

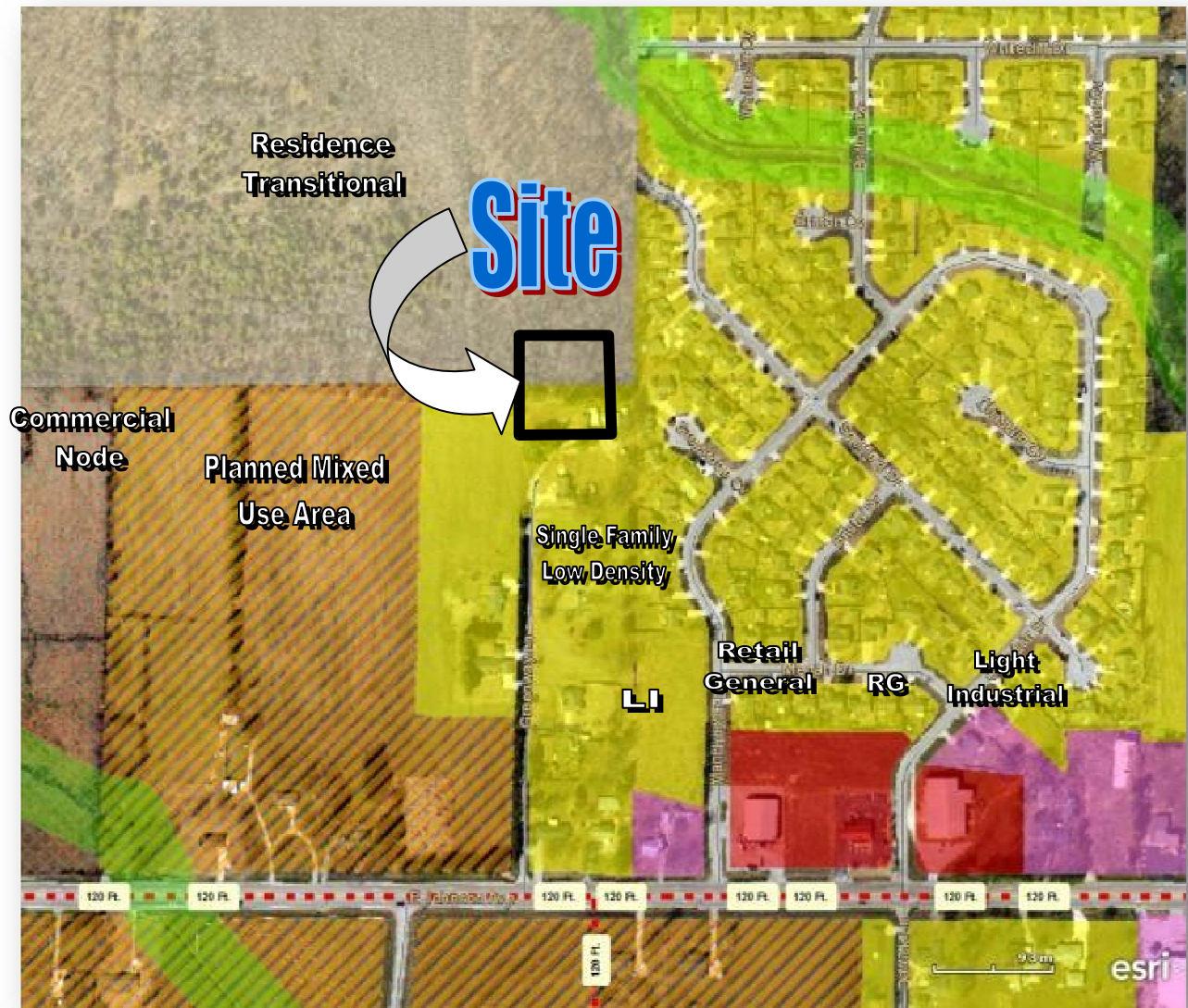


*City of Jonesboro City Council*  
**Staff Report – RZ 13-18: Rezoning – 2024 Greenway Lane**  
**Municipal Center – 300 S. Church**  
*For Consideration by the Council on Tuesday, October 15, 2013*

- REQUEST:** MAPC rezoning recommended approval for a parcel of land currently zoned R-1 Single Family Medium Density to a proposed C-3 Limited Use Overlay District.
- LOCATION:** Located at the terminus Greenway Lane, a private drive located on the north side of Hwy. 49 N/E. Johnson Ave.
- APPLICANT/  
OWNER:** Dennis Gambill, 2024 Greenway Lane, Jonesboro, AR
- PURPOSE:** Applicant hopes to have his property rezoned to make it compatible with the adjoining property zoned C-3 LUO.
- HISTORY:** The property has been used for a single family residence; no zoning history applies.
- SITE  
DESCRIPTION:** **Tract Size:** Approximately 1.65 acres/71,933 sq. ft.  
**Frontage:** None. A private drive- Greenway Lane provides access from Johnson.

