

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-03, 2926 Wood St.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 14, 2025

REQUEST: To consider a rezoning of one tract of land containing 0.81 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “C-3 LUO”, general commercial district with a limited use overlay.

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

OWNER: Our Savior Lutheran Church, 2932 Wood St., Jonesboro, AR 72404

LOCATION: 2926 Wood Street

SITE DESCRIPTION: **Total Size:** Approx. 0.81 Acres
Street Frontage: Approx. 72 ft. on Wood St. and 197 ft. on Parker Rd.

Existing Development: Residential

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 LUO – Commercial
South	R-1 – Our Savior Lutheran Church
East	Parker Road Frontage
West	R-1 – Residential

HISTORY: Previously used as residential

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.

High Intensity:

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.

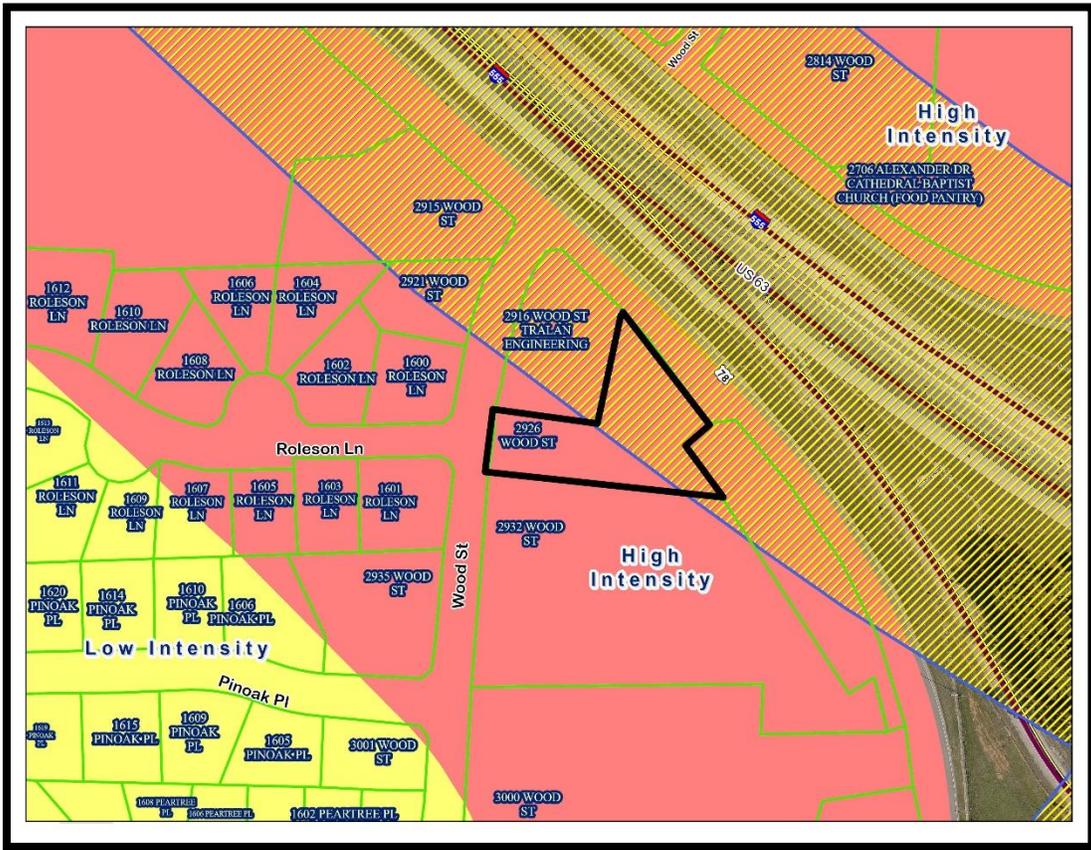
Typical Land Uses:

