

City of Jonesboro City Council
Staff Report – RZ 19-04: 3841 Griggs Avenue Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the City Council on March 19, 2019

REQUEST: To consider a rezoning of one tract of land containing .50 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: George Hamman of Civilogic, 203 Southwest Drive, Jonesboro, AR 72401
 J.K. Kazi, 2904 Phillips Drive. Jonesboro, AR 72401

LOCATION: 3841 Griggs Avenue, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. .50 Acres
Street Frontage: 209 feet along Griggs Avenue
Topography: Predominately Flat
Existing Development: Currently Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential – Houses and vacant land
South	C-3 General Commercial District
East	R-1 Single Family Residential – Vacant land and Houses
West	R-1 Single Family Residential

HISTORY: Vacant Land

ZONING ANALYSIS:

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

COMPREHENSIVE PLAN LAND USE MAP:

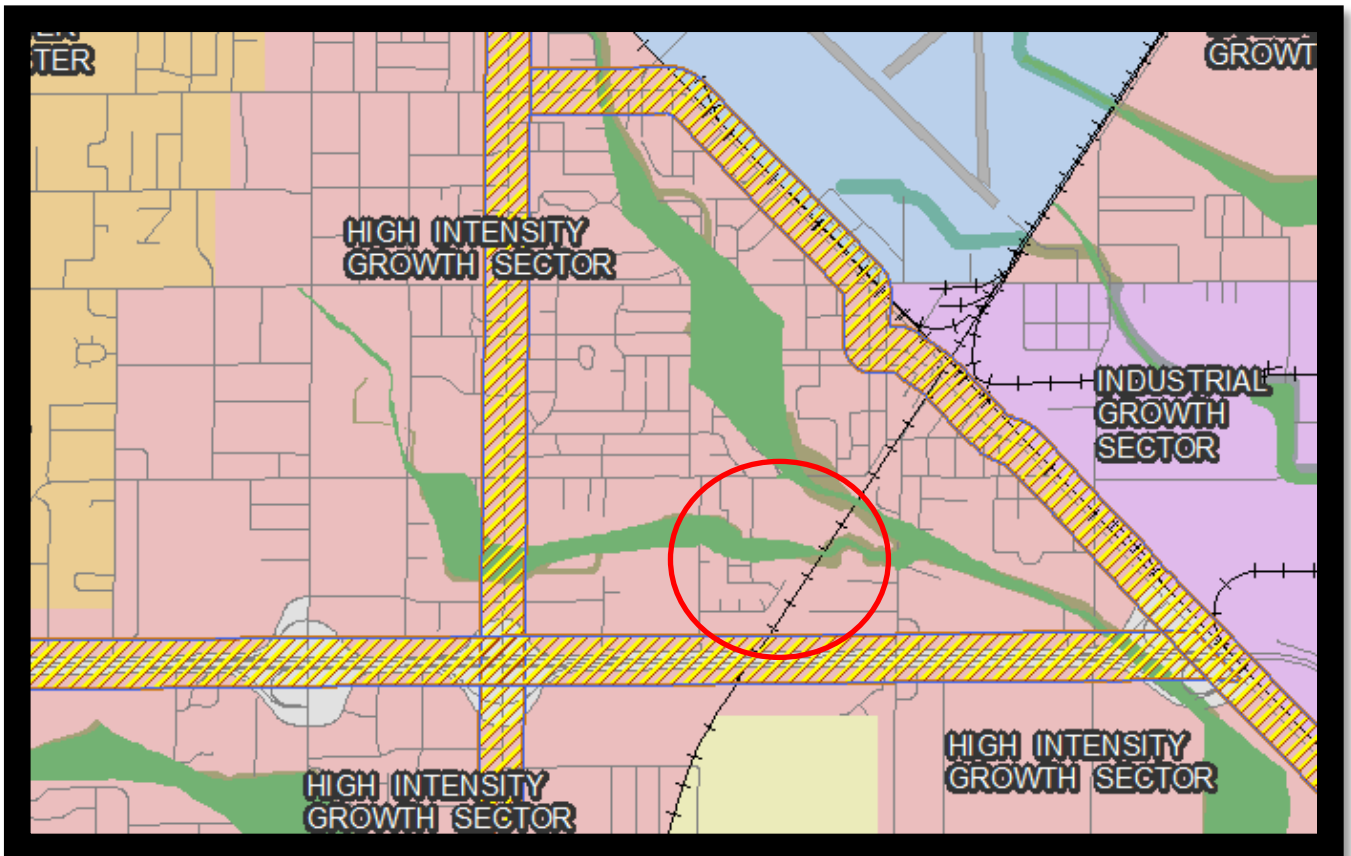
The Current/Future Land Use Map recommends this location as High Intensity Commercial Nodes / High Intensity Growth Sectors with a wide range of land uses is appropriate for this zone. This zone includes Multi-Family to Fast Food to Class A Office Space to Outdoor Display / Highway oriented businesses 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



