

City of Jonesboro City Council
Staff Report – RZ 17-04: 206 North Main Street
 Municipal Center - 300 S. Church St.
For Consideration by the Council on March 7, 2017

REQUEST: To consider a rezoning of one tract of land containing 0.617 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 0.617 acres of land located at 206 North Main Street from “I-1” Limited Industrial District to “C-3” General Commercial District with a Limited Use Overlay.

APPLICANTS/ OWNER: Womack, Phelps, Puryear, Mayfield and McNeill 301 W. Washington Jonesboro, AR
 Phillip Matthews Trust No. 1 P.O. Box 445 Monette, AR 72447

LOCATION: 206 North Main Street, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 0.617 Acres
Street Frontage: **Around 337 Feet**
Topography: Flat
Existing Development: Vacant

SURROUNDING CONDITIONS:

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

HISTORY: Vacant building on the lot.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

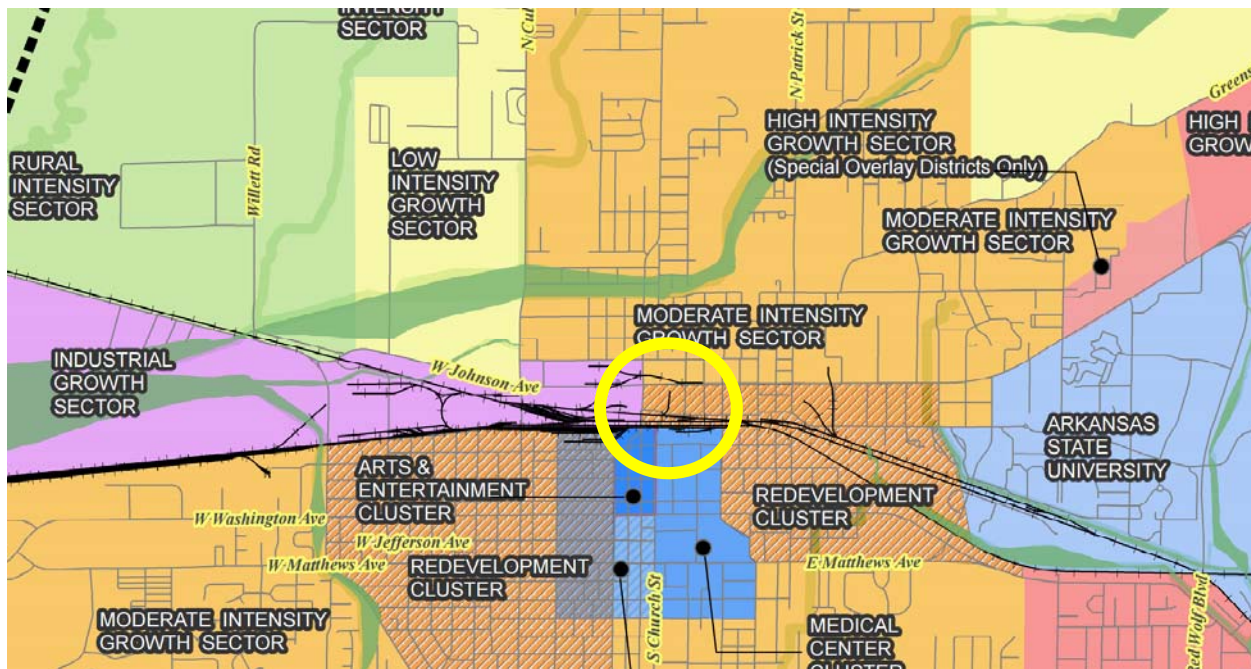
The Current/Future Land Use Map recommends this location as a Redevelopment Cluster. The enhancement of this area represents a longer-term effort. Investment in the Redevelopment Cluster will increase after values increase in the remainder of Downtown. In other words, enhancement of the Downtown Redevelopment Cluster will become feasible after the balance of Downtown’s market has been strengthened.

