

City of Jonesboro City Council
Staff Report – RZ 12-07: 1925 S. Main Street
Huntington Building - 900 W. Monroe
For Consideration by the Council on May 15, 2012

- REQUEST:** To consider a rezoning of a parcel of land containing 0.15 acres more or less
- PURPOSE:** A request to consider recommendation to Council for a rezoning from R-2 Low Density Multi-Family Residential District to “C-3” General Commercial, as approved by the MAPC on May 8, 2012.
- APPLICANT/OWNER:** Southern Bank, 531 Vine Street, Pine Bluff, MO 63901
- LOCATION:** 1925 S. Main Street, Northwest Corner of Highland Dr. & Main Street
- SITE DESCRIPTION:** Tract Size: Approx. 0.15 acres
Frontage: None
Topography: Flat
Existing Development: Former JHS Property- Parking/grass area.
- | SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|-------------|--------------------------|
| North: | R-2 | Jonesboro High School |
| South: | C-3 | Bennetts Nursery |
| East: | C-3 | Vacant Exxon Gas Station |
| West: | R-2 | Jonesboro High School |
- HISTORY:** None
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Public, Semi-Public, Institutional (High School). The proposed rezoning is inconsistent with the adopted Land Use Map. However, the area petition for rezoning is part of a land previously purchased to allow additional acreage for building setbacks on an existing C-3 property. A Land Use Map revision is necessary and is advised.

Approval Criteria- 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:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (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
- (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.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is served indirectly off Main Street and Highland Drive: The acreage to be rezoned has no frontage on Main Street (See attached Rezoning Plat).

Zoning Code Compliance Review:

The applicant is requesting a change to C-3 General Commercial, to allow for future improvement of a vacant gas station property. The existing structure will be removed. A concept plan layout is submitted and attached, but was not required for the proposed rezoning. Administrative Staff will be responsible for coordinating, reviewing and approving any site plans in the future for the primary property to be consolidated with the subject acreage.

MAPC Record of Proceedings- Public Hearing Held May 8, 2012:

Applicant: Attorney Chris Gardner, on behalf of Southern Bank; represented at the meeting was Mr. Lindy Smith, Regional President of Jonesboro Southern Bank and the Project Engineer from Smith & Co. Engineering from Popular Bluff.

Mr. Gardner gave background information about the site- Noting that this is an oddity and different from what the MAPC is accustomed to. Southern Bank acquired the property on the northwest corner of Highland and Main St., which was the old Exxon Gas Station. The land has been vacant for 3 years. The parcel is zoned C-3 General Commercial and in the course of discussion with Jonesboro High School about their plans for a bank, they established a mutual agreement (between the school and the bank).

Mr. Gardner: Jonesboro School District wanted a piece of the main tract to the south and west that frontage on Highland Drive, across from Bennett's in exchange of the swapped property. They agreed to swap property with the school district, who gave up land zoned R-2, which has underground tanks within the school district property. The land swap benefited the school district. The tract conveyed from the school district to Southern Bank allows them to reconfigure the lot to put a teller drive-thru with the bank branch to comply with setbacks. Mr. Garner added that Jonesboro School District gave a support letter today for this zoning application. Southern Bank will remove the tanks and the school district didn't want to incur the costs of Rezoning, which is consistent with the main tract.

Staff: Mr. Spriggs gave staff summary comments. The Land Use Map recommends this location as Public, Semi-Public, Institutional (High School), and the proposed rezoning is inconsistent with the adopted Land Use Map. The area within the rezoning is part of a land previously purchased to allow additional acreage for building setbacks on an existing C-3 property. A Land Use Map revision is necessary and is advised.

Mr. Spriggs: Staff has no issues with the request. The tract being rezoned has no frontage on public right of way. The site plan will be reviewed and approved administratively. Utility reviews will be coordinated. Staff recommends approval of this petition which will provide for clarity on the Zoning Map.

Public Input: No opposition was present.

MAPC ACTION:

Motion was made by Mr. Scurlock to place Case: RZ-12-07 on the floor for consideration and for recommendation of approval to City Council for a rezoning from R-2 to "C-3" General Commercial as presented. Motion was seconded by Ms. Nix.

Roll Call Vote: Roll Call Vote: Mr. Scurlock- Aye; Mr. Tomlinson- Aye; Mr. Dover- Aye; Ms. Nix- Aye; Ms. Elmore- Aye; Mr. Hoelscher- Aye; Mr. Kelton- Aye; Mr. Reece- Aye.

8-0 Measure Passed.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Southern Bank should be evaluated based on the above observations and criteria, of Case RZ 12-07 noted above, a request to rezone property from “R-2” to C-3 General Commercial, and is hereby recommended for approval to City Council.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking South from property.



View looking Northeast towards Subject Property



View looking East along Highland Dr. towards existing Exxon Building



View looking west towards subject property