as commercial in the past. Without this rezoning, many things in the Commercial Spectrum could not go here. |  |
| (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; | No detrimental or adverse impacts are predicted, if proper planning is implemented. |  |
| (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 businesses and residential currently exist in this area. |  |

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as an R-1 Single-Family Residential Zone. The applicant owns the building and land to the east of this property. This land is legal non-conforming and wants to bring it up to proper zoning.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already single family homes located in the area.

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

Definition of 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 | Reported no issues. | |
| Streets/Sanitation | No issues were reported | |
| Police | No issues were reported | |
| Fire Department | Reported no issues. | |
| MPO | No issues were reported | |
| Jets | Reported no issues. | |
| Utility Companies | Reported no issues. | CWL |
| Code Enforcement | Reported no issues. | |

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON APRIL 9, 2019

APPLICANT: Mike McNeese of Ridge Surveying on behalf of Ruth Cauble is requesting MAPC approval for a rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District for 1.00 acres +/- of land located at 4801 East Parker Road. It is on the South side of the I-555 Corridor. Roughly six hundred feet west of the Love’s Truck Stop. On the east side of the property, it currently has some I-1 Zoning. The South C-3 Zoning. To the West C-3.

STAFF: DERREL SMITH – DIRECTOR: Commented that we reviewed this and it does meet our Land Use Plan for high intensity commercial. The Staff does 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, 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. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
5. This property is along the I-555 Corridor. This needs to be brick, stone or masonry construction if any redevelopment.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case: RZ: 19-05, as submitted, to the City Council with the stipulations that were read by the Planning Department.

The MAPC find to rezone property from “R-1” Single Family Residential District to a “C-3” General Commercial District for 1.00 +/- acres of land. Motion was seconded by Mr. David Handwork.

Roll Call Vote: 8-0, Aye’s: Jim Scurlock; Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

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 19-05 a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District; the following conditions are recommended:

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.
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5. This property is along the I-555 Corridor. This needs to be brick, stone or masonry construction if any redevelopment.

Respectfully Submitted for City Council Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 19-05 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 Residential District to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.

PICTURES OF LOCATION