Redevelopment Cluster Recommended Use Types Include:

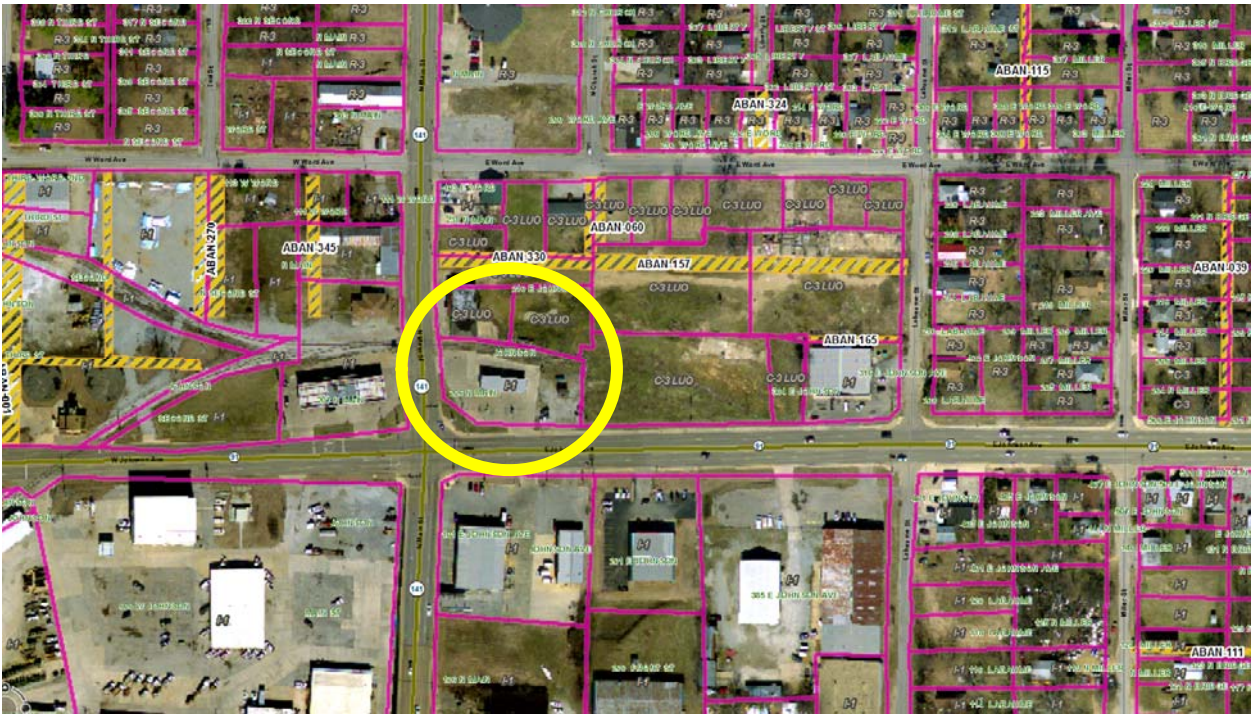
- Multi-Family
- Attached single family residential
- Retail
- Medical and professional offices
- Public plaza
- Parking deck
- Museums and libraries
- Live/work/shop units
- Sit-down restaurants
- Corporate headquarters
- Conference centers
- Government buildings
- Commercial, office, and service

