

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-10, 200 Sartin Lane
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on June 24, 2025

REQUEST: To consider a rezoning of one tract of land containing 1.73 +/- acres
PURPOSE: A request to consider recommendation to Council for a rezoning from “C-4”, neighborhood commercial district, to “RS-7”, single-family residential district.
APPLICANT: Dat Nguyen, 6225 Merrell Dr., Jonesboro, AR 72404
OWNER: Same
LOCATION: 200 Sartin Lane
SITE DESCRIPTION: **Total Size:** Approx. 1.73 acres
Street Frontage: No public street frontage at this time. There is an access easement to the proposed Jaxson Ln extension to the north of the subject property.

Existing Development: House

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 LUO & C-4 LUO – Vacant
South	C-4 – Vacant
East	C-4 – Commercial
West	C-3 LUO & R-1 – Vacant

HISTORY: Previously used as residential.

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.

High Intensity:

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:

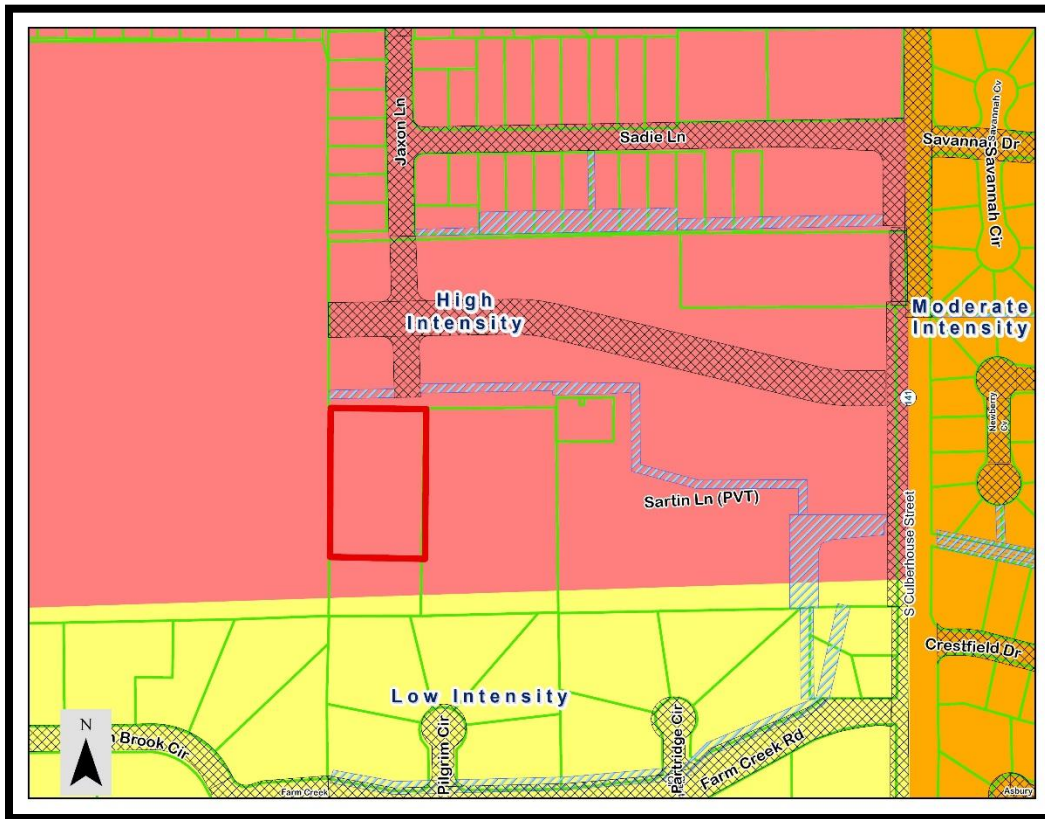
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

