



*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ 10-13: 5205 E. Johnson Ave.  
Huntington Building - 900 W. Monroe  
For Consideration by the Commission on August 10, 2010*

**REQUEST:** A recommendation by MAPC to rezone property containing 2.73 acres more or less.

**PURPOSE:** To rezone a tract of land from R-1 Single Family to C-4 L.U.O. Commercial with a list of permitted use (See Findings Section).

**APPLICANT/  
OWNER:** Border Properties, LLC, P.O. Box 59, Jonesboro, AR 72403

**LOCATION:** 5205 E. Johnson Ave. (West of Oriole Dr.), Jonesboro, AR

**SITE  
DESCRIPTION:** Tract Size: 2.73 Acres (118,918.8 sq. ft.)  
Frontage: 435.85 ft. frontage on Hwy 49 N.; 156.81 ft. on Oriole Dr.  
Topography: Predominately Flat  
Existing Developmt: Residence & Shop Building

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Undeveloped
South:	R-1	Single Family
East:	C-4 LUO	Undeveloped Neighborhd Commercial
West:	R-1 Single Family	Commercial

**HISTORY:** None.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as Planned Mixed Use Area.

Typically, PMUA is a campus-style planned development with multiple uses that are created in separate buildings or within single buildings, sharing a common image and circulation system. The Planned Mixed Use Area is typically located on major arterial streets; where the infrastructure is preexisting or is planned as part of a proposed development. Access management shall be a major priority; consolidated curb-cuts shall be promoted.

**Components:** The intent of the PMUA is to promote a mix of uses and to discourage single use, and the composition shall be reviewed on a case by case basis by the Metropolitan Planning Commission.

PMUA promotes innovative neighborhood themes having housing choices that will stand the test of time in terms of construction and architectural standards as well as first-class management and maintenance. Consistency is determined with the current proposed change in the zoning to “C-3” L.U.O. if designed in

an orderly fashion taking into account surrounding residential in terms of buffer and screening and incompatible uses are excluded under a limited use overlay or planned district development.

**Master Street Plan Review:**

The proposed site is located along E. Johnson Ave. which is proposed as a Principal Arterial on the most current Jonesboro Master Street Plan.

**Approval Criteria- Section 14.44.05, (5a-g) - 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.



Aerial Map/ Vicinity Map

**Findings:**

The applicant has requested a C-4 LUO Rezoning for the said property. This area of the City has gained much attention in terms of future planning and has been highlighted as a major growth area. Careful planning of access is a must. Access management policies are advised by staff in order to promote good planning; therefore, multiple curb-cuts should be discouraged.

A lighting plan should be required to demonstrate compliance with the zoning ordinance during the permit process. This will allow for controls and assurance that will protect the abutting residential property to the south. Site access should be implemented with care and cross access easement should be provided to the east property line.

The applicant requests a change in Zoning from R-1 Single Family to **C-4 Limited Use Overlay including the following uses:**

- |  |                               |
|--|-------------------------------|
| <b>Animal Care, Limited</b>            | <b>Government Service</b>     |
| <b>Automated Teller Machine</b>        | <b>Medical Service/Office</b> |
| <b>Bank or Financial Institution</b>   | <b>Office, General</b>        |
| <b>Car Wash</b>                        | <b>Post Office</b>            |
| <b>Church</b>                          | <b>Restaurant, Fast Food</b>  |
| <b>Convenience Store</b>               | <b>Restaurant, General</b>    |
| <b>Day Care, Limited (Family Home)</b> | <b>Retail, Service</b>        |
| <b>Day Care, General</b>               | <b>Safety Services</b>        |
| <b>Funeral Home</b>                    | <b>Utility, Minor</b>         |

**Conclusion**

The Planning Staff has reviewed the request and all issues regarding impacts on the surrounding area have been considered. Staff recommends approval by the MAPC to Council with a change from R-1 Single Family Residential to C-4 LUO Neighborhood Commercial District with the following stipulations:

1. THE LIMITED USE SHALL INCLUDE ONLY THE FOLLOWING:

- |  |                               |
|--|-------------------------------|
| <b>Animal Care, Limited</b>            | <b>Government Service</b>     |
| <b>Automated Teller Machine</b>        | <b>Medical Service/Office</b> |
| <b>Bank or Financial Institution</b>   | <b>Office, General</b>        |
| <b>Car Wash</b>                        | <b>Post Office</b>            |
| <b>Church</b>                          | <b>Restaurant, Fast Food</b>  |
| <b>Convenience Store</b>               | <b>Restaurant, General</b>    |
| