

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 21-01: East of Southern Hills Development
 Municipal Center - 300 S. Church St.
For Consideration by the MAPC on February 9th, 2021

REQUEST: To consider a rezoning of one tract of land containing 5.73 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 Limited Use Overlay.

APPLICANTS/ OWNER: Carroll Caldwell, 2704 Culberhouse, Suite A, Jonesboro, AR 72401
 James Hardin, 519 W Cherry Avenue. Jonesboro, AR 72401

LOCATION: East of Southwest Drive, South Side of Southern Ridge Blvd, Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. . .29.78 Acres Parent Tract Size – 5.73 Acres
Street Frontage: No Street Frontage
Topography: Rolling, wooded and bisected by an Arkansas Power Easement
Existing Development: Currently Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential – Vacant Land
South	R-1 Single Family Residential – Vacant Land
East	RS-7 / Commercial C-4 and C-4 LUO – Vacant land / House / old Nursery
West	PD-M / Multi-Family

HISTORY: Vacant Land

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 High Intensity Commercial Nodes / High Intensity Growth Sectors with a wide range of land uses is appropriate for this zone. This zone includes 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.

HIGH INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- *Multi-Family*
- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *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



Fig. 17: Example High Intense Type- Retail Service



Fig. 18: Example High Intense Type- Retail Service



Fig. 19: Example High Intense Type- Small Lot Res.

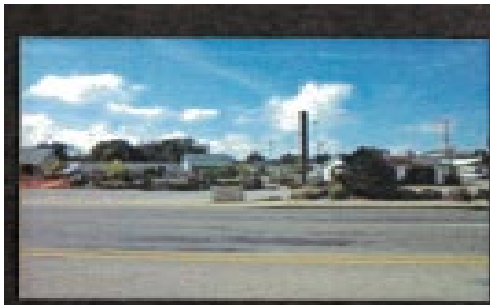
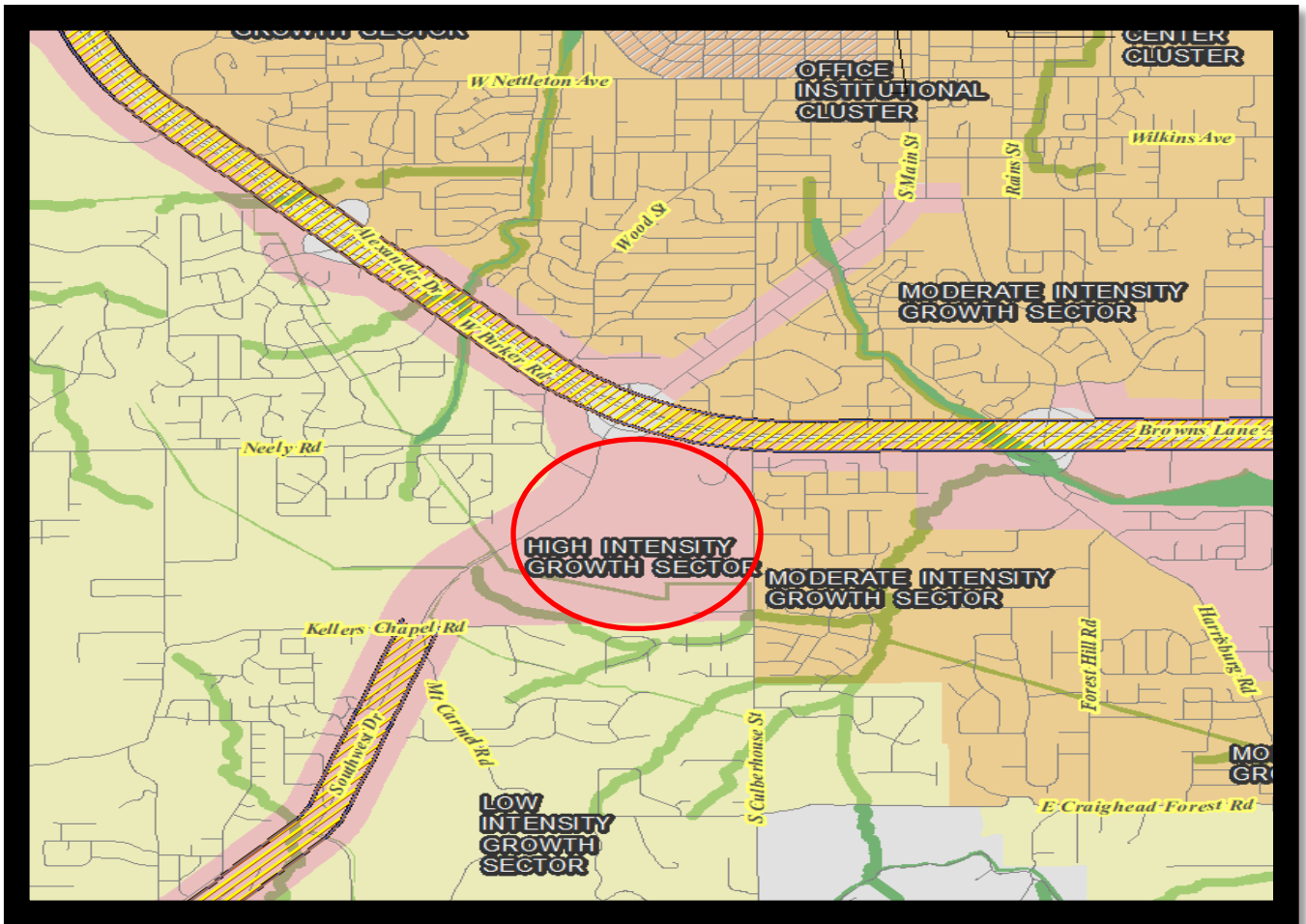


