

*City of Jonesboro City Council*  
**Staff Report – RZ 19-24 2311 E. Johnson**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the City Council on January 21, 2020*

**REQUEST:** To consider a rezoning of one tract of land containing 3.17 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.

**APPLICANTS/  
OWNER:** Jo Ann Nalley, 2029 Bridger Road, Jonesboro, AR 72405

**LOCATION:** 2311 E, Johnson, Jonesboro, AR 72401

**SITE  
DESCRIPTION:** **Tract Size:** Approx. 3.17 Acres  
**Street Frontage:** 316 feet along E. Johnson  
**Topography:** Predominately flat with slight hill slope  
**Existing Development:** House

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	C-3 General Commercial District
South	R-1 Single Family Residential – ASU
East	R-1 Single Family Residential – ASU
West	C-3 General Commercial District

**HISTORY:** Home has been there over 25 years.

**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 falls between Arkansas State University land on both sides and as Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the **Moderate Intensity Growth Sector**. Good Building Design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc., may be appropriate. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

**MODERATE INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:**

- Mix of Single Family, Duplexes, Triplexes and Fourplexes
- Neighborhood Retail and Service
- Office Parks
- Smaller Medical Offices
- Libraries, schools, other public facilities
- Senior Living Centers / Nursing Homes
- Community-Serving Retail
- Small Supermarket
- Convenience Store
- Bank
- Barber/Beauty Shop
- Farmers Market
- Pocket Park

**DENSITY:** *1/5 TO 1/3 Acre Lots for Single Family*

*No More than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development.*

**HEIGHT:** *4 Stories*

**TRAFFIC:** *Approximately 300 peak hour trips (Commercial Only)*

**EXAMPLES:**



Fig. 13: Example Moderate Intense Type- Retail Service



Fig. 14: Example Moderate Intense Type- Retail Service



Fig. 15: Example Moderate Intense Type- Small Lot Res.



Fig. 16: Example Moderate Intense Type- Retail Service



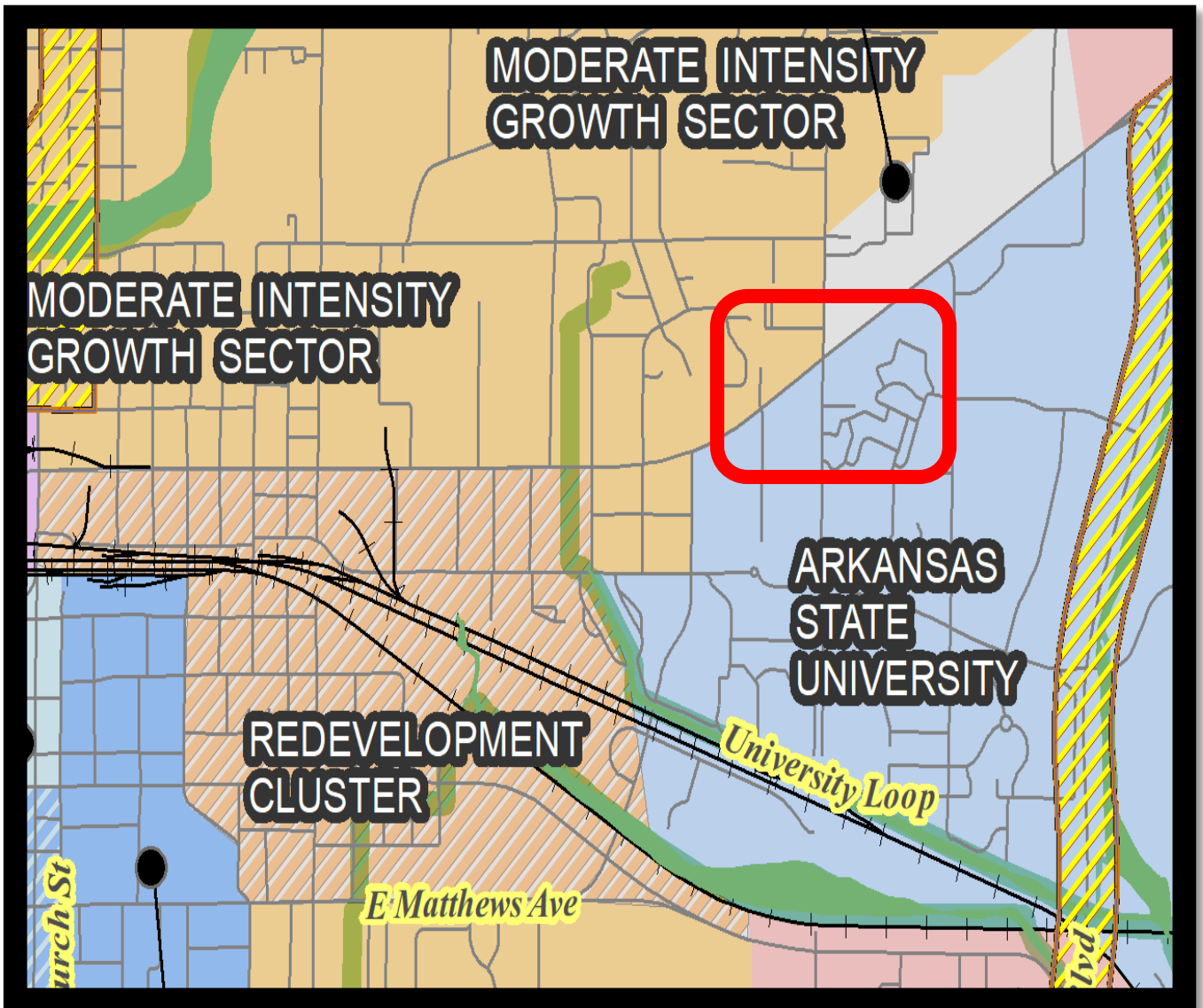
**Fig. 10: Example Moderate Intense Type-Nursing Home**