- 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

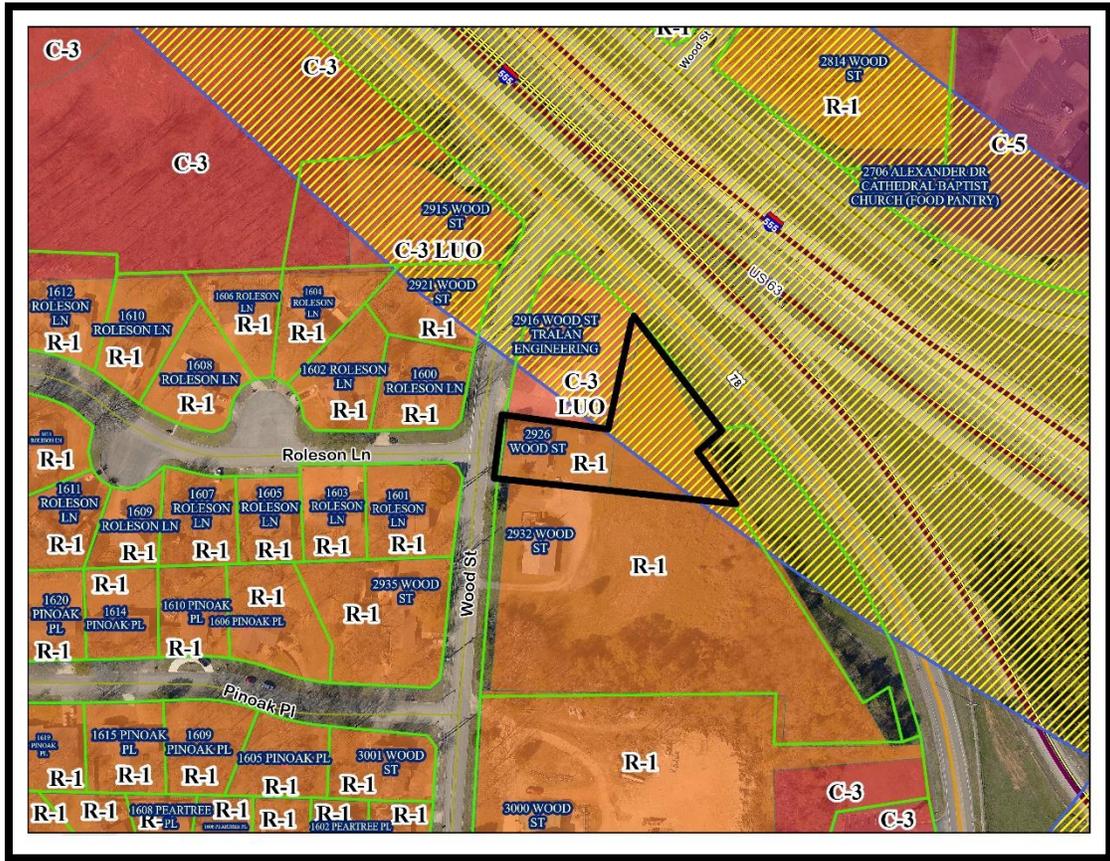
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