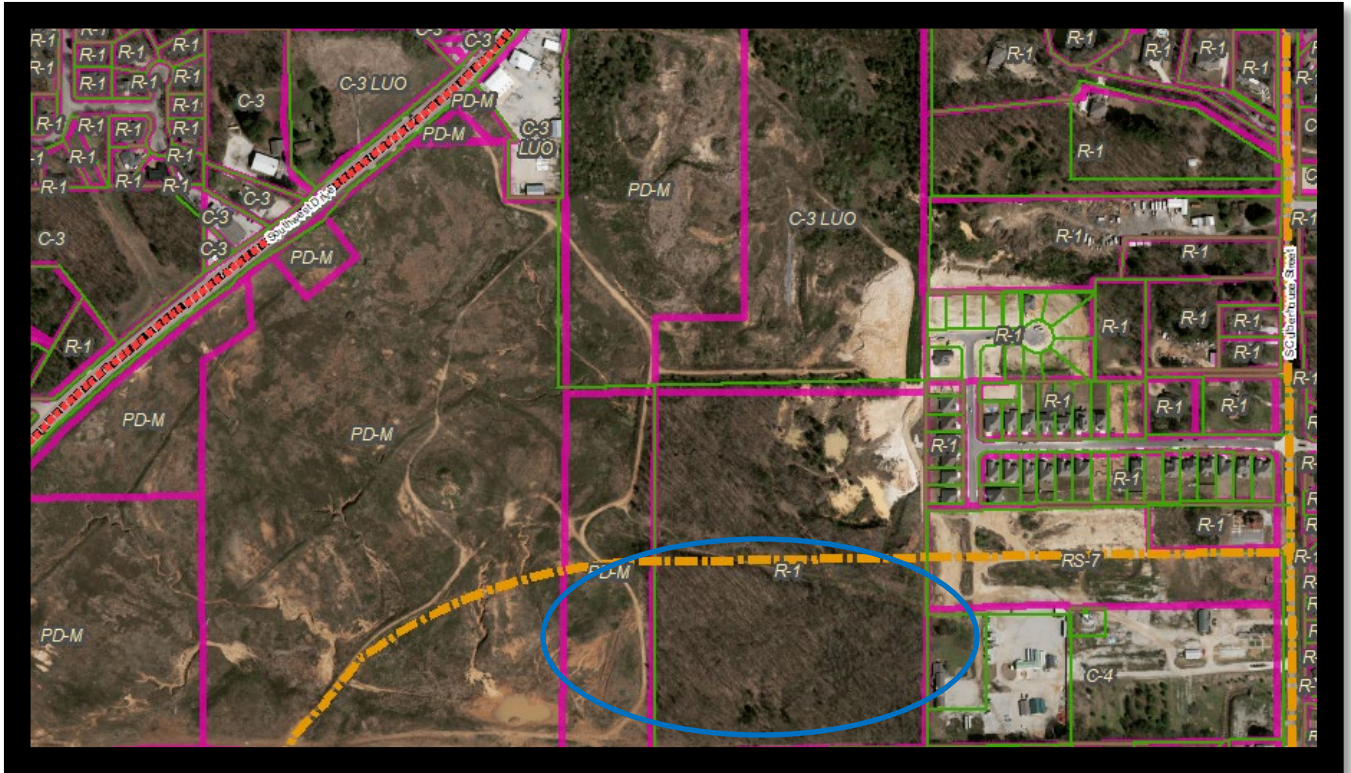
Fig. 20: Example High Intense Type- Retail Service