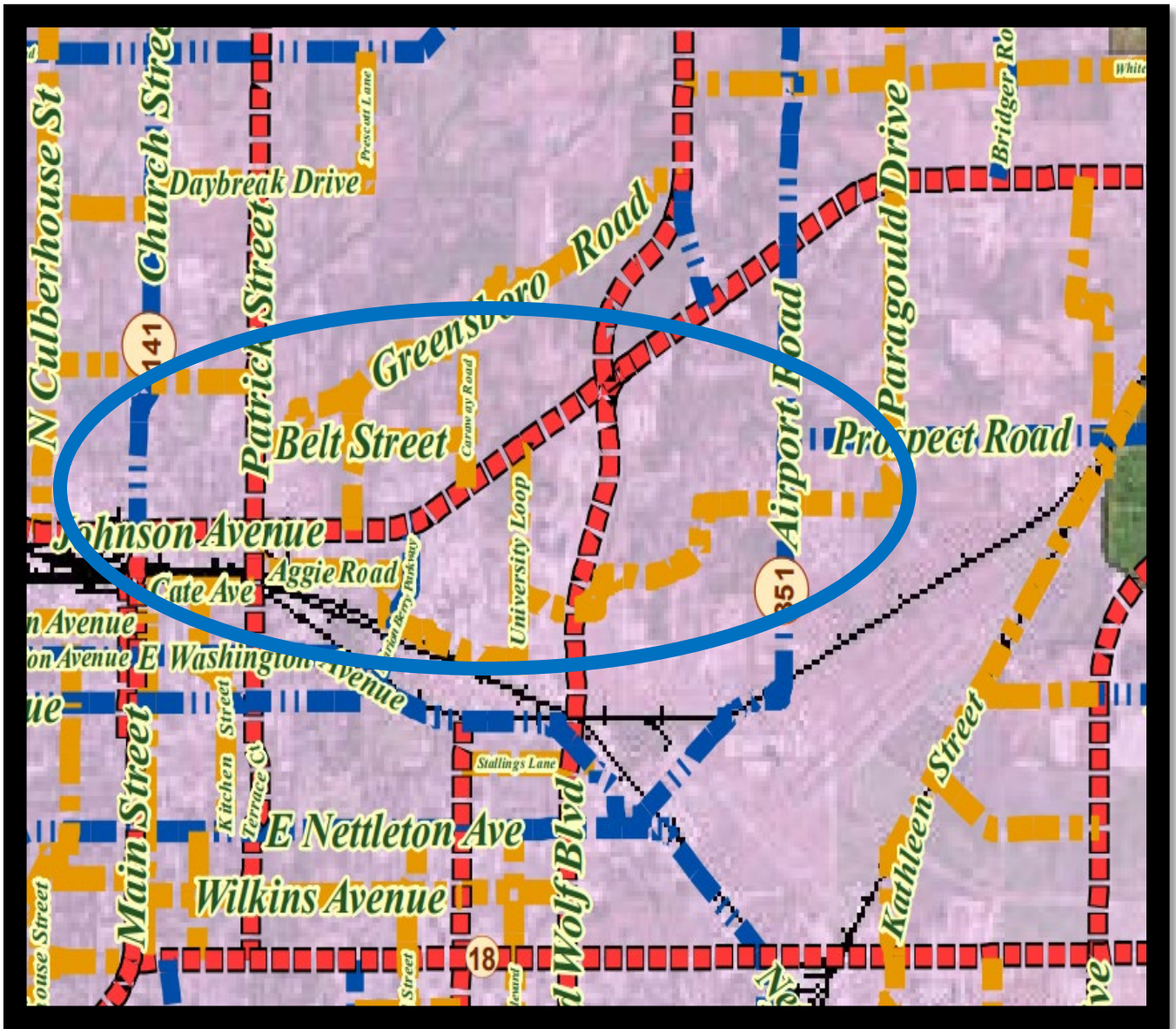
**Fig. 11: Example Moderate Intense Type- Retail Service**