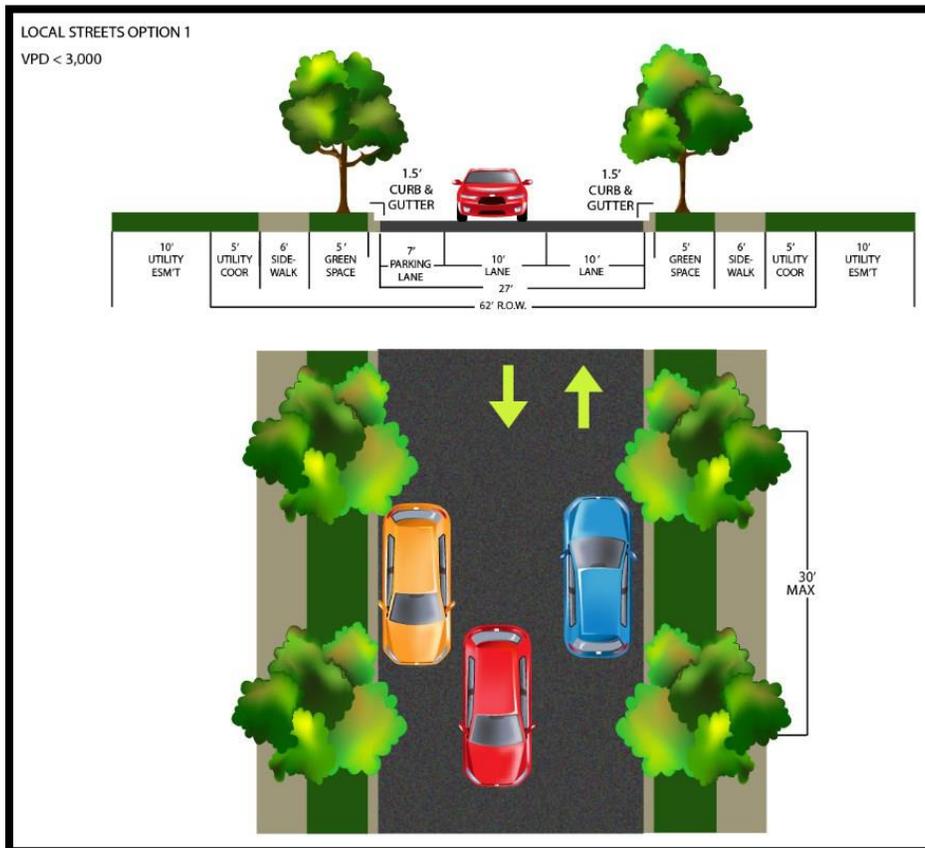
Master Street Plan/Transportation

The subject property will be served by Wood Street. The Master Street Plan classifies it as Local Street.

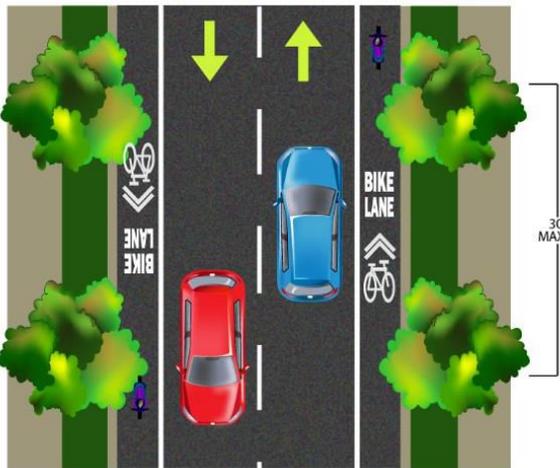
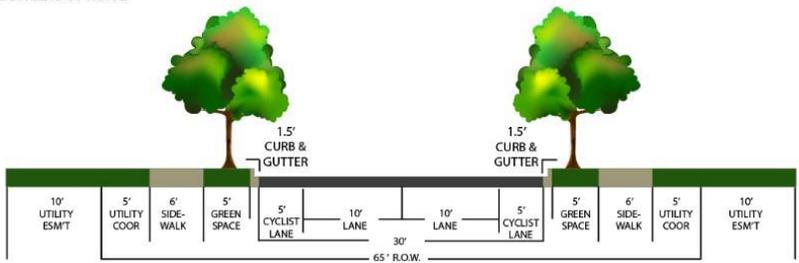
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

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.

