

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 23-08, 5213 E. Nettleton Ave.**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on June 27, 2023***

**REQUEST:** To consider a rezoning of one tract of land containing 0.36 +/- acres

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “RS-4” Single-Family Residential District to “RS-7” Single-Family Residential District (minimum 6,222 sq. ft. lot required).

**APPLICANT:** William Conrad, 5726 Friendship Cir, Jonesboro AR 72404

**OWNER:** Same

**LOCATION:** 5213 East Nettleton Ave.

**SITE**

**DESCRIPTION:** **Tract Size:** Approx. 0.36 Acres

**Street Frontage:** Approx. 130 ft. on East Nettleton Ave.

**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>C-3 &amp; R-3 – Commercial &amp; Residential</b>
<b>South</b>	<b>R-2 &amp; R-3 – Residential</b>
<b>East</b>	<b>R-3 – Residential</b>
<b>West</b>	<b>R-2 – Residential</b>

**HISTORY:** Property has never been developed.

## 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. A wide range of land uses is appropriate in the high intensity zone, from 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.

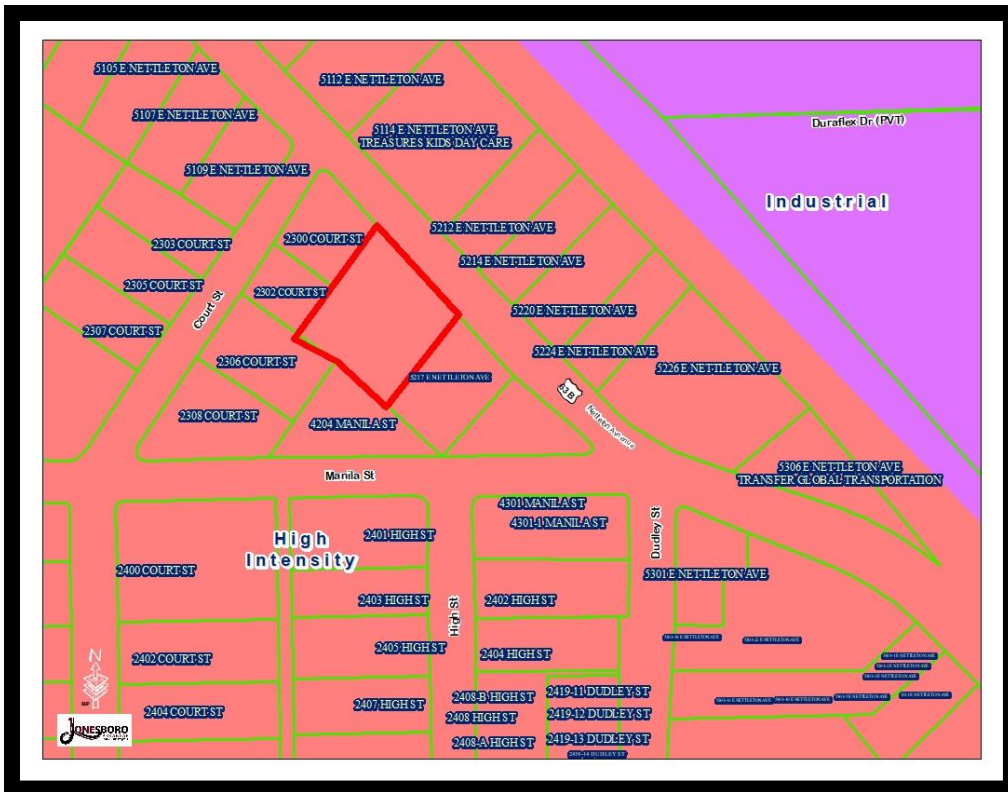
Typical Land Uses:

- 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

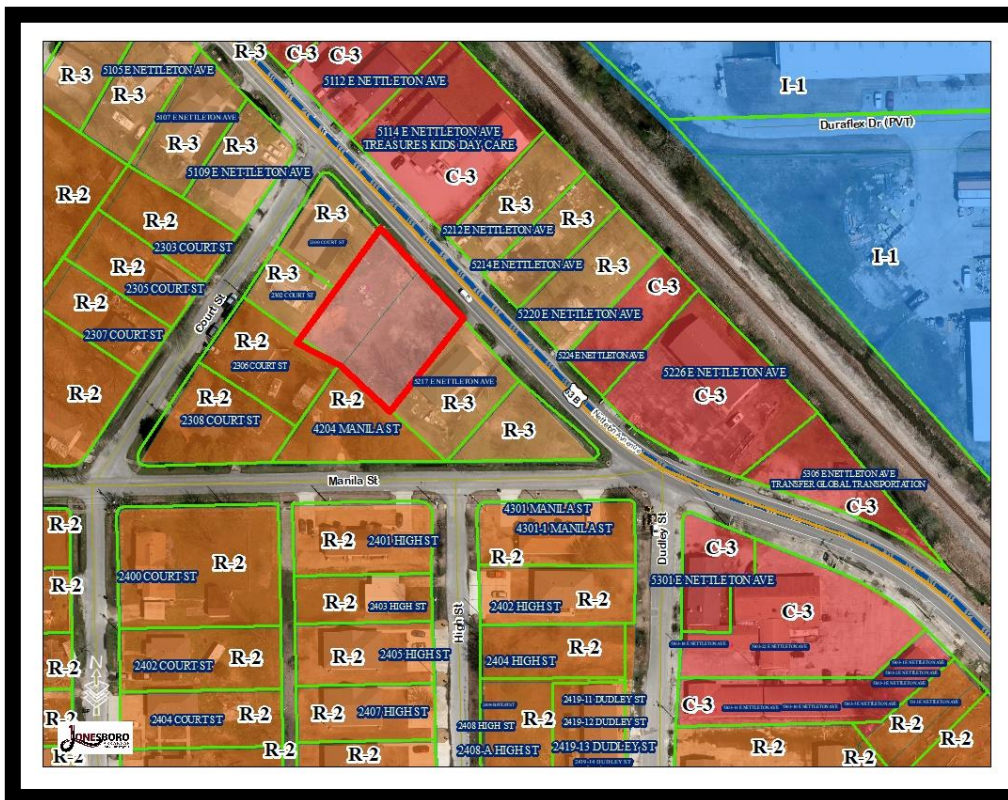
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Land Use Map