**Fig. 12: Moderate Intense Type- Retail/Office**



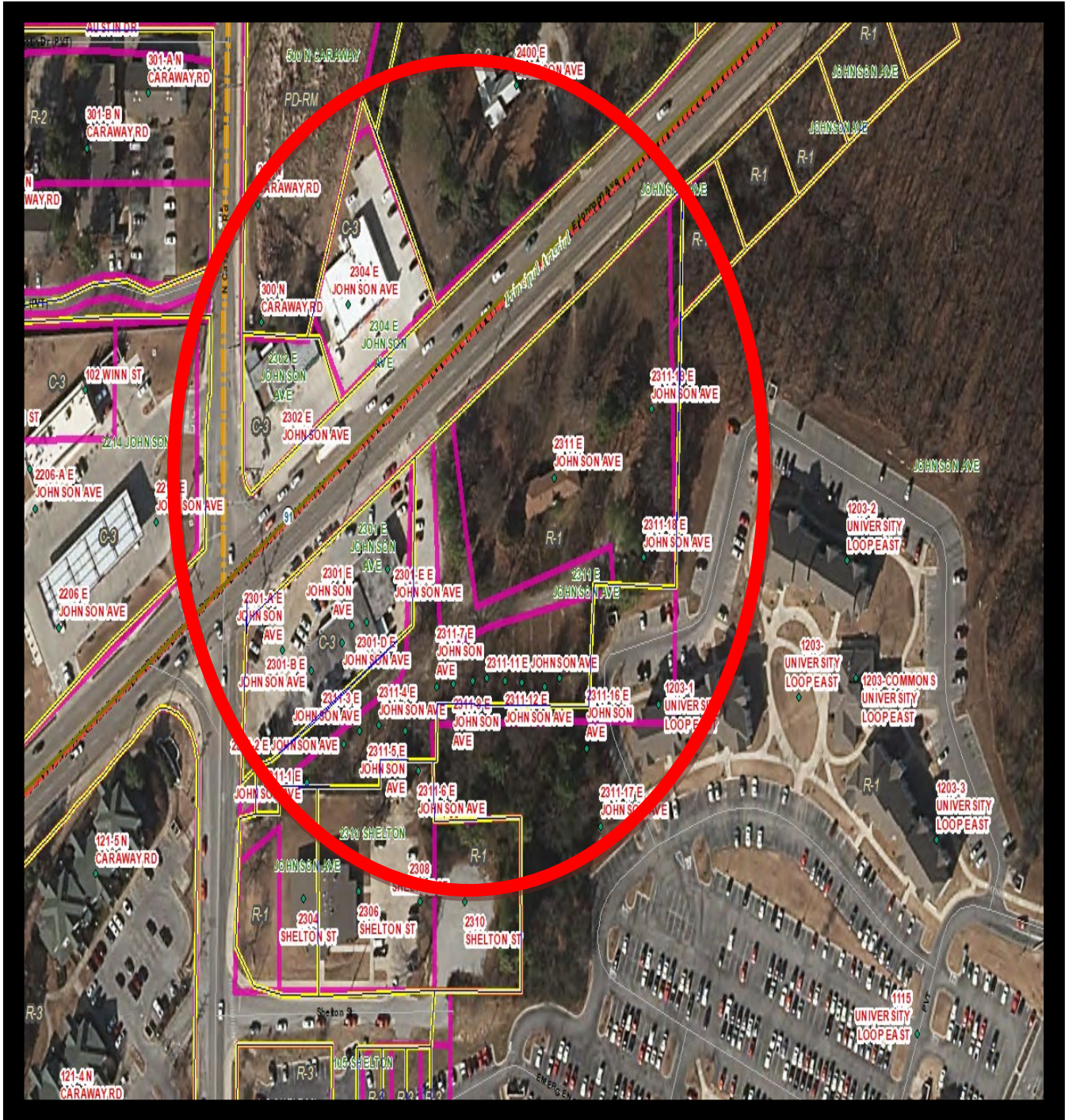
# MASTER STREET PLAN/TRANSPORTATION



*Master Street Plan Map*

## Master Street Plan/Transportation







The subject property is served by E. Johnson Avenue. E. Johnson Avenue on the Master Street Plan is classified a Principal Arterial. Principal Arterials provide both long distance connections through the urban areas 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.



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 Moderate Intensity Growth Sector and lies in the Overlay District.	
(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 not develop as Commercial. There is a single-family home on this lot. This house has been vacant for four years.	
(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. Commercial and Industrial is on all sides of this 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 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 wants to rezone the property to sale it as Commercial. The house has been vacant for four years.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already Commercial Businesses located in the area.

## 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 JANUARY 14, 2020**  
\*\*\*\*\*

**JoAnn Nalley is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to C-3 General Commercial District for 3.17 Acres +/- of land located at 2311 E Johnson.**

**APPLICANT: JoAnn Nalley stated several years ago she came to a meeting with the city about land use. She stated at the time she noticed the property in the city plan to be C-3. Recently, she found that it is actually R-1. She stated she is requesting the property be rezoned to C-3.**

**COMMISSION: Lonnie Roberts Jr. asked for staff comments.**

**STAFF: Derrel Smith stated they have reviewed it and it does meet five checklist requirements. It does not meet D, as there is a single-family home on the property. He stated they would recommend approval with the following stipulations:**

- 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. 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 of this property.**

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

**PUBLIC: Beverly Parker stated she is not here to oppose this particular rezoning. She stated if you go down Johnson Avenue from downtown to Brookland, this is the last plot with beautiful trees on both sides of the street. She is asking the owner if there is the possibility of preserving some of these trees. She stated we keep talking about quality of life, but we do not think of all of the things that go into quality of life. This is a beautiful piece of land and part of the entry into the city. She stated she would ask that there be some consideration given to that.