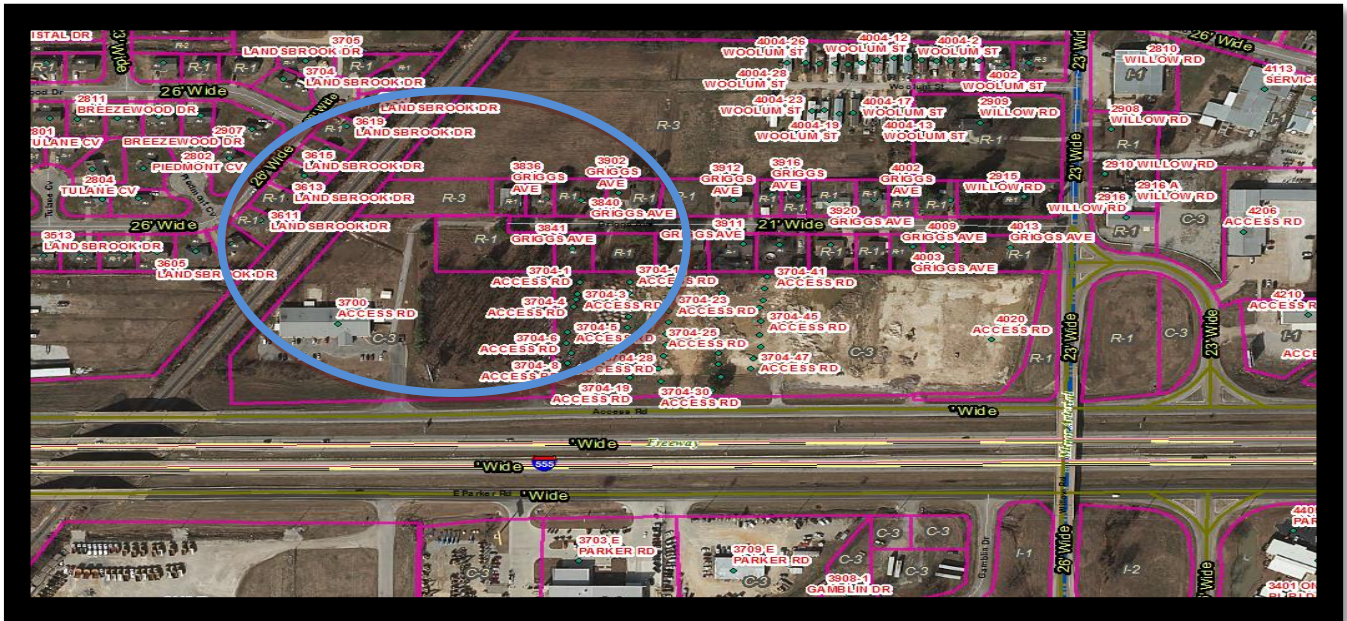
Land Use Map



Master Street Plan/Transportation







The subject property is served by Griggs Avenue. Griggs Avenue on the Master Street Plan is classified as a proposed Local, requiring a 60 ft. right-of-way. 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 are C-3 General Commercial Zoning 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 building a 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 and to the south. The family develops land as hotel sites, and has plans to develop the land to the south as several hotels. The Holiday Inn Express is currently under construction. The owner has been experiencing some material theft and some vandalism on the hotel site and wants to construct a large warehouse type building for material and equipment storage to support the hotel construction.

The owner would like to construct a single warehouse type building containing approximately 9000 sq. ft.

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	Reported no issues.	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	Reported no issues.	
MPO	No issues were reported	
Jets	Reported no issues.	
Utility Companies	Reported no issues.	CWL
Code Enforcement	Reported no issues.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON MARCH 12, 2019

George Hamman of Civilogic on behalf of J.K. Kazi is requesting MAPC approval of a Rezoning from R-1 Single Family Medium Density District to C-3 General Commercial District Limited Use Overlay for .50 acres +/- of land located at 3841 Griggs Avenue.

