



City of Jonesboro City Council
Report – RZ 13-15: Bridger Rezoning – 5508 & 5512 E. Johnson Ave.
Huntington Building - 900 W. Monroe
For Consideration by the Council on August 20, 2013

- REQUEST:** MAPC rezoning approval for a parcel of land currently zoned R-1 Single Family Medium Density to a proposed C-3 Limited Use Overlay District.
- LOCATION:** At the addresses of 5508 and 5512 East Johnson Ave. between Bridger Road and Greenway Lane.
- APPLICANT/
OWNER:** Applicant Mike McNeese on behalf of owners Glenn and Phil Bridger
- PURPOSE:** Applicant believes rezoning will allow the highest and best use of property.
- HISTORY:** Part of the property is currently used for residential purposes and past uses were agricultural.
- SITE
DESCRIPTION:** **Tract Size:** Approximately 18.4 acres/801,681 sq. ft.
Frontage: Approximately 560 ft. on East Johnson Ave.
Topography: Generally 2 to 3% slope (50:1 to 33:1).

IDENTIFICATION OF SURROUNDING ZONING, PRESENT LAND USE, & FUTURE LAND USE:

	<u>ZONING & PRESENT LAND USE</u>	<u>FUTURE LAND USE</u>
Subject Property:	R-1 Single Family Medium Density Two Residences and Agricultural	Planned Mixed Use Area
North of Property:	R-1 Single Family Medium Density Undeveloped Forest	Residence Transitional
Southeast of Property:	C-3 Limited Use Overlay Residence and Agricultural	Planned Mixed Use Area
East of Property:	R-1 Single Family Medium Density Agricultural	Planned Mixed Use Area
South of Property:	R-1 Single Family Medium Density Residence and Agricultural	Planned Mixed Use Area
West of Property:	R-1 Single Family Medium Density	Commercial Node



Adopted Future Land Use Plan

Approval Criteria Checklist- Section 117-34- 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 list. Staff has reviewed the proposal and offers the following explanations and findings related to the approval criteria.

Criteria	Explanations and Findings
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed C-3 LU-O rezoning is consistent with the Future Land Use Plan where the property is designated as Planned Mixed Use Area.
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal is consistent with the purpose.
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The proposal is substantially compatible. The subject property is not bordered by any existing residential neighborhoods.
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Limited suitability due to commercial development restrictions associated with R-1 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;	Effective restrictions and conditions imposed on the development of the subject property such as residential compatibility standards will reduce any detrimental effects to nearby 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	Property has not remained vacant as zoned. Property zoned R-1 when purchased by the current owner.
(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.



Vicinity Zoning Map

Master Street Plan/Transportation

The subject property is served by East Johnson Ave. which is classified on the master street plan as a principal arterial which requires a 120 ft. right-of-way (60 ft. to road centerline). The majority of the dedicated right-of-way is currently 60 ft. from the road centerline. However, approximately 103 ft. of the road frontage has a dedicated right-of-way of 55 ft. to the road centerline.

MAPC RECORD OF PROCEEDINGS: Public Hearing held August 13, 2013

Applicant: **Mr. Travis Fischer**, TraLan Engineering appeared on behalf of the Bridger's for the rezoning of 18.4 acres from R-1 to C-3 L.U.O. This is immediately west of the previous rezoning petition (Rupard Case).

Staff:

Mr. Spriggs gave staff comments noting the surrounding conditions under the existing R-1 Zoning District for 18.4 acres. The Land Use Plan recommends a combination of Planned Mixed Use Area (PMUA). The proposed C-3 LU-O rezoning is fully consistent with the Future Land Use Plan. PMUA includes a combination of retail commercial, office and residential uses mixed.

Mr. Spriggs gave comments on the subject property which is on East Johnson Ave., classified on the master street plan as a principal arterial which requires a 120 ft. right-of-way (60 ft. to road centerline). The majority of the dedicated right-of-way is currently 60 ft. from the road centerline. However, approximately 103 ft. of the road frontage has a dedicated right-of-way of 55 ft. to the road centerline.

Mr. Spriggs added that the compatibility standards for preserving buffering between commercial and remaining residential shall be part of the final site plan.

Mr. Spriggs noted that staff will bring caution to access management during the site plan approval process. Engineering: Michael Morris had no concerns.

1. The proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. Coordination required of all egress/ingress with the State Highway Dept., City Engineering Dept. and the Planning Dept.
4. The setback, building height, screening, and site design standards required in "Sec. 117-328. - Residential Compatibility Standards" shall apply with the exception of an increased setback requirement of 20 ft. for surface-level parking and driveways. All adjacent property will serve as a "triggering property" without any exemptions.
5. Dedication of the required 60 feet of right-of-way from the centerline of East Johnson Ave.
6. Prohibited uses:
 - a. Adult entertainment
 - b. Adult retail sales
 - c. Tobacco sales

Public Input: None present.

Department Reviews: No comments of opposition were received from any department or agency.

Commission Action:

Mr. Reece moved to place Case: RZ-13-15 on the floor for recommendation by MAPC to the City Council, with the noted stipulations, and that changing the zoning of this property from R-1 Single Family Medium Density to the proposed C-3 Limited Use Overlay District is compatible and suitable with the zoning, uses, and character of the surrounding area. Motion seconded by **Mr. Scurlock**.

Vote: Mr. Scurlock- Aye; Mr. Hoelscher-Aye; Mr. Kelton- Aye; Mr. Reece- Aye; Mr. Tomlinson- Aye; Mr. Roberts- Chairman.

Measure passed unanimously: 5-0 Vote.

Absent were: Ms. Nix, Ms. Schrantz, & Mr. Dover

Other Departmental/Agency Reviews:

Department/Agency	Reports/ Comments	Status
Engineering	Received	Noted no objection
Streets/Sanitation	Received	Noted no objection
Police	Pending	No comments to date
Fire Department	Received	Noted no objection
MPO	Received	Noted no objection
Jets	Received	Noted no objection
Utility Companies	Received	Noted no objection

Conclusion:

The MAPC and the Planning Department Staff find that the request to rezone property from “R-1 Single Family Residential to C-3 – General Commercial District, LUO ” submitted for Case RZ 13-15 should be evaluated based on the above observations and criteria. The following restrictions and conditions apply:

1. The proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. Coordination required of all egress/ingress with the State Highway Dept., City Engineering Dept. and the Planning Dept.
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Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



Residence located on site at 5608 East Johnson Ave.



Residence located on site at 5612 East Johnson Ave.



5600 East Johnson Ave.: Zoned C-3 Limited Use Overlay. Located adjacent to southeast corner of site.



Property across East Johnson Ave. from southeast corner of site.



5501 East Johnson Ave. located across East Johnson Ave. from southwest corner of site.



Viewing north from southern portion of property.