

*City of Jonesboro City Council*  
**Staff Report – RZ 17-23: 3012 Parkwood Road**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Council on September 5, 2017*

**REQUEST:** To consider a rezoning of one tract of land containing 0.17 acres more or less.

**PURPOSE:** A request to consider recommendation to Council by the MAPC a rezoning of 0.17 acres of land located at 3012 Parkwood Road from C-3 General Commercial District LUO to C-3 General Commercial District.

**APPLICANTS/ OWNER:** Kristy Harvey 4578 Hwy. 163 Jonesboro, AR 72404

**LOCATION:** 3012 Parkwood Road, Jonesboro, AR

**SITE DESCRIPTION:** **Tract Size:** Approx. 0.17 Acres  
**STREET FRONTAGE:** **Street Frontage:** Around 61.31 feet  
**Topography:** Flat  
**Existing Development:** Single Family Residential House

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	C-c General Commercial LUO
South	R-3 Multi-Family High Density District
East	R-3 Multi
West	R-3 Multi Family

**HISTORY:** Single Family Residential House

**ZONING ANALYSIS**

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

**COMPREHENSIVE PLAN LAND USE MAP**

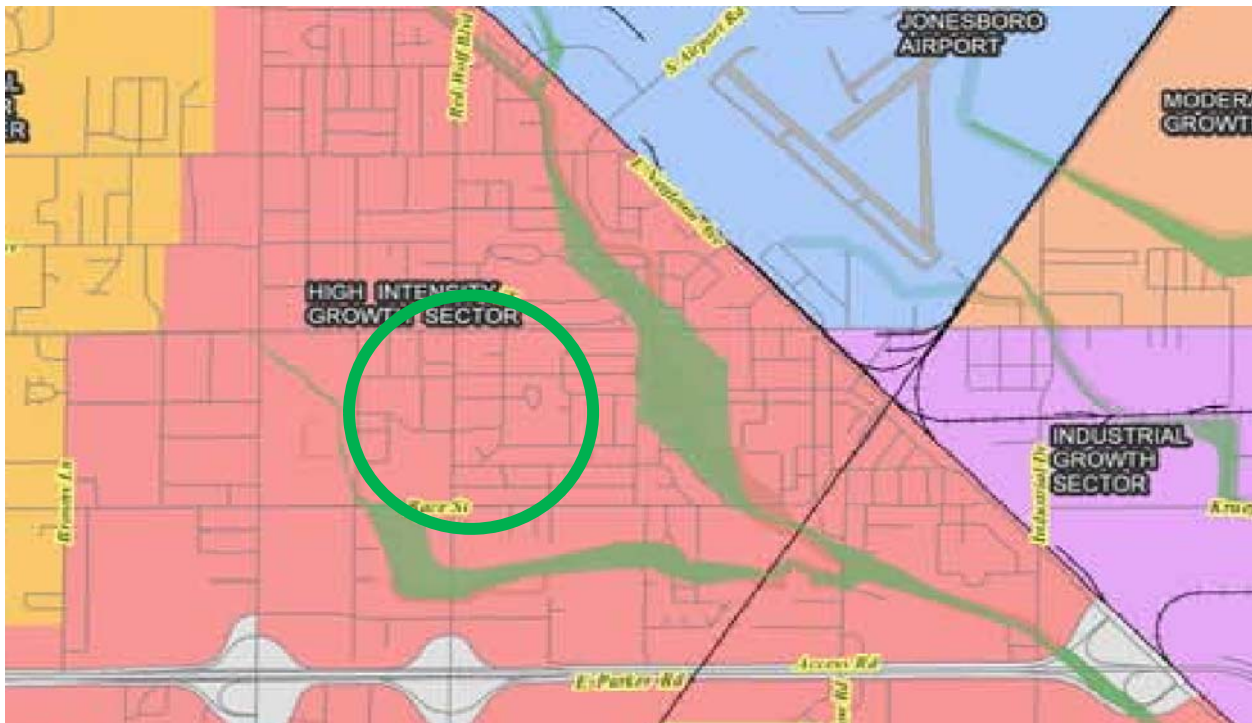
The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of land uses are appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in an area where sewer service is readily available and transportation facilities are equipped to handle the traffic.

