

*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ 22-14 NW Corner of Evan & Southwest Dr.  
Municipal Center - 300 S. Church St.  
For Consideration by the Commission October 11, 2022*

**REQUEST:** To consider a rezoning of one tract of land containing 1.55 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “AG-1” Agricultural District to “C-4 LUO” Neighborhood Commercial District, Limited Use Overlay.

**APPLICANTS:** Three Sister Land Development, LLC, 2213 Doral Dr., Jonesboro, AR 72404

**OWNER:** Horizon Land Surveying, LLC, 2918 Wood St., Jonesboro, AR 72404

**LOCATION:** Northwest Corner of Evan Dr. and Southwest Drive, Jonesboro, AR 72404

**SITE DESCRIPTION:** **Tract Size:** Approx. 1.55 Acres  
**Street Frontage:** Approx. 517.55 ft.  
**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 Single-Family Medium Density District – Residential
South	R-1 Single-Family Medium Density District – Vacant
East	AG-1 Agricultural District – Vacant
West	AG-1 Agricultural District – Vacant

**HISTORY:** Vacant

**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 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

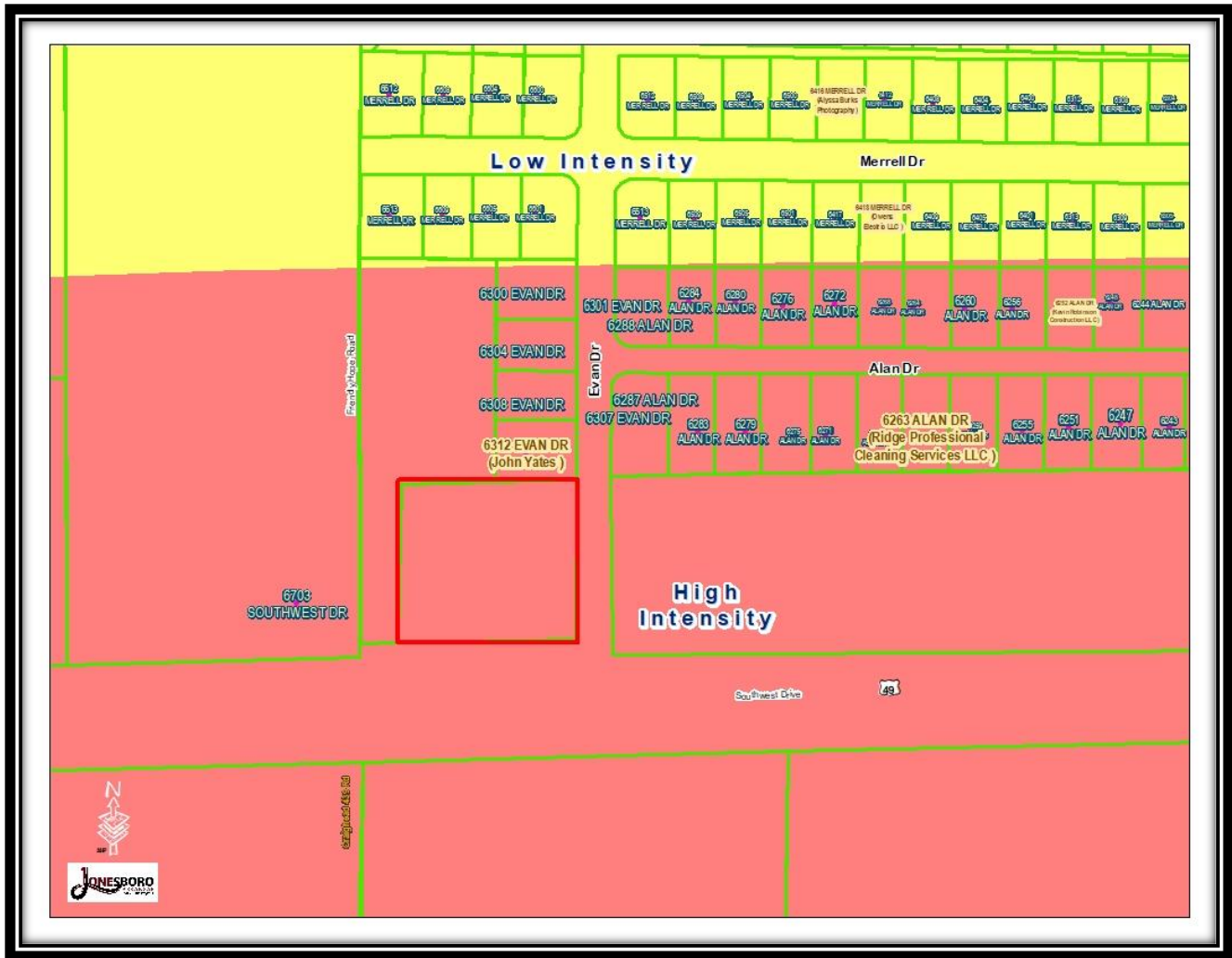
**Density:** Multi-family 8-14 Dwelling Units per acre

**Height:** 150 feet

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

**Examples:**





*Land Use Map*

**Master Street Plan/Transportation**

The subject property is served by Southwest Drive and Evan Drive, the Master Street Plan classifies Southwest Drive as a **Principal Arterial** and Evan Drive as a Local Street.

