

*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 16-04: 903 Lawson and Hwy 1 Rezoning**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Commission on April 12, 2016*

**REQUEST:** To consider a rezoning of one tract of land containing 1.32 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.

**APPLICANTS/  
OWNER:** Wesley Thornton, 3409 Ridgeway Circle. Jonesboro, AR 72404.

**LOCATION:** At the intersection of Highway 1 and Lawson Rd. Jonesboro, AR 72404.

**SITE  
DESCRIPTION:** **Tract Size:** Approx. 1.32 Acres  
**Street Frontage:** 645' Total along Stadium Blvd. & CR 428  
**Topography:** Predominately Flat  
**Existing Development:** Vacant lot.

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North-R-1</b>	<b>Vacant County Hwy Frontage Property</b>
<b>South-N/A</b>	<b>County Commercial – Shops, Church</b>
<b>East-N/A</b>	<b>Railroad Tracks, Wooded Area</b>
<b>West-N/A</b>	<b>Empty Lot, R/R Farm Equipment</b>

**HISTORY:** None

**ZONING ANALYSIS:**

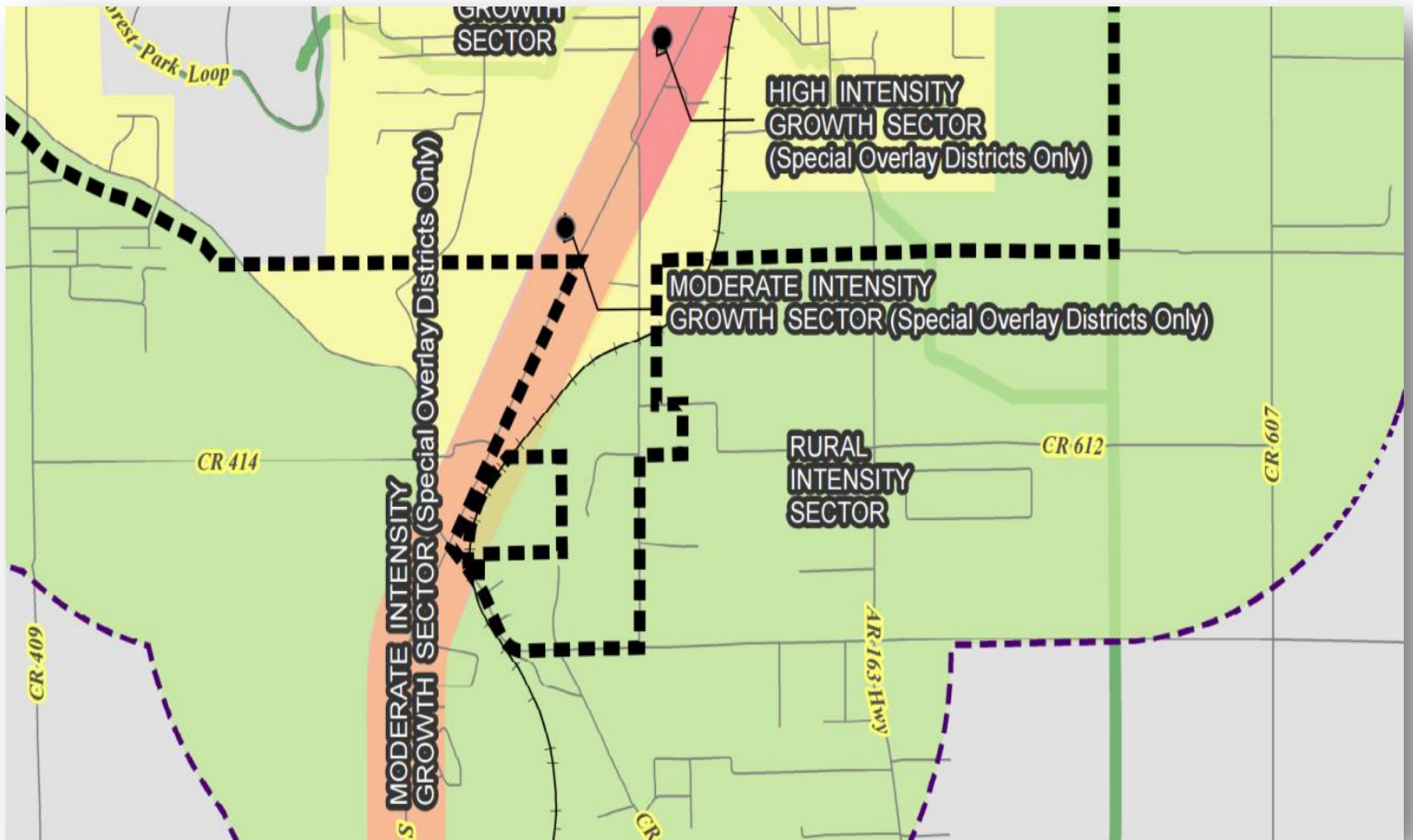
*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

