

*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ09-23 Elam/Yates  
Huntington Building - 900 W. Monroe  
For Consideration by the Commission on December 8, 2009*

**REQUEST:** A recommendation by MAPC to rezone property containing 3.93 acres more or less.

**PURPOSE:** To rezone a tract of land from R-1 to C-3 General Commercial.

**APPLICANT/  
OWNER:** Civilogic  
Elam Enterprises/Jack Elam  
Yates Living Trust/David Yates

**LOCATION:** 5930/5934 E. Highland Dr.

**SITE  
DESCRIPTION:** Tract Size: 3.93 Acres (170,972 sq. ft.)  
Frontage: 425.32 ft of frontage along Highland Drive  
Topography: Flat  
Existing Dvlpmt: Commercial Structures, Auto/Trailer Sales  
Nonconforming Use.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	General Commercial
South:	AG-1, I-1	Agriculture, Industrial
East:	C-3, I-1	General Commercial, Industrial
West:	C-3	General Commercial

**HISTORY:** Non-conforming businesses seeking compliance

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as. This area is currently being restudied by the Land Use Advisory Committee. The general area has been proposed as Commercial Node. The subject site is surrounded by land recommended for a Commercial Node and Planned Mixed Uses.

**Approval Criteria- Section 14.44.05, (5a-g) - 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:

- (a) Consistency of the proposal with the Comprehensive Plan

- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (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
- (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.



Aerial Map/ Vicinity Map

**Findings:**

The subject site is located on Highland Dr. just northeast of Commerce Dr. The area is predominately commercial with residential adjacent from the site. The applicant has requested a C-3 Rezoning for the said property; this would allow any use listed within the permissible uses of general commercial such as: bank, carwash, convenience store, adult entertainment as a conditional use, hospital, hotel/motel, medical and general office, pawn shop, retail service, gas station, off premise advertisement as a conditional use, general and limited vehicle repair, etc.

Any planned modifications should be detailed, submitted, and reviewed by the MAPC. The lighting plan should be required to demonstrate compliance with the zoning ordinance. This will allow for controls and assurance that will protect the abutting residential properties. This parcel is one of the last designated R-1 property fronting on this side of Highland Dr. in this area, and the C-3 zoning would be consistent with surrounding properties. Please note that any stipulations would necessitate a Limited Use Overlay.

In the application, the applicant has requested to rezone the property to bring the current use into Zoning compliance. Staff would like to point out to the Commission that the existing “U-Park/U-Sale” Lot does not meet compliance with the parking lot standards of the Zoning Code, nor has any past approvals been granted by the City on such use. Future demonstration of paving the parking sales lot should be later achieved before the MAPC.

### **Conclusion**

The Planning Staff has reviewed the request and feels that all issues regarding impacts on surrounding residential uses should be considered by the MAPC prior to an approval recommendation to City Council for a change from R-1 Single Family Residential to C-3 L.U.O., General Commercial. If approved the following stipulations should be considered:

1. That the final site plan and future proposed lot redevelopment shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings when applicable.
2. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.
3. Cross-access easements to the property east and west shall be incorporated.
4. The U-Park, U-Sell lot shall be parked and brought to compliance with City Codes.

Respectfully Submitted for Commission Consideration,

Thomas K. White Jr.  
Planning & Zoning

# Site Photographs



View looking east from the site.



View looking south along Highland Dr.



View looking west across from the site.



View looking northeast at the subject site.



View looking southeast along abutting property.



View looking south from subject property.