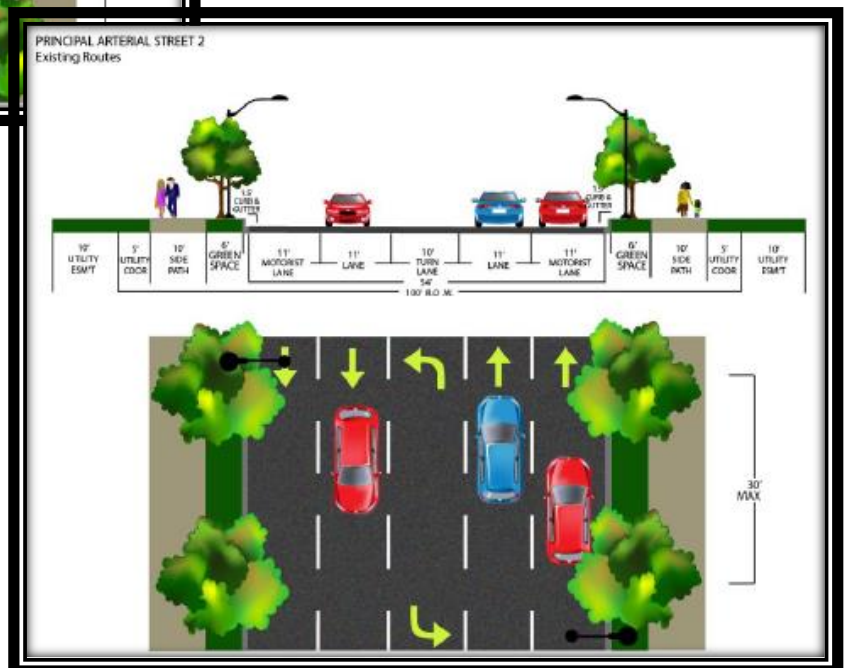
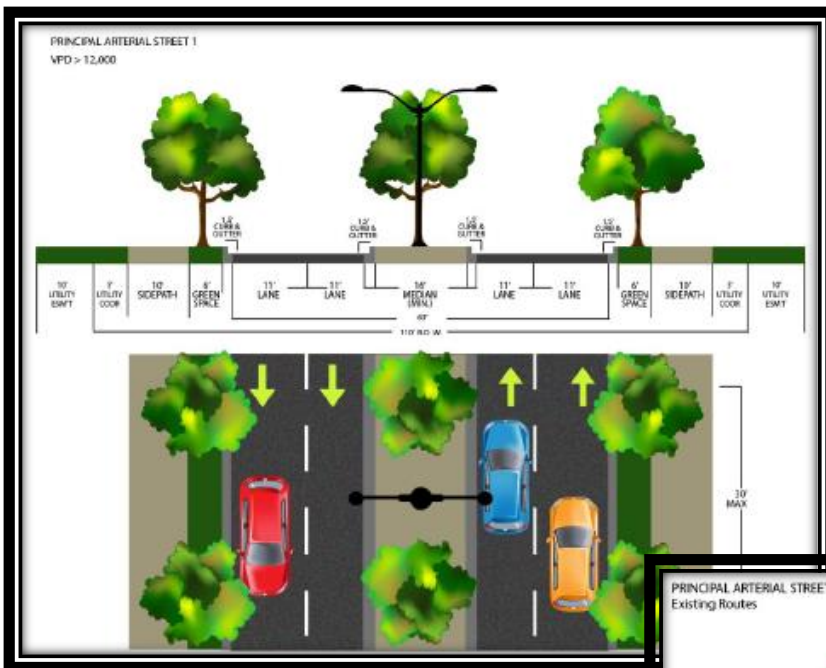
Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

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.

