

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 16-06: 1822 Old Greensboro Road Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on May 10, 2016

REQUEST: To consider a rezoning of one tract of land containing 2.69 acres 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, L.U.O..

**APPLICANTS/
OWNER:** Terry Trotter 5 White Buffalo Trace Cherokee Village, AR 72529

LOCATION: 1822 Old Greensboro Road, Jonesboro AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx. +/- 2.69 Acres
Street Frontage: 486.87 Ft. along Old Greensboro Rd, 265.07 Ft. along Hudson Dr.
Topography: Mostly wooded, property drains to the northwest, southwest, and east.
Existing Development: This site is currently undeveloped and contains one manufactured home.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North- R-1	Single Family, Undeveloped
South- C-3	General Commercial Limited Use Overlay
East- R-1	Single Family, Undeveloped
West- R-1, TC-0	Residential, Single-Family, and TC-0 Undeveloped to date

HISTORY: None

ZONING ANALYSIS:

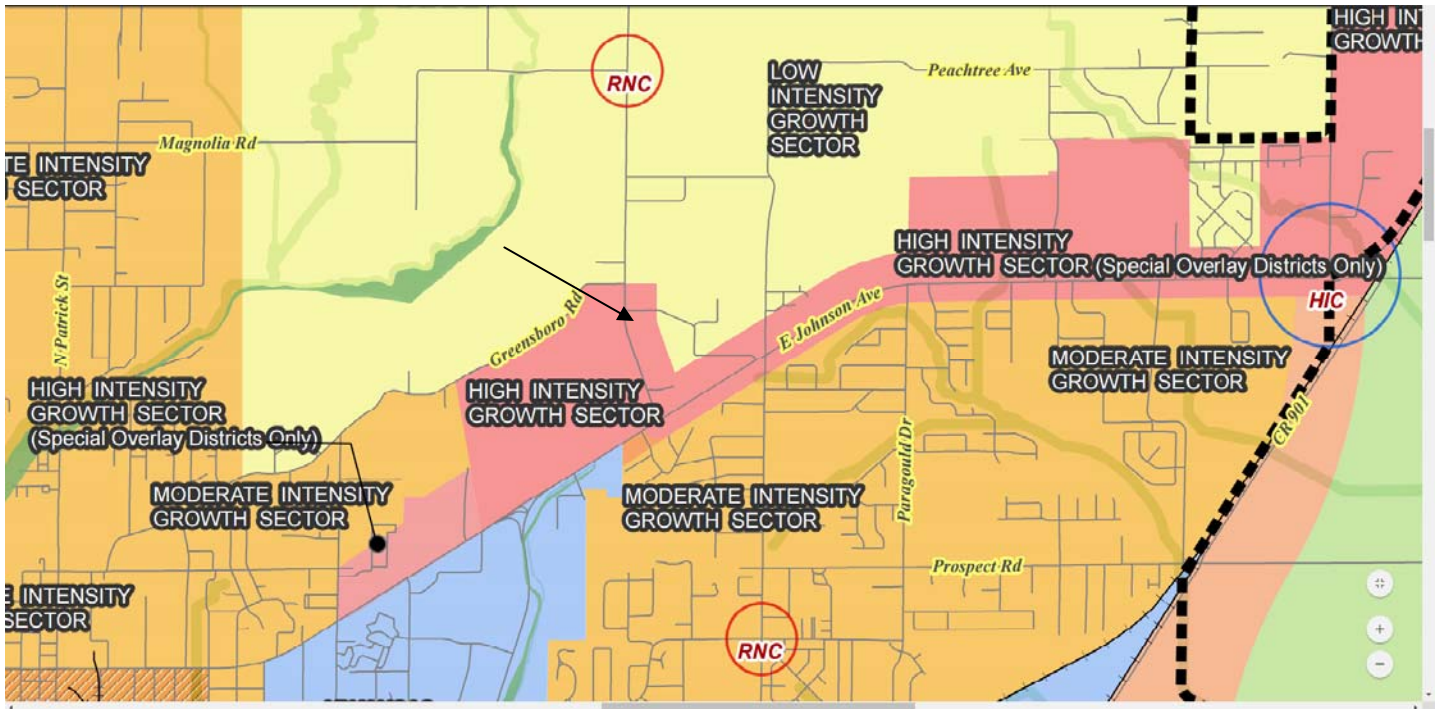
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector (Special Overall District Only). With the suggested Limited Use Overlay, the MAPC will be afforded an opportunity to gain more detailed information that will give assurance of a well-designed infill development that will enhance the area.

High Intensity Recommended Use Types Include:

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



Land Use Map

Master Street Plan/Transportation

The subject property is served by Old Greensboro Road (Hwy 351) and Hudson Drive. Old Greensboro Road is classified on the Master Street Plan as a proposed Principal Arterial. The applicant will be required to adhere to the Master Street Plan recommendations.



Aerial/Zoning 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 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 (Special Overall District Only) the applicants as requested a limited use overlay district.	
(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 C-3 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 already new and old businesses located in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	There are other commercial developments in the area. However, without the proposed zoning map amendment for this lot, the applicant will not be able to develop land for commercial use. Probability of new residential homes on the tract of land is very slim.	
(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 assess management controls are implemented, buffering and screening for adjacent residential to remain, and limitation of incompatible uses adjacent to residential.	
(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	The property has been vacant and undeveloped for several years – with the exception of one manufactured home.	
(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	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented, buffering and screening for adjacent residential, and limitation of incompatible uses to residential.	