Master Street Plan/Transportation

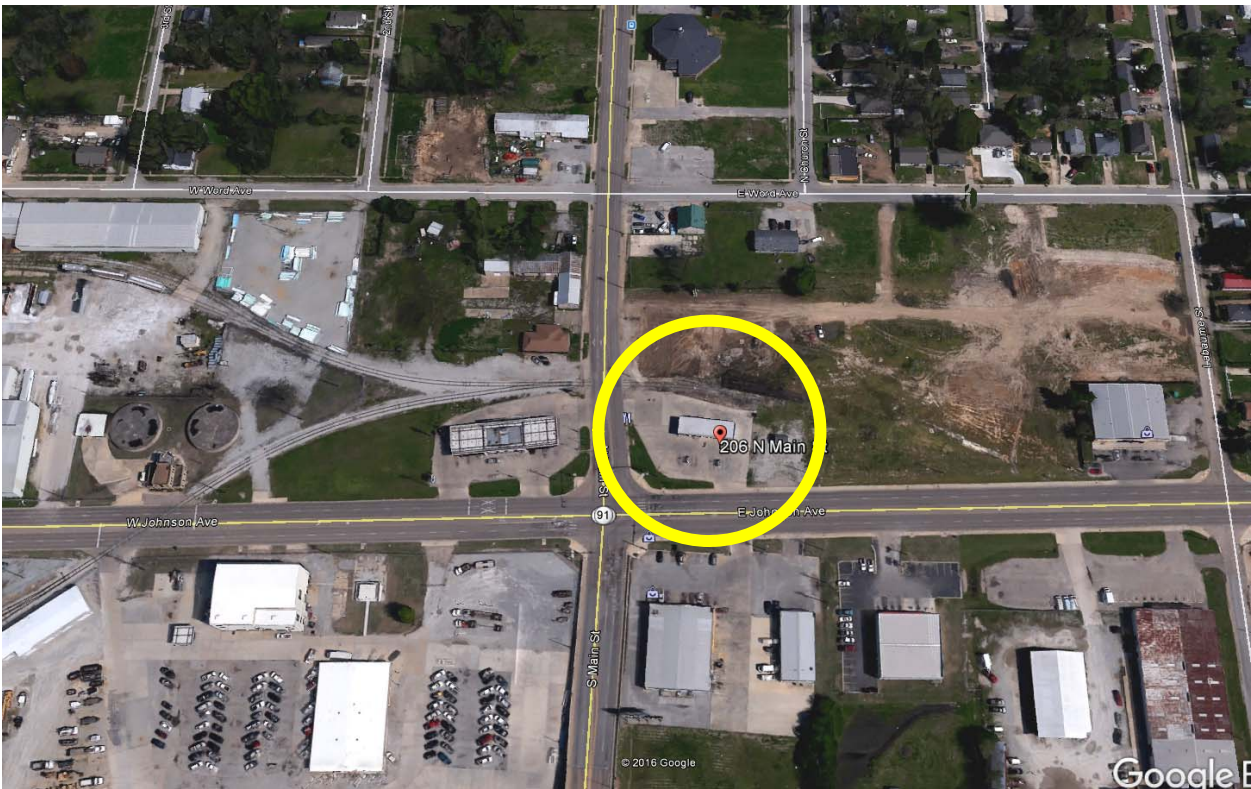
The subject site is served by Southwest Drive., which on the Master Street Plan is defined as a Minor Arterial; the street right-of-ways must adhere to the Master Street Plan.



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.	The proposed C-3 rezoning is consistent with the Future Land Use Plan, which is categorized as a Redevelopment Cluster.	
(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.	Compatibility is achieved. This area already has several commercial developments at the intersection of Main Street and Johnson.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	I-1 allows many of the same uses as C-3. This lot has an old carwash already on it. Many of the uses recommended in Redevelopment Clusters are allowed in I-1 but there would be a little more allowed in a C-3 zoning.	
(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.	This site and use should not be a detriment to the area if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	
(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.	The property currently has an old carwash on it. This has been vacant for several years.	
(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.	Minimal impact if rezoned due to the fact that business currently exist with only minor upgrades.	

Staff Findings:

Applicant’s Purpose:

The applicant would like to rezone this property from “I-1” to “C-3” LUO to assist with getting this property developed.

Chapter 117 of the City Code of Ordinances/Zoning defines Commercial District as follows:

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 groups 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.	