Typical Land Uses:

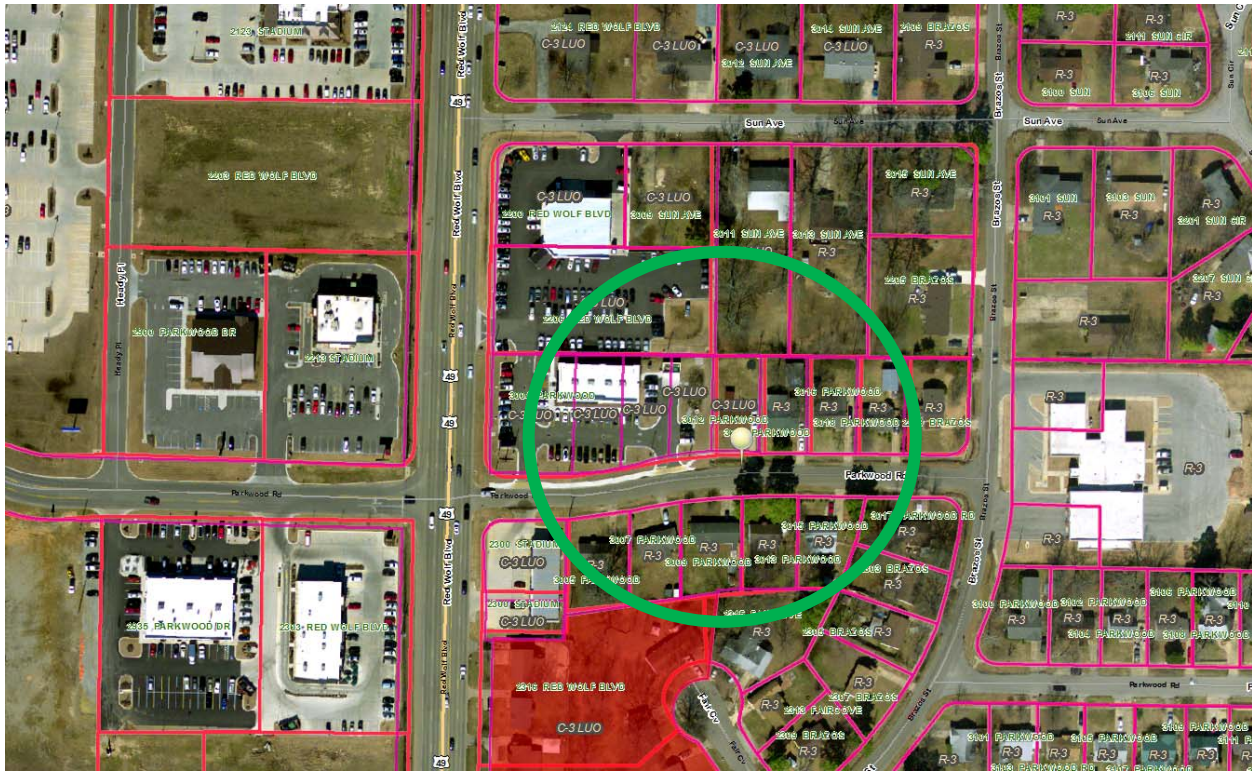
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