**COMPREHENSIVE PLAN LAND USE MAP:**

The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector (Special Overall District Only). Unless a Limited Use Overlay District is requested and agreed on by the applicant(s), no conditions by the Commission or Council can be placed on a successful rezoning. With a 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.

**Moderate Intensity Recommended Use Types Include:**

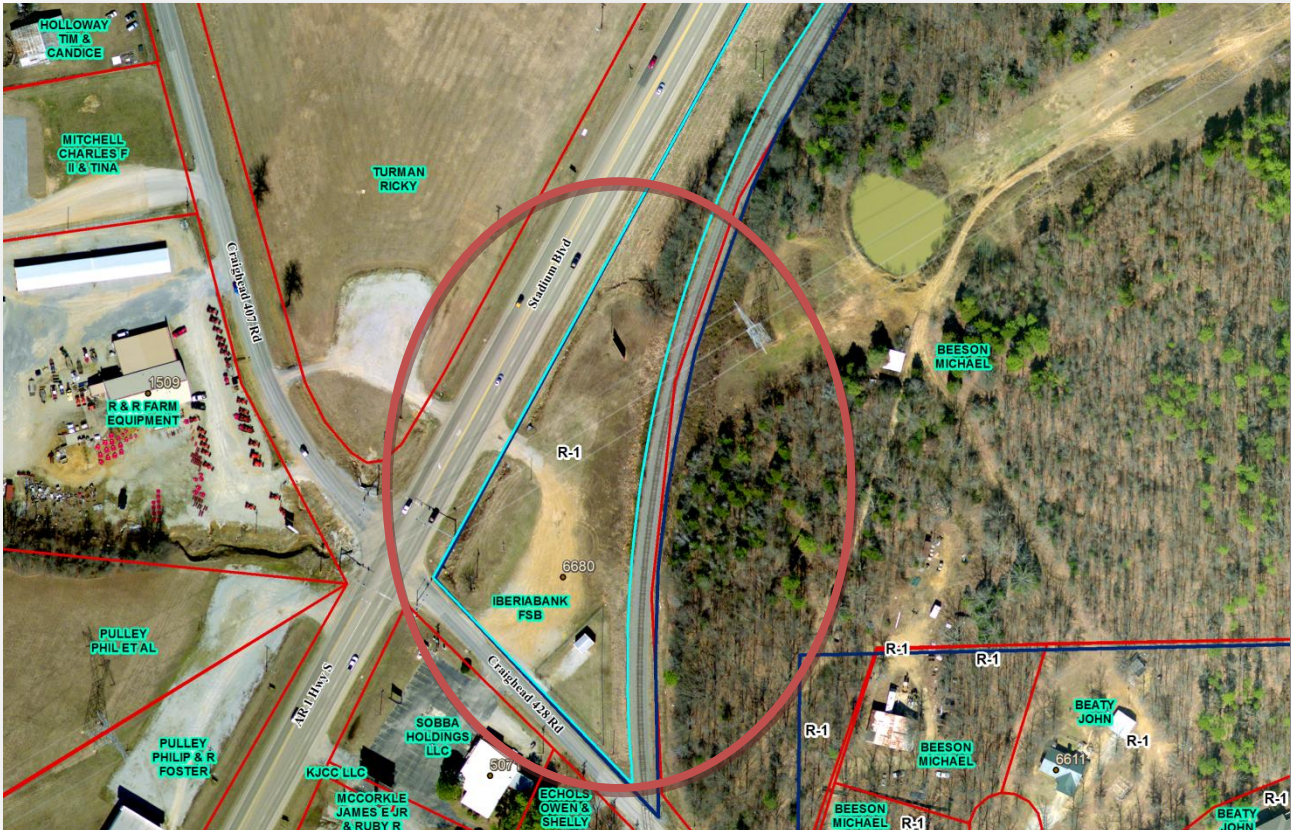
- *Neighborhood Retail*
- *Neighborhood Services*
- *Office parks*
- *Smaller medical offices*
- *Libraries, schools, other public facilities*
- *Senior living centers/nursing homes*
- *Community-serving retail*
- *Small supermarkets*
- *Convenience store*
- *Bank*
- *Barber/beauty shop*
- *Farmer's Market*
- *Pocket Park*