**IDENTIFICATION OF SURROUNDING ZONING, PRESENT LAND USE, & FUTURE LAND USE:**

	<u>ZONING &amp; PRESENT LAND USE</u>	<u>FUTURE LAND USE</u>
Subject Property:	R-1 Single Family Medium Density Single Family Residential	Single Family Low Density
North of Property:	C-3 Limited Use Overlay District Undeveloped	Single Family Low Density
East of Property:	R-2 Multi-Family Low Density Single Family Residential	Single Family Low Density
West of Property:	C-3 Limited Use Overlay District Undeveloped Field	Single Family Low Density
South of Property:	R-1 Single Family Medium Density Single Family Residential	Single Family Low Density



### Adopted Future Land Use Plan

#### **Approval Criteria Checklist- Section 117-34- Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list. Staff has reviewed the proposal and offers the following explanations and findings related to the approval criteria.

#### **MAPC RECORD OF PROCEEDINGS: Public Hearing Held on Monday, October 7, 2013**

**Applicant:** Mr. Dennis Gamble (Demo); 2024 Greenway Lane, appeared before the Commission stating that he hopes to have his property rezoned to C-3 L.U.O. commercial, similar to the property recently rezoned to the west and south.

**Staff:** Mr. Spriggs gave staff summary comments, noting the surrounding conditions. Reference was made to the 3 recent rezoning cases. Greenway Lane is a private drive. Mr. Gamble will be adjacent to a major theater which would impact his property if left as a residential use. The Land Use Plan recommendation is for Single Family Residential, although not consistent, it is more suitable for mixed

use commercial: Of which, it is very much adjacent to a large Planned Mixed Use Area. Consideration for residential compatibility standards would need attention as well as access management focus. The applicant has proposed that all C-3 General Commercial permitted uses be allowed with the exception of adult entertainment, alcohol and tobacco establishments, and convenience stores. The four staff recommended conditions were read.

**Commission Deliberation:** Mr. Hoelscher asked if the read conditions were pretty much along the level of what was recently rezoned. Mr. Spriggs stated yes, and noted that the subject tract is currently land-locked which creates a potential problem if left residential. Mr. Spriggs added that the redevelopment of this parcel can easily be coordinated with the remainder of the rezoned commercial property.

The discussion for the continued use of residential was had amongst the commission. Mr. Gamble stated that he would like to continue to reside in the home (3-5 years) with the option of coming back to the Commission for a continuation if needed.

**Public Input:** None.

**Commission Action:** Motion to approve was made by Mr. Scurlock and seconded by Mr. Kelton, with the recommended conditions and that the home may remain until such time the property is sold.

**Roll Call Vote:** (8-0); Mr. Scurlock- Aye, Ms. Schrantz- Aye, Mr. Kelton- Aye, Mr. Tomlinson- Aye, Mr. Dover- Aye, Mrs. Nix- Aye, Mr. Reese- Aye, and Mr. Hoelscher- Aye. Mr. Roberts, Chair.

Criteria	Explanations and Findings
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed C-3 Limited Use Overlay District rezoning is inconsistent with the Future Land Use Plan. The site is planned as Single Family Low Density.
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal is consistent with the purpose of Chapter 117.
Criteria	Explanations and Findings
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The proposal is substantially compatible with the development trends in the area. Although some of the surrounding property is zoned for residential use, a transition of the zoning and land use is occurring west and south of the site. This acreage is land-locked.
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Poor suitability due to the current R-1 zoning which will greatly restrict possible commercial development on the site if not zoned. This land would be access through commercially utilized property.
(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 bordering properties are zoned C-3 L.U.O., R-2 and R-1. The inverse of these criteria will occur if this property is not made consistent with redevelopment occurring along Greenway Drive. Traffic and noise may be a potential issue if and when the movie theater is constructed to the west.
(f) 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	Property is not vacant with the current R-1 zoning.
(g) 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.



Vicinity Zoning Map

**Master Street Plan/Transportation**

The subject property is served by a private drive named Greenway Lane which is an ingress/egress easement providing access to East Johnson Ave. The length of the 30 ft. wide easement from the site to East Johnson Ave. is approximately 935 ft.

**Other Departmental/Agency Reviews:**

Department/Agency	Reports/ Comments	Status
Engineering	On-going review	On-going Review. Access management and easements are being coordinated by the developer.
Streets/Sanitation	No issues.	On-going Review. Access management and easements are being coordinated by the developer.
Police	Pending	No comments to date
Fire Department	No Issues with the limited information	
MPO	On-going review	On-going Review. Access management and easements are being coordinated by the developer.
Jets	No Issues with the limited information	
Utility Companies	No issues submitted	Pending

The applicant has proposed a C-3 Limited Use Overlay District rezoning with all uses permitted except the following:

- Adult Entertainment
- Tobacco Sales
- Convenience Store

**Conclusion:**

The MAPC and the Planning Department Staff find that the request to rezone the property from “R-1 Single Family Medium Density to a proposed C-3 Limited Use Overlay District submitted for Case RZ 13-18 should be evaluated and approved based on the above observations and criteria. The following are included in the requirements that will apply:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. Coordination is required of all egress/ingress with the State Highway Dept., City Engineering Dept. and the Planning Dept.
4. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.
5. That the home may remain until such time the property is sold.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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# Site Photographs



Site subject to the rezoning located at 2024 Greenway Lane.



View across the site to wooded property located to the north of site.



View of east side of site toward the adjacent residential property zoned R-2.



View from the site toward the adjacent residential property located to the east of site.



View from site toward adjacent residential property zoned R-1 located south of the site.



View from site toward property recently rezoned to C-3 L.U.O. Property located west of site.