Zoning Map

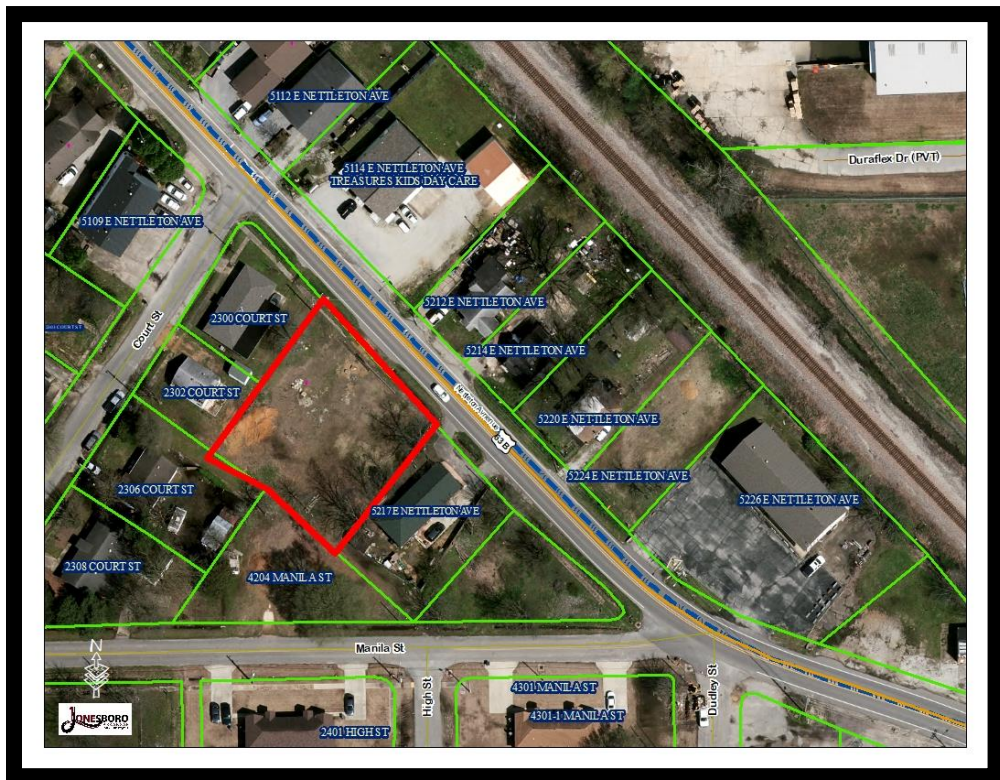
**Master Street Plan/Transportation**

The subject property is served by East Nettleton Ave., the Master Street Plan classifies this road as a **Minor Arterial**.