The Applicant specified the prohibited uses as Adult Entertainment, Airport, Cemetery, Recreational Vehicle Park, Off-premises Sign (Billboard), Agricultural/Animal for site.

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as an R-1 Single-family residential zone. Located at 1822 Old Greensboro Road (351), this area already has some commercial and industrial development along the corridor. This location would make an ideal location for other businesses. The applicant requests that this area be rezoned for additional commercial development.

Rezoning this property is consistent with the *Jonesboro Comprehensive Land Use Plan*. Rezoning makes sense considering there are already commercial businesses located in the area along with other development and growth trends in this sector. Under the current zoning classification, the applicant cannot develop this property for commercial businesses. As far as records reflect, this property has always been vacant with the exception of one manufactured home. Rezoning this property would positively impact the community, especially in terms of curb appeal and economic development. According to the applicant, the proposed development would most likely begin upon approval of the site-specific plans.

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

Definition of C-3 General Commercial Districts - The purpose of a C-3 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 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 issues were reported	
Streets/Sanitation	No issues were reported	
Police	Reported no issues.	
Fire Department	Reported no issues.	
MPO	Reported no issues.	
Jets	Reported no issues.	
Utility Companies	Reported no issues.	

Zoning Code Allowable Uses:

The City of Jonesboro Zoning Resolution includes a list of permitted uses within C-3 Districts as follows (Note the highlighted uses in yellow are suggested to be prohibited due to adverse impacts on the surrounding area.) 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 within the Zoning Ordinance Chapter 117:

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	Permitted		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	Conditional		Sign, off-premises*	Permitted
	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			

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 16-06 a request to rezone property from “R-1” Single-Family Residential to “C-3” General Commercial District, Limited Use Overlay; 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.
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. Adequate visual screening shall be provided to buffer all surrounding residential uses remaining.
4. If and when possible, consolidated curb cuts shall be adhered to and from the site, to allow cross access to other adjacent future developed neighboring tracts of land.
5. The following uses shall be prohibited:
 - Airport
 - Cemetery
 - Entertainment, Adult
 - Recreational Vehicle Park
 - Off Premises Sign (Billboard)
 - Agricultural, Animal

Respectfully Submitted for Planning Commission Consideration,



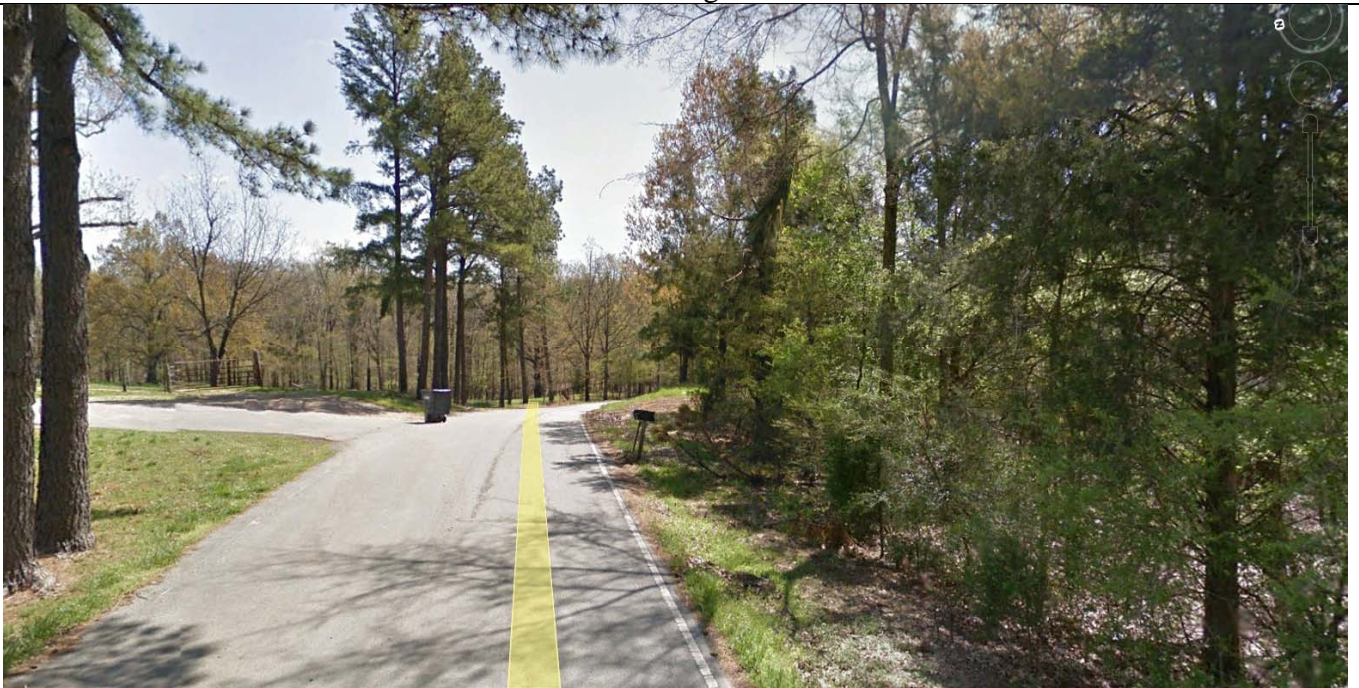
Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-16-06 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 to “C-3”, L.U.O., General Commercial District, Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.



View looking North



View Looking East



View looking South



View looking West