Zoning Code Allowable Uses:

Below is the Table of Permitted Uses regarding the requested C-3, General Commercial District. Certain commercial uses are permitted as of right - “P”, while others require a Conditional Use - “C” approval by the MAPC, or not permitted where blank:

List of Commercial Uses		C-3 General Commercial	List of Commercial Uses		C-3 General Commercial
<i>Civic and commercial uses</i>			<i>Civic and commercial uses</i>		
	Animal care, general			Nursing home	Permitted
	Animal care, limited	Permitted		Office, general	Permitted
	Auditorium or stadium	Conditional		Parking lot, commercial	Permitted
	Automated teller machine	Permitted		Parks and recreation	Permitted
	Bank or financial institution	Permitted		Pawn shops	Permitted
	Bed and breakfast	Permitted		Post office	Permitted
	Carwash	Permitted		Recreation/entertainment, indoor	Permitted
	Cemetery	Permitted		Recreation/entertainment, outdoor	Permitted
	Church	Permitted		Recreational vehicle park	Permitted
	College or university	Permitted		Restaurant, fast-food	Permitted
	Communication tower	Conditional		Restaurant, general	Permitted
	Warehouse, residential (mini) storage	Conditional		Retail/service	Permitted
	Convenience store	Permitted		Safety services	Permitted
	Day care, limited (family home)	Permitted		School, elementary, middle and high	Permitted
	Day care, general	Permitted		Service station	Permitted
	Entertainment, adult			Sign, off-premises*	
	Funeral home	Permitted		Utility, major	Conditional
	Golf course	Permitted		Utility, minor	Permitted
	Government service	Permitted		Vehicle and equipment sales	Permitted
	Hospital	Permitted		Vehicle repair, general	Permitted
	Hotel or motel	Permitted		Vehicle repair, limited	Permitted
	Library	Permitted		Vocational school	Permitted
	Medical service/office	Permitted			
	Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>		
<i>Agricultural uses</i>				Freight terminal	Conditional
	Agriculture, animal	Conditional		Research services	Conditional
	Agriculture, farmers market	Permitted			

MAPC RECORD OF PROCEEDINGS: Public Hearing Held on February 28, 2017

Mr. Roger McNeil requested MAPC approval of a rezoning from I-1 Limited Industrial District to C-3 General Commercial District Limited Use Overlay for property located at 206 North Main Street. This lot use to have an old car wash building and this has been removed from the property. They are asking for the same zonings and limited uses as Bills Fresh Market – the property directly to the East of their property.

Mr. Derrel Smith presented Staff comments. He 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. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering 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.
5. The following will not be permitted:
 - a. Animal care, general
 - b. Entertainment, adult
 - c. Sign, off-premises

Commission Action:

Mr. Brant Perkins made a motion to approve Case: RZ: 17-04, as submitted, to the City Council with the noted conditions, and the MAPC find that to rezone property from “R-1” Single Family to “C-3” General Commercial District Limited Use Overlay. Mr. Ron Kelton seconded motion.

Roll Call Vote: 7-0, Aye’s: Paul Hoelscher; Ron Kelton; Jim Scurlock; Dr. Rick Stripling; Brant Perkins; Jerry Reece and Jimmy Cooper

Absent: Kevin Bailey

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 17-04, a request to rezone property from I-1 Limited Industrial District to “C-3” LUO 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. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering 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.
5. The following will not be permitted:
 - a. Animal care, general
 - b. Entertainment, adult
 - c. Sign, off-premises

Respectfully Submitted for City Council Consideration,
The Planning Department

Sample Motion:

I move that we place Case: RZ 17-04 on the floor for consideration of recommendation by City Council with the noted conditions, and we, the City Council find that changing the zoning of this property from I-1 Limited Industrial District to the proposed “C-3” LUO 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.

SITE PHOTOS



View looking North



View looking South



View looking East



View looking West