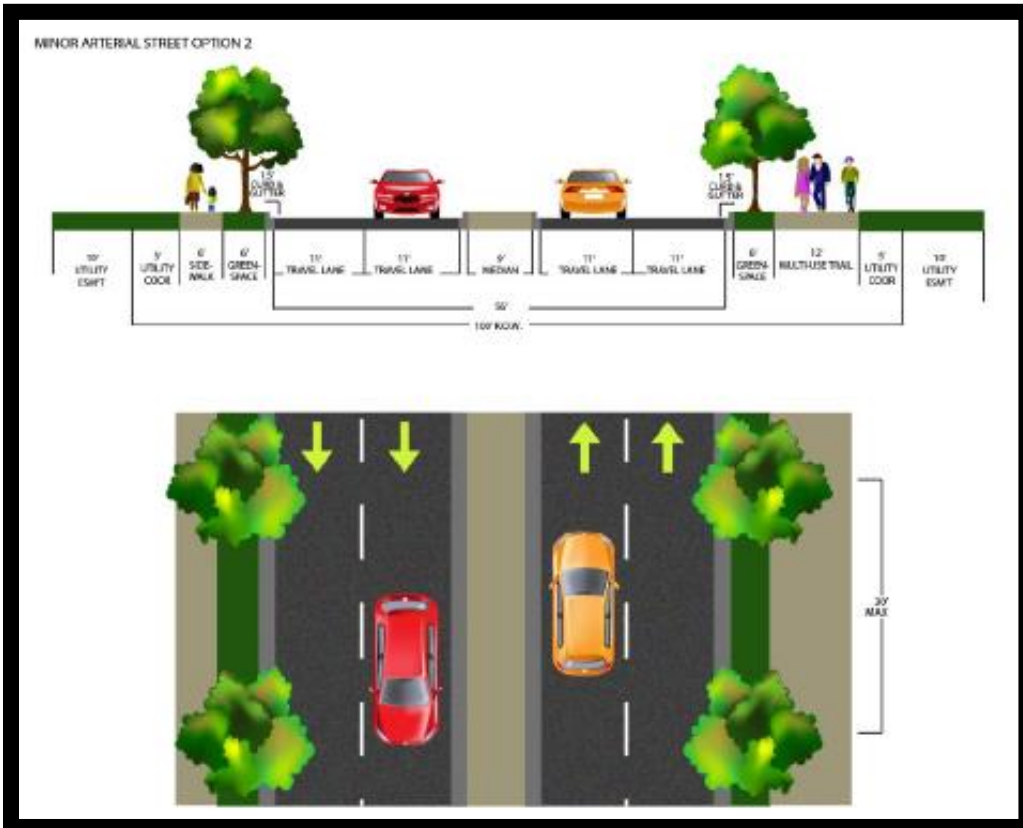
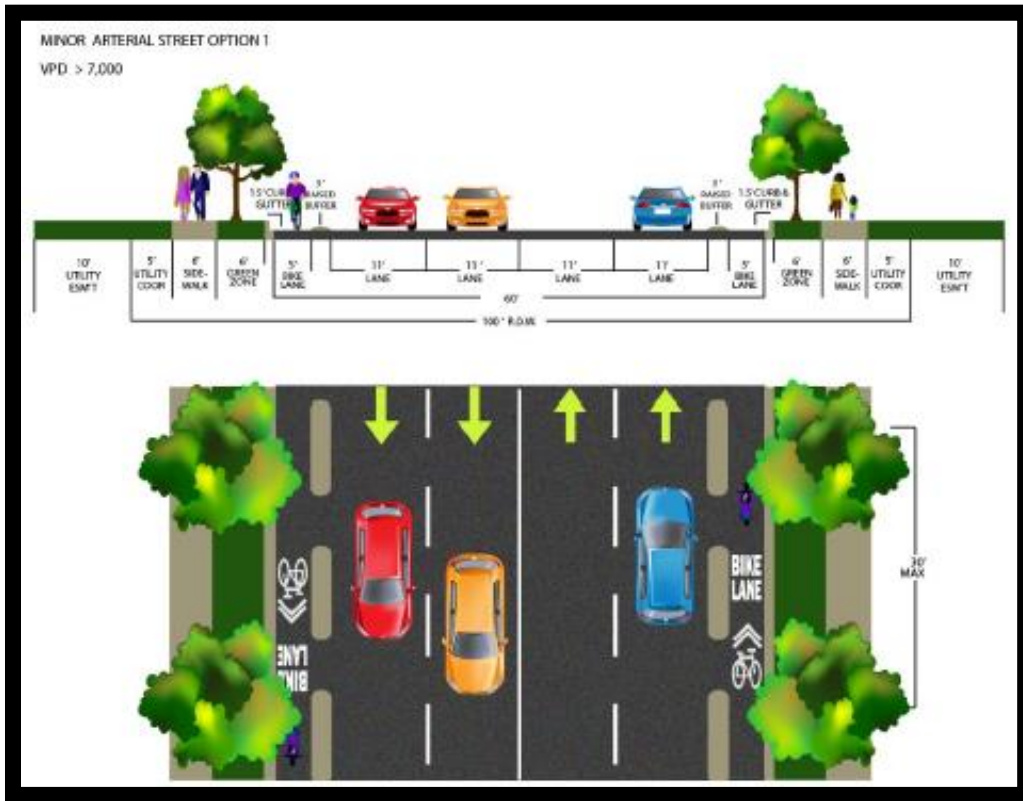
Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