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

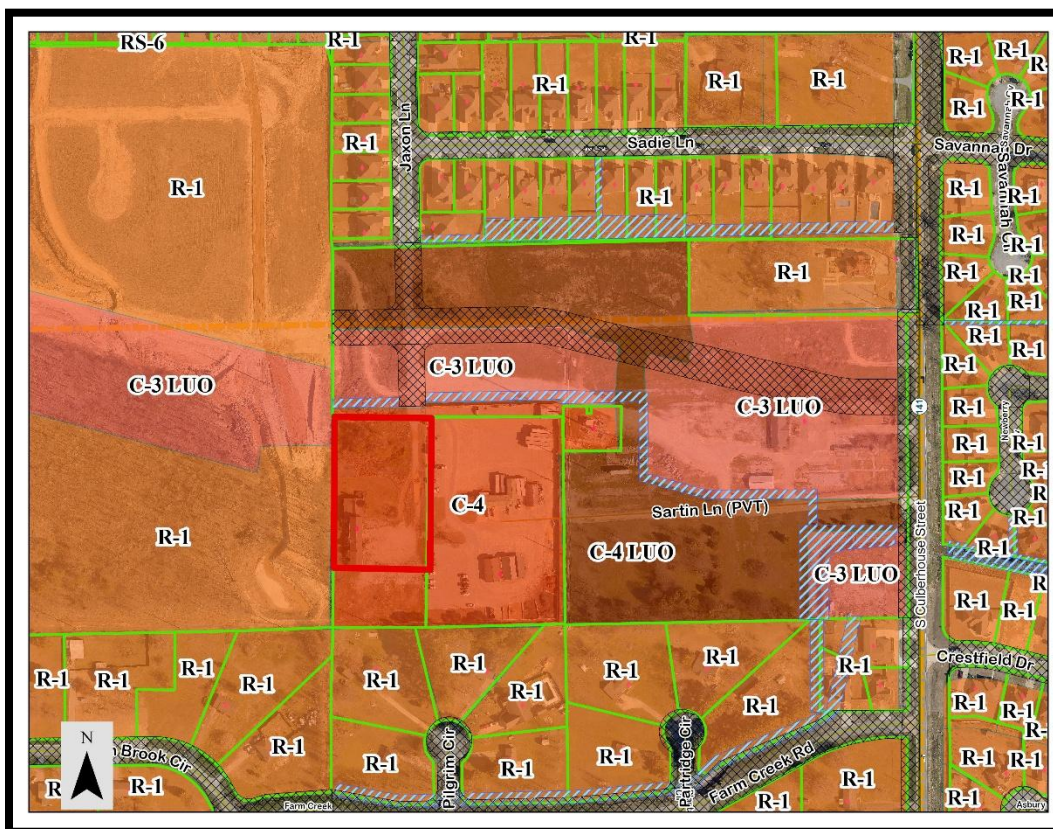
Height: 150 feet

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





Land Use Map



Zoning Map

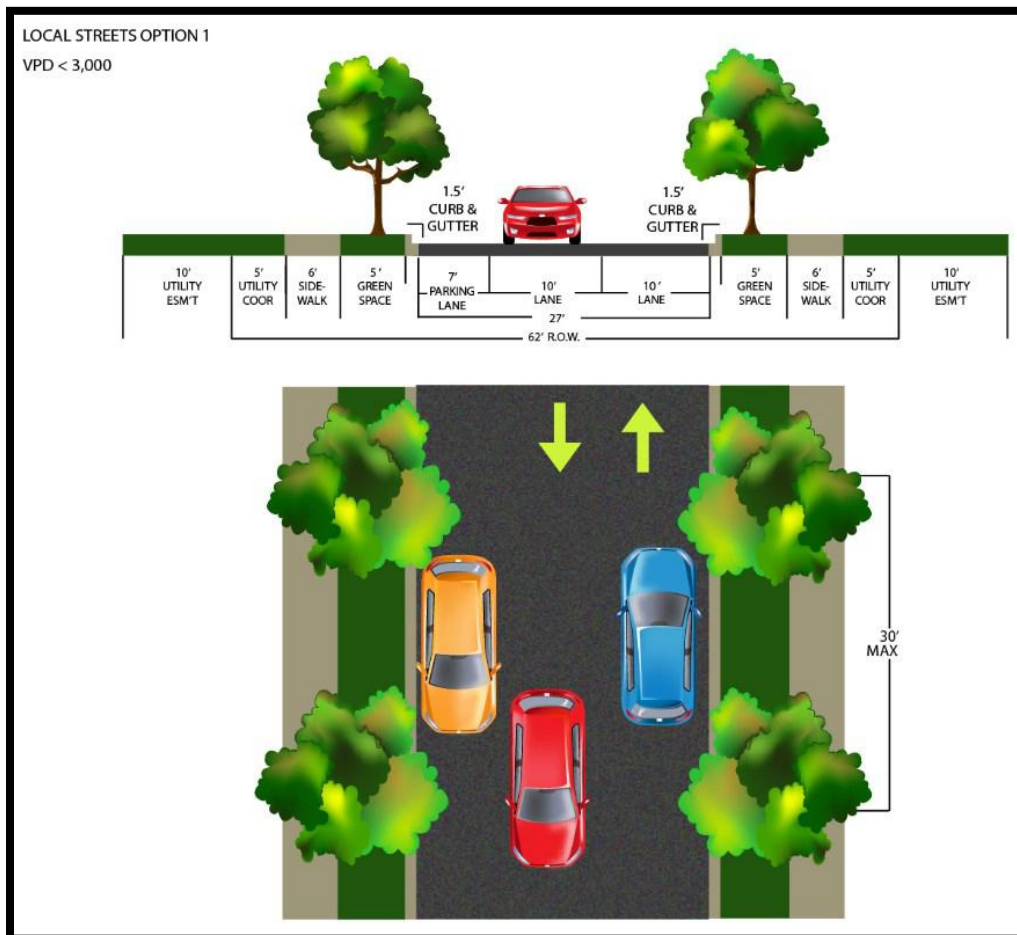
Master Street Plan/Transportation

The subject property will be served by Jaxon Drive. The Master Street Plan classifies this road as a Local Street.