***Land Use Map***

## **Master Street Plan/Transportation**

The subject property is served by Highway 1 and County Road 428. Highway 1 on the Master Street plan is classified as a proposed Principal Arterial, requiring a 120 ft. right-of-way. The property also fronts on County Road 428 on the south, which is a proposed Principal Arterial having a required right of way of 120 ft. of right of way. 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) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a Moderate Intensity Growth Sector (Special Overall District Only) – pending the applicants request and approval for a special overall for this district or limited use overlay district.	
(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 C-3 District standards.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering there are already businesses located in this area. Not suitable for Residential uses.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Conventional zoning restraints will prevent this subject property from being developed. Without the proposed zoning map amendment, this property will likely not develop as residential.	
(e) <b>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>	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented.	
(f) <b>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</b>	The property has been vacant for several years now.	
(g) <b>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 businesses and residential currently exist in this area.	

**Staff Findings:**

**Applicant’s Purpose**

The proposed area is currently classified as an R-1 Single-family residential zone. Located at the intersection of Highway 1 and Lawson Road, this area already has several businesses and shops. This location would make a great place for another business. The applicant wants this area rezoned so that a landscaping business can operate from this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already multiple commercial businesses located in the area. Under the current zoning classification, it would be illegal for the applicant to operate a landscaping business from this location. As far as we know, this property has always been vacant. Rezoning this property would positively impact the community, especially in terms of curb appeal. Development for this new business would begin as soon as the property has been rezoned.

**Chapter 117 of the City Code of Ordinances/Zoning defines C-1/Downtown Core District 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 area.) However, most uses will be prohibited by default, due to the irregularity of site shape and size. 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
<b><i>Civic and commercial uses</i></b>			<b><i>Civic and commercial uses</i></b>		
	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	<b><i>Industrial, manufacturing and extractive uses</i></b>		
<b><i>Agricultural uses</i></b>				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 16-04 a request to rezone property from “R-1”to“C-3”; the following conditions are recommended:

1. Applicant must adhere to all utility and rail corridor easements of record.
2. Property shall be used as a landscaping business, with any change of use being subject to MAPC approval, if the need shall arise in the future.
3. 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.
4. 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.
5. No landscaping staging/inventory storage areas shall not be situated in areas obstructing site view, nor right of way areas. Outdoor storage of equipment shall be screened.

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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**Sample Motion:**

I move that we place Case: RZ-16-4 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 Landscaping Business, Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.





View looking North along frontage on Stadium Blvd.



View Looking Northeast on Stadium



View looking South Toward Site



View looking South/ Site on Left





View looking Northeast toward Site



View Looking Northeast toward site from Stadium Intersection



View looking Northwest of property



View looking Southeast on County Road 428 (E. Lawson)





View looking Southwest of property