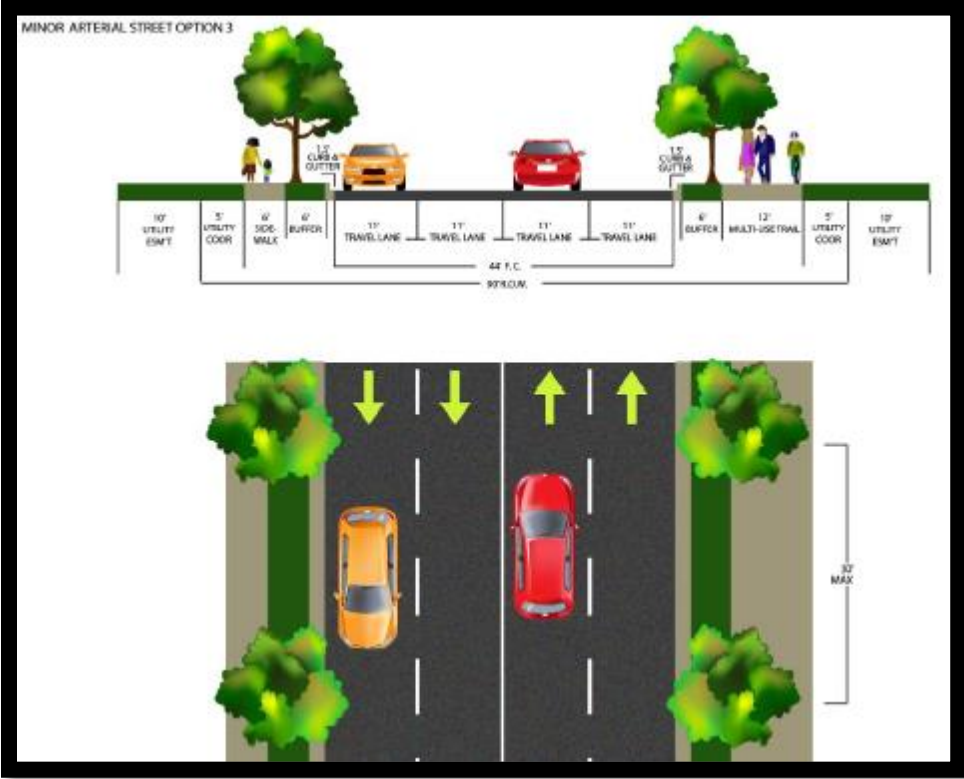
DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



# Minor Arterial.









# Minor Arterial. Cont.



**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
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is not consistent with the Adopted Land Use Plan, which is categorized as a High Intensity Growth Sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering the adjoining area is residential.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot develop as two single family lots.	
<b>(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;</b>	With proper planning there should not be any adverse effects caused by the property if rezoned to commercial.	
<b>(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</b>	Minimal impact if rezoned due to the fact that commercial and industrial uses currently exist near this area.	

**Staff Findings:**

**Applicant’s Purpose**

The proposed area is currently classified as RS-4, Single-Family Residential District. The applicant is applying for a Rezoning to allow for a smaller lot size.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

**Chapter 117 of the City Code of Ordinances/Zoning defines RS-7 as follows:**

RS-7—Single-family residential district; minimum 6,222 sq. ft. lot required.

**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:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues were reported	
<b>Streets/Sanitation</b>	No issues were reported	
<b>Police</b>	No issues were reported	
<b>Fire Department</b>	No issues were reported	
<b>MPO</b>	No issues were reported	
<b>Jets</b>	No issues were reported	
<b>Utility Companies</b>	No issues were reported	CWL
<b>Code Enforcement</b>	No issues were reported	



**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 23-08 a request to rezone property from “RS-4” Single-Family Residential District to “RS-7” Single-Family Residential District (minimum 6,222 sq. ft. lot required); the following conditions are recommend:

1. 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. The site shall meet all overlay district guidelines.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

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**Sample Motion:**

I move that we place Case: RZ 23-08 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 “RS-4” Single-Family Residential District to “RS-7” Single-Family Residential District (minimum 6,222 sq. ft. lot required) will be compatible and suitable with the zoning, uses, and character of the surrounding area.

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MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JUNE 27, 2023  
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RZ-23-08 REZONING: 5213 East Nettleton Ave. William Conrad is requesting a rezoning from RS-4, single family residential, to RS-7, single family residential. This request is for 0.3 +/- acres located at 5213 E. Nettleton Ave.

William Conrad – Proponent: At the moment I have a new construction going south of that lot and I also have one going East of that lot. We’re in the process of rejuvenating that block.

Lonnie Roberts - Commission: City planner, do you have staff comments?

Derrel Smith – Staff: Yes sir, we do. We would recommend approval with the following conditions:

1. 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.

Roberts: Is anyone here to give public comments? If not, I’ll open it up for the board, developer or city staff.

(There were none)

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 23-08, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. 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.

Roll Call Vote:

Aye: 5 – Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper & Lonnie Roberts

Nay: 0

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