**MASTER STREET PLAN/TRANSPORTATION**

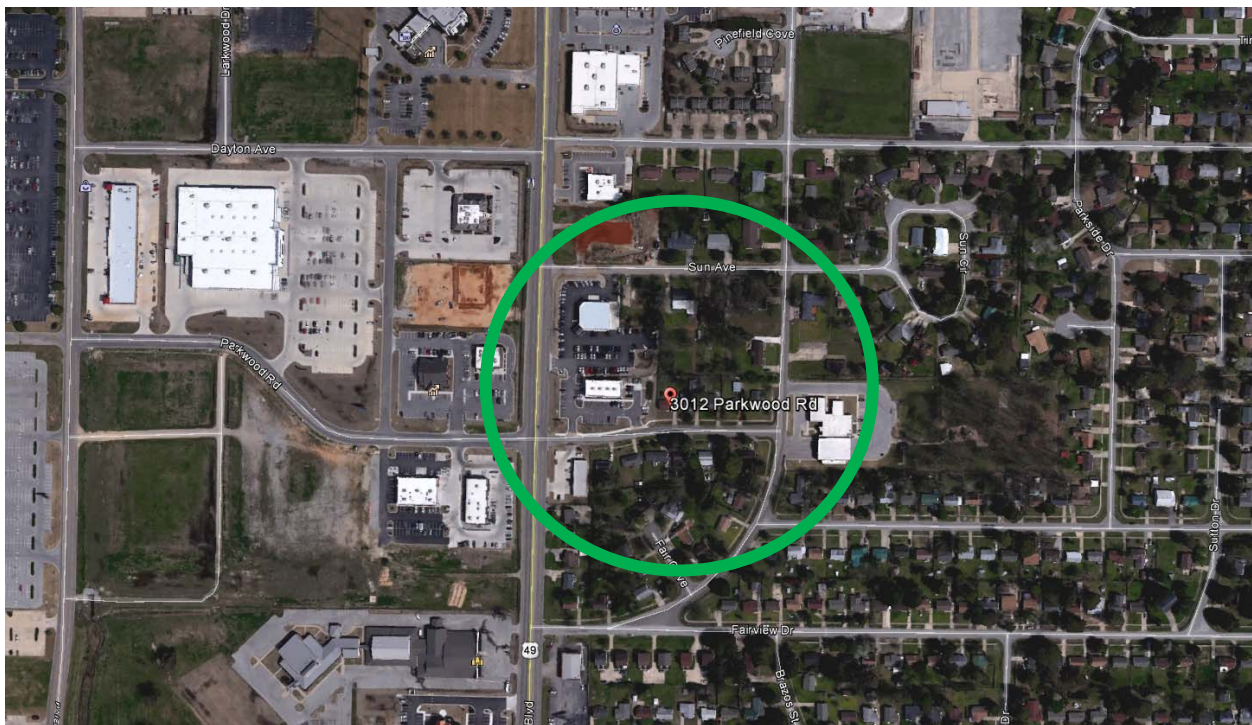
The subject site is served by Parkwood Road. The street right-of-ways must adhere to the Master Street Plan.



**Adopted Land Use Map**









**Aerial/Zoning Map**



**Aerial View**

## 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:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	This area is classified as a High Intensity Growth Sector. A commercial building would be consistent with the Land Use Plan.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Red Wolf Blvd is a commercial area. Once drivers exit on to Parkwood it becomes more of a residential area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This property has a single-family house on the lot. If this property is not rezoned it could continue to be 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.	The development could cause an increase in traffic. Proper buffer controls should be used to shield the single-family housing from the commercial development.	
(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.	

# STAFF FINDINGS

## APPLICANT’S PURPOSE:

The property was originally zoned for only a parking lot for Aldi’s Grocery. The applicant would like to build a commercial building on the property.

## Chapter 117 of the City Code of Ordinances defines C-3 General Commercial District:

*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 streets. Development of grouping 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 objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

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**MAPC RECORD OF PROCEEDINGS: Public Hearing Held on August 22, 2017**

Mr. Terry Bare requested a rezoning for 3012 Parkwood Drive. He would like to rezone the property from C-3 LUO General Commercial to C-3 General Commercial. When his client purchased the property, she was not aware of the Limited Uses attached to the C-3 Commercial Zoning. She would like to open a new business on the property but the Limited Use only allows for a parking lot. She is planning to put in a new beauty salon.

Mr. Derrel Smith presented staff comments. The LUO limited this property to only a parking lot. The Planning Department recommended approval with the following conditions:

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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

No opposition.