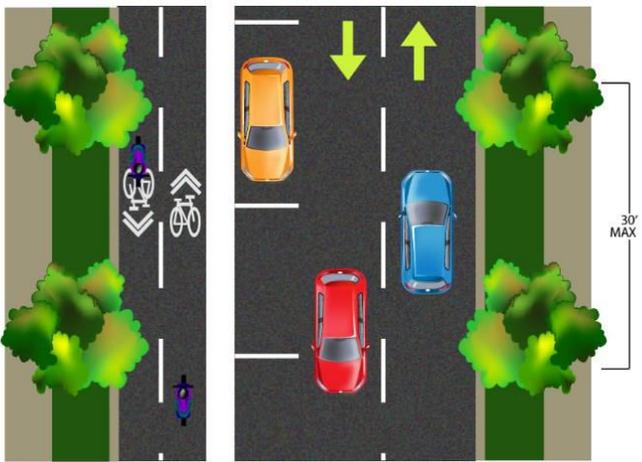
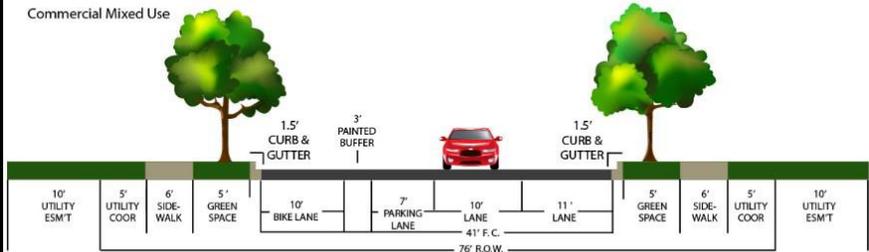
DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



LOCAL STREETS OPTION 2



LOCAL STREETS OPTION 3
Commercial Mixed Use



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all 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	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the 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 the surrounding area includes commercial zoning and uses.	
(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 cannot develop a commercial use.	
(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;	With proper planning there should not be any adverse effects caused by the property.	
(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 because the area is already equipped to handle commercial and uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow commercial uses at this location.

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 as follows:

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 the subject parcel should be evaluated based on the above observations and criteria of Case RZ 25-03; a request to rezone property “R-1”, single family medium density district, to “C-3 LUO” general commercial district with a limited use overlay. The following conditions are recommended:

1. 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 comply with all overlay district standards.
5. The limited use overlay shall limit the following:
 - Gas fueling station
 - Billboard advertisement (Sign, off premises)
 - Vehicle repair (general & limited)
 - Animal care (general & limited)
 - Adult entertainment

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

Sample Motion:

I move that we place Case: RZ 25-03 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 medium density district, to “C-3 LUO” general commercial district with a limited use overlay, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JANUARY 14, 2025

RZ-25-03 Rezoning: 2926 Wood Street

Our Savior Lutheran Church is requesting a rezoning from R-1, single family medium density to C-3 LUO, general commercial with a limited use overlay. This request is for 0.81 acres located at 2926 Wood St.

Lonnie Roberts (Chair): Do I have the proponent for this item?

Danny Burns (Proponent): Yeah, I'm Danny Burns with Horizon Land Surveying, here on behalf of.

Lonnie Roberts: Anything to add to that Mr. Burns?

Danny Burns: No, sir.

Lonnie Roberts: Alright, city planner I'll open up for staff comments.

Derrel Smith (City Planner): Yes sir, again we reviewed it and it does meet all 6 of the rezoning requirements so we would recommend approval with the following conditions: that the proposed site, shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to planning department approval in the future, the site shall comply with all overlay district standards, and the limited use overlay shall limit the following: gas fueling station, billboard advertisement which would be an off-site sign, vehicle repair general and limited, animal care general and limited, and adult entertainment.

Lonnie Roberts: Okay and with this rezoning request is there anyone here to add public comments? If you would please come up to the mic and state your name for the record.

Robert Rubenstein (Public): Yes, my name is Robert Rubenstein, and actually what I'm here for, is I have received a letter, there was 3 of us that received these certified letters, with respect to this rezoning request, and I noticed that I could've called, and did, the planning department for more information.

Lonnie Roberts: Yes.