Fig. 21: Moderate High Type- Retail/Office



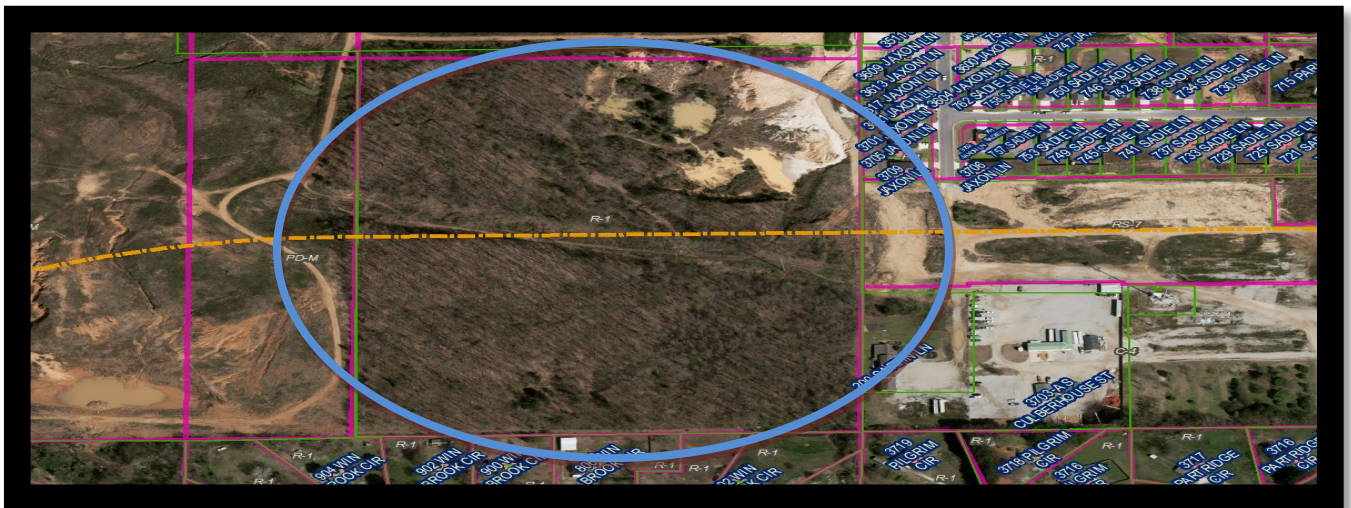
Land Use Map



Master Street Plan/Transportation







The subject property will be service by Southern Ridge Blvd once street is built. 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.	
(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 there is a C-4 Commercial Zoning and PD-M in this area.	
(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 will likely not develop as residential. The R-1 Zoning does not allow commercial building.	
(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 planning is implemented.	
(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 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. The applicant owns the land to the west that is going to develop into a big development known as Southern Hills that is zoned PD-M. The property will be developed with small scale, less intense retail to serve the residences in the area. Development would be similar to Windover Road between Enterprise Drive and Ritter Drive. That 1500 ft. portion of Windover Road has commercial development on the south side of the street and single family residential on the north side.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

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

Definition of C-3 General Commercial District - The purpose of this 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 Street. 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	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 subject parcel, should be evaluated based on the above observations and criteria of Case RZ 21-01 a request to rezone property from “R-1” Single Family Residential District 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 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 Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.
5. The Limited Use Overlay request the following uses:
 - a. Animal Care, General
 - b. Animal Care, Limited
 - c. Auditorium or Stadium
 - d. Automated Teller Machine
 - e. Bank or Financial Institution
 - f. Bed and Breakfast
 - g. Carwash
 - h. Church
 - i. College or University
 - j. Communication Tower
 - k. Construction Sales and Service
 - l. Retail / Service
 - m. Safety Services
 - n. School, Elementary, Middle, and High
 - o. Service Station
 - p. Sign, Off-Premises
 - q. Utility, Major
 - r. Utility, Minor
 - s. Vehicle and Equipment Sales
 - t. Vocational School
 - u. Warehouse, Residential (Mini) Storage
 - v. Vehicular and Equipment Storage Yard
 - w. Convenience Store
 - x. Day Care Limited
 - y. Day Care General
 - z. Funeral Home
 - aa. Golf Course
 - bb. Government Services
 - cc. Hospital
 - dd. Hotel or Motel

- ee. Indoor Firing Range
- ff. Library
- gg. Medical Marijuana Cultivation Center
- hh. Medical Marijuana Dispensary
- ii. Medical Service / Office
- jj. Museum
- kk. Nursing Home
- ll. Office General
- mm. Parking Lot, Commercial
- nn. Parks and Recreation
- oo. Pharmacy
- pp. Post Office
- qq. Recreation / Entertainment, Indoor
- rr. Recreation / Entertainment, Outdoor
- ss. Recreational Vehicle Park
- tt. Restaurant, Fast-Food
- uu. Restaurant, General

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

Sample Motion:

I move that we place Case: RZ 21-01 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 Residential District to “C-3” General Commercial District Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.