## Principal Arterial:

**FUNCTION:** The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

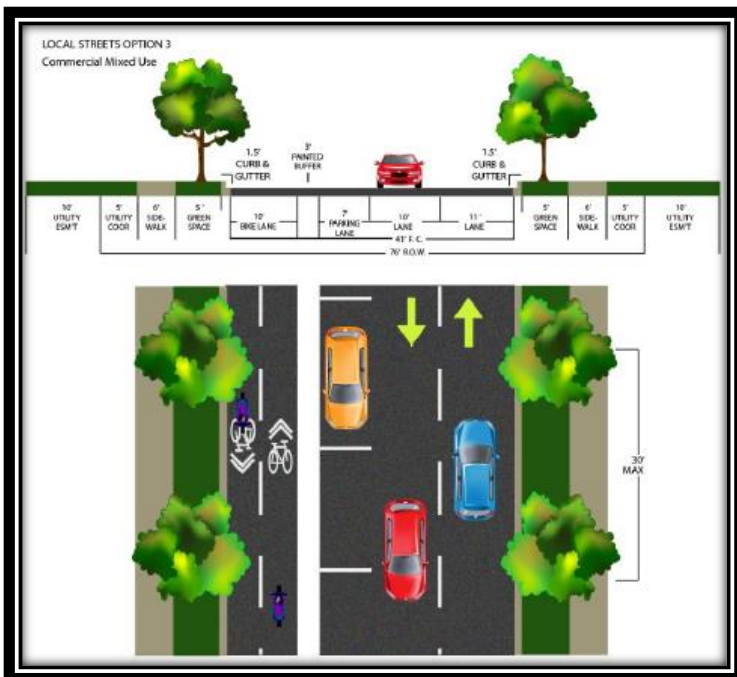
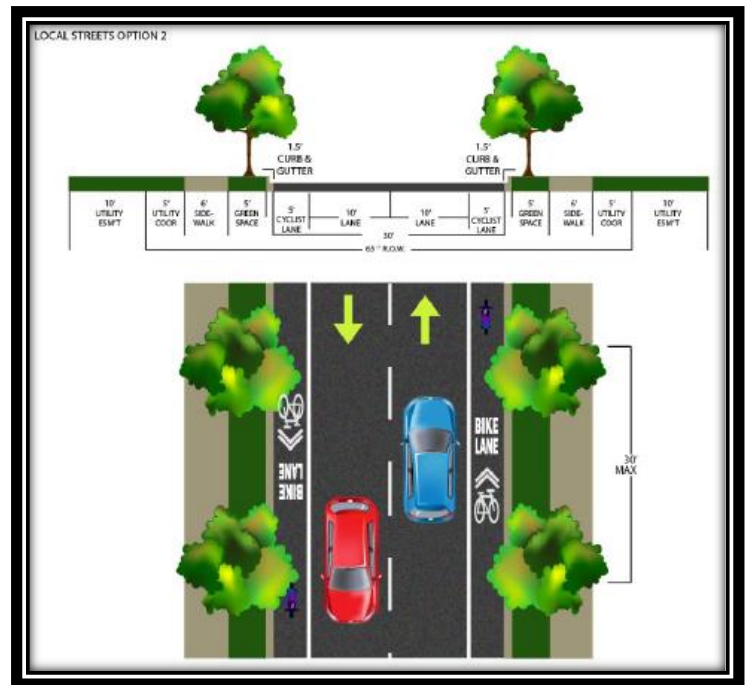
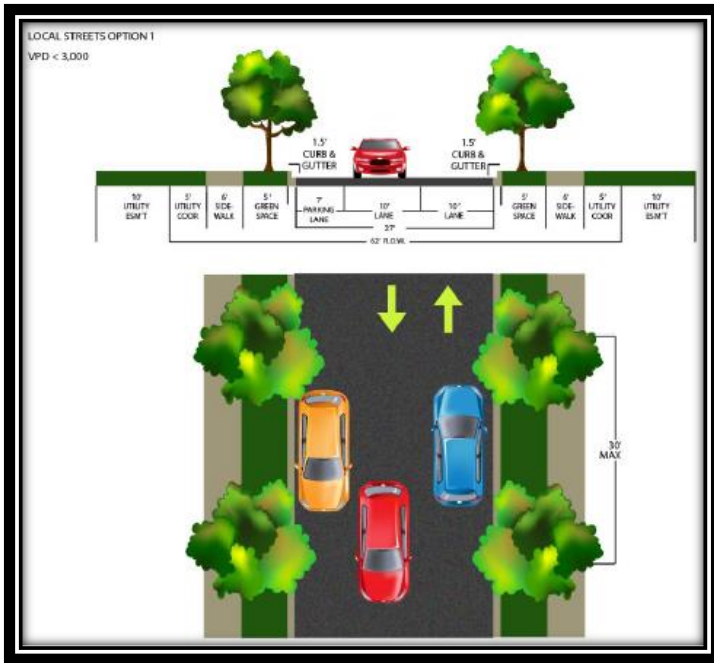
**DESIGN:** The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