**

**PUBLIC: David Handwork stated he is recusing himself from this vote. He is an employee of Arkansas State University and this property is adjacent to the residential part of campus. He stated speaking on behalf of the University; they are very supportive of it being rezoned to commercial development. He stated there are some uses that they would request not be allowed through a limited use overlay on this rezoning. They would request consideration of limiting adult entertainment, agriculture, pawn shop, marijuana dispensary, cemetery, and hotel/motel. He stated they realize there is no intent by the current owners to compromise the safety and integrity of the university. However, in 10, 15, 20, 30, 50 years from now we would want to maintain that there is a commercial development there that is safe and brings quality of life to the university.**



**PUBLIC:** Jerry Allison stated Arkansas State already has agriculture and animals. It also has a hotel/motel. He stated they are not for anything like adult entertainment. He also stated they are putting a damper on them being able to sell the land. He stated it was already supposed to be C-3 and it just was overlooked. He asked that they pass it as C-3 without stipulations.

**BOARD:** Mr. Lonnie Roberts asked if there are any more public comments. There was none.

**COMMISSION:** Lonnie Roberts Jr. asked for commissioner comments and questions.

**COMMISSION:** Mary Margaret Jackson asked if there are any other tracts of land in the area that have not been rezoned. She asked how this got left out.

**STAFF:** Derrel Smith stated this is shown as commercial on the land use plan. That does not change the zoning. It is up to the individual owner to come in and ask for the zoning change.

**COMMISSION ACTION:**

**Mr. Jerry Reece made a motion to approve Case: RZ: 19-24, as submitted, to the City Council with the stipulations that were read by the Planning Department:**

- 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. 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 of this property.**

**The MAPC find to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District for the 3.17 +/- acres of land. Motion was seconded by Mr. Dennis Zolper.**

**Roll Call Vote: 6-1,**

**Aye’s: 6 -- Jim Scurlock; David Handwork; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper**

**Nay’s: Mary Margaret Jackson**

\*\*\*\*\*

**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 19-24 a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District; 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.
3. Any change of use shall be subject to Planning Department 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 of this property.

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

\*\*\*\*\*

**Sample Motion:**

I move that we place Case: RZ 19-24 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 will be compatible and suitable with the zoning, uses, and character of the surrounding area.

# PICTURES OF LOCATION