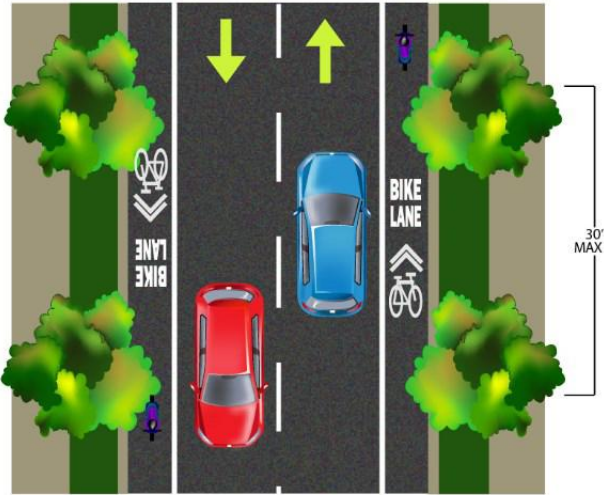
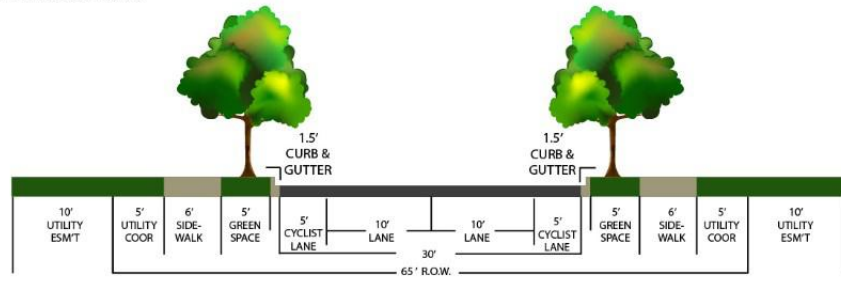
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

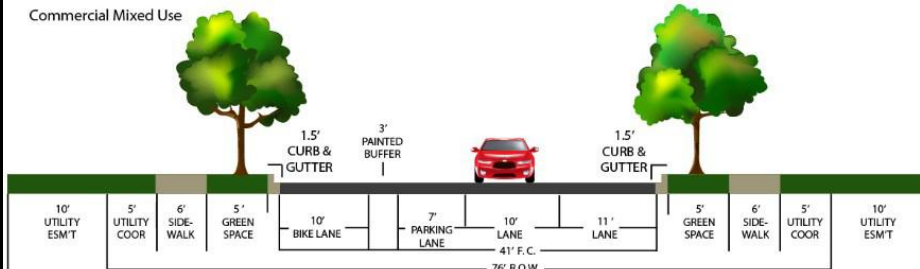
DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



LOCAL STREETS OPTION 2









LOCAL STREETS OPTION 3
Commercial Mixed Use



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all 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 district rezoning is not consistent with the Adopted Land Use Plan. Residential single-family zones are not included in the high intensity growth sector.	
(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 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential zoning.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot be utilized or improved as a single-family house.	
(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;	With proper planning there should not be any adverse effects caused by the property.	
(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	Minimal impact if rezoned considering this is an existing residential structure.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as “C-4”, neighborhood commercial district. The applicant is applying for a rezoning to allow use and improvement of the existing house at this location.

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:

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

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 25-10; a request to rezone property “C-4”, neighborhood commercial district, to “RS-7”, single-family residential district. The following conditions are recommended:

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.

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

Sample Motion:

I move that we place Case: RZ 25-10 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 “C-4”, neighborhood commercial district, to “RS-7”, single-family residential district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JUNE 24, 2025

RZ-25-10 Rezoning: 200 Sartin Lane

Dat Nguyen is seeking a rezoning for 1.73 acres located at 200 Sartin Lane. The current zoning is C-4, neighborhood commercial and the requested zoning is RS-7, single family residential district.

Lonnie Roberts (Chair): Do I have the proponent for this item? If you would please state your name for the record.

Dat Nguyen (Proponent): Yes sir, Dat Nguyen.

Lonnie Roberts: And is there anything you would like to add to it before we proceed?

Dat Nyguyen: No.

Lonnie Roberts: Okay, city planner, do you have the staff comments on this one?

Derrel Smith (City Planner): Yes sir, we do. We have reviewed it, this is an existing residence but it was in a C-4 zone. So, they bought the residence and we're trying to make additions and since it was a non-conforming use, they had to bring it into to a residential zone.

Lonnie Roberts: So, it's already being used for residential?

Derrel Smith: Yes, and we would recommend approval of this with the following stipulations, that the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay with this being a rezoning, is anyone here to give public input about the rezoning? Any questions or comments? Okay, I'll open up for commissioners questions for comments?

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case RZ: 25-10, 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 storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, 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.

The motion was seconded by Paul Ford.

Roll Call Vote:

Aye: 7 – Dennis Zolper, Jimmy Cooper, Monroe Pointer, Jeff Steiling, Kevin Bailey, Paul Ford, & Jim Little

Nay: 0