Robert Rubenstein: So, I called and at first I couldn't get in touch with anybody, so I called back and did manage to talk to someone had asked them some questions which they did not even address, basically in sublimation the conversation went to the point that this young lady and I, I don't remember her name, she said, "Mr. Rubenstein, I suggest that you go to the city council meeting and you just find out more about what is going on. So, that is why I am here, I am here to basically, I own a home, this is a residential neighborhood, my questions tend to go to the point, if this is a non-commercial entity a 501C3, why are they in fact requesting a part of their property to be changed for commercial purposes. I want to know what this is going to be used for, because if in fact the use that they describe is contrary to my opinion, I'm going to voice that obviously and raise objection to it. So, that's why I'm here.

Lonnie Roberts: Okay, Mr. Burns would you like to speak on that issue?

Danny Burns: At this time there is no future plans for the property at the moment, the church is just wanting to rezone that portion as C-3 just for future sell of the property. But right now there is no plans in place for use of the property.

Lonnie Roberts: Yes sir, come back up to the mic.

Robert Rubenstein: Did I hear you say correctly that perhaps, future sell of the property?

Danny Burns: Yes, just that portion.

Robert Rubenstein: Okay, this is my concern, several years ago we were approached by another individual, who wanted also to have their property approved for commercial purposes, there was a group of us that got together and hired an attorney, what happened basically is this property was restricted use, it's still sitting there, nothing is going on with it, it was Jerry Crabs' old house, nothing is going on with that house, I don't know what their plans are, or what have you, now there's another property, the old fire station, which is now a commercial entity. It is an engineering company if I'm not mistaken. Once again, my concern as a resident of that area, I don't want this area to be turning into some type of commercial situation. I mean, that's ridiculous, is it a residential area, is it a commercial area? Which is it? And do we respect the sanctity if you will of those individuals that are living in that area, who I assume plan to live there for quite some time, because I've been in my house for 20-some-odd years. And that is my concern.

Lonnie Roberts: Is there anyone else here tonight to give public comments? If you would please state your name for the record.

Sherri Curtwright (Public): Hello, my name is Sherri Curtwright, I live at 2921 Wood Street. I was looking on the form here that they came and spoke to residents in that area, and that we support this. I have not heard from anyone other than, the certified letter, I received in the mail. There were no notes or anything that said, hey call this number and we'll discuss with you. Also, in that area there are bus stops that children get off buses and have to cross the street to their homes. That intersection there is busy enough already, just from every day, people who live in that neighborhood, making errands, going down to Walmart and various place, adding a commercial space like that, is going to add more traffic to that area. People don't want to stop now as it is. But our children need to cross those roads to get home. That is one of my concerns.

Lonnie Roberts: Okay, thank you for your comments. Anyone else tonight? Okay, I'm going to open up for commissioners. Questions or comments for the applicant or city staff?

Jim Little (Commission): I have a question.

Lonnie Roberts: Go ahead, sir.

Jim Little: You may have already said this Derrel, how does that fit into a future land use? As far as that being commercial property right there?

Derrel Smith: The Land Use Map shows that area as high intensity.

Unable to transcribe

Lonnie Roberts: Go back to the map that shows it on there. Because you can see I noticed yesterday, how much it actually fronts on Parker Road. Though I know a lot of that is drainage, that's just my thoughts on it. Any other questions commissioners? Did that answer all your questions Mr. Little?

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case RZ: 25-03, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, 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 comply with all the overlay district standards.

5. The limited use overlay shall limit the following:
- Gas fueling station
 - Billboard advertisement (Sign, off premises)
 - Vehicle repair (general & limited)
 - Animal care (general & limited)
 - Adult entertainment

The motion was seconded by Mr. Jim Little.

Roll Call Vote:

Aye: 6 – Paul Ford, Dennis Zolper, Jeff Steiling, Kevin Bailey, Jimmy Cooper, & Jim Little

Nay: 0

Absent: 2 – Stephanie Nelson & Monroe Pointer