**Commission Action:**

Mr. Dennis Zolper made a motion to approve Case: RZ: 17-23, as submitted, to the City Council with the noted conditions, and the MAPC find that to rezone property from “C-3” General Commercial Limited Use Overlay District to “C-3” General Commercial District. Mr. Jim Scurlock seconded motion.

**Roll Call Vote:** 7-0, Aye’s: Jim Scurlock; Ron Kelton; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; and Dennis Zolper.

Absent: Dr. Rick Stripling

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## CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the City Council decide to approve based on the above observations and criteria of Case RZ 17-23, a request to rezone property from C-3 General Commercial District LUO to C-3 General Commercial District, subject to final site plan approval by the MAPC and the following conditions:

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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for City Council Consideration,  
The Planning Department

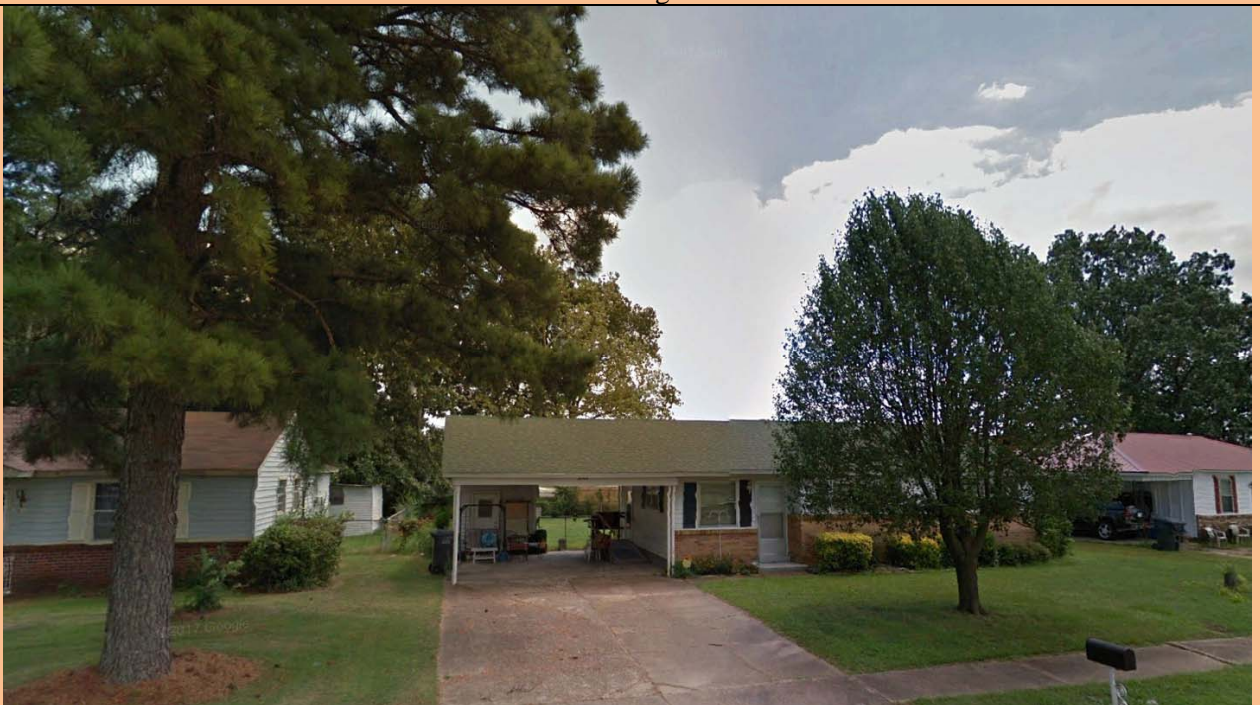
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### Sample Motion

I move that we place Case: RZ 17-23 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from C-3 General Commercial District LUO to C-3 General Commercial District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.



View looking North



View looking South





View looking East



View looking West