George Hamman we prepaid the survey and the application for the Kazi's on this. It is a request to go C-3. They been having some theft and vandalism problems on their hotel sites that they are constructing. They want to have a place to store materials and their equipment while their hotel is under construction. They are not opposed at all at having an exterior finish of Brick, Stone or something like that to make the building a lot more attractive than just a medal building. When we talk yesterday that this was also their intent to access that building from the rear. This would be for deliveries, materials and everything. This would be for anything else, because they done want to put any of that traffic on Griggs Street. The Third thing is taller fencing and screening. Of course, we will have to do some landscaping on there. But what we would like to purpose is and asked that you approved so we don't have to go to Board of Zoning Adjustments is allow them to put an 8 ft. fence vinyl coated chain link fence with the metal slats in there so that it will become a visual barrier as well. The fence will be 8 ft. tall.

COMMISSION: JERRY REECE: In reference to Griggs Street, does that commit include construction equipment on Griggs for Ingress and Egress.

APPLICANT: George Hamman stated with the entire frontage that we have along the access road anyway. All the Construction Traffic will come from the Access Road.

COMMISSION: JERRY REECE: You only said materials; I was concerned about Concrete Trucks and things like that.

APPLICANT: George Hamman stated that the Concrete Trucks would come into the Hotel Sites. The Undeveloped Hotel Sites.

PLANNING: DERREL SMITH – DIRECTOR: This also meets five of the six criteria. The Letter D is the one that it does not exactly follow. With that said, we would recommend 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 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. This property is along the I-555 Corridor. This needs to be brick, stone or masonry construction.

- 6. The Limited Use Overlay limitations are:**
- a. Single Building on the Site.**
 - b. Owner-occupied use.**
 - c. No part of the proposed building would be available for tenants.**
 - d. Equipment and material storage only.**
 - e. No industrial uses or noise allowed, aside from maneuvering equipment.**

PUBLIC COMMENTS:

LARRY SIMMS: The only problem I have is the flooding in that area. You may have covered some flooding and flood zone a few minutes ago. All the hotels are being built up here and we are all down here. All the water is coming on the property on the backside of Griggs, which is between Griggs and the Service Road. That is my only concern.

APPLICANT: George Hamman stated that we are following the drainage manual that the Flood Plain requirements are while building the buildings above the base flood elevations. In addition to that, we do have two detention ponds that have become part of this development

ENGINEERING: Michael Morris stated that do not you have a storm water drainage pipe that on the rear between the two hotels.

APPLICANT: George Hamman stated that they do.

ENGINEERING: Michael Morris stated they should catch all the water from the sites and take it to the pond.

CHAIR: Lonnie Roberts asked Mr. Larry Sims if that answered your question as the building are being built, they are going to install the pipe.

PUBLIC: Mr. Kazi explained to Mr. Larry Sims everything.

BOARD: Mr. Lonnie Roberts asked if there are any more public comments.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case: RZ: 19-04, as submitted, to the City Council with the stipulations that were read by the Planning Department along with access being from the Access Road and grant a variance allowing them to put up the 8 ft. fence around the perimeter of the building:

- 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.**
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5. This property is along the I-555 Corridor. This needs to be brick, stone or masonry construction.
6. The Limited Use Overlay limitations are:
 - a. Single Building on the Site.
 - b. Owner-occupied use.
 - c. No part of the proposed building would be available for tenants.
 - d. Equipment and material storage only.
 - e. No industrial uses or noise allowed, aside from maneuvering equipment.
7. All access of the property will be from the Access Road.
8. Grant a variance allowing them to put up an 8 ft. fence around the perimeter of the building.

The MAPC find to rezone property from “R-1” Single Family Residential District to a “C-3” General Commercial District Limited Use Overlay for .50 +/- acres of land. Motion was seconded by Mr. Jim Little.

Roll Call Vote: 7-0, Aye’s: Jim Scurlock; Mary Margaret Jackson; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

Absent: David Handwork

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 19-04 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.
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7. All access of the property will be from the Access Road.
8. Grant a variance allowing them to put up an 8 ft. fence around the perimeter of the building.

Respectfully Submitted for City Council Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 19-04 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.

PICTURES OF LOCATION