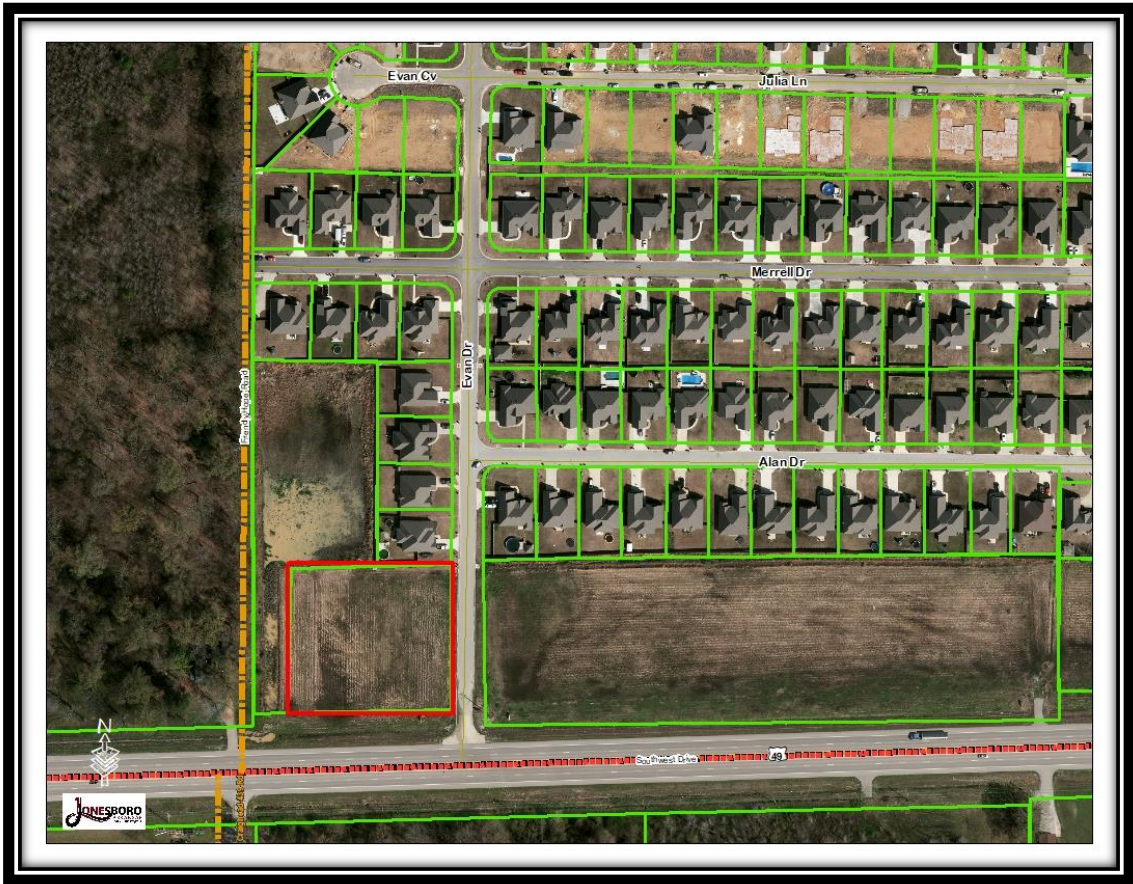
**Local Street:**

**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.













**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 is categorized as a High Intensity Growth Sector.	
(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 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 is “C-4 LUO” Neighborhood Commercial District with a Limited Use Overlay zoning in this area.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property will not develop as Commercial. The property is an Agricultural District and does not allow Commercial uses.	
(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 planning is implemented. Commercial and Residential is located near property.	
(f) <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 Commercial uses currently exist in this area.	

# Staff Findings:

## Applicant’s Purpose

The proposed area is currently classified as an “AG-1” Agricultural District. The applicant is applying for a Rezoning to support future commercial development.

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-4 Neighborhood Commercial District as follows:

This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

## 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 22-14 a request to rezone property from “AG-1” Agricultural District to “C-4” Neighborhood Commercial, Limited Use Overlay District:

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 Department approval in the future.
4. The site shall follow all Overlay District guidelines.
5. The Limited Use Overlay shall prohibit the following:  
     Funeral Home, Golf Course, Nursing Home, Utility Major, Utility Minor, Vocational School, Communication Tower, and Off-Premise Signs.

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

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**Sample Motion:**

I move that we place Case: RZ 22-14 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 “AG-1” Agricultural District to “C-4” Neighborhood Commercial, LUO District will be compatible and suitable with the zoning, uses, and character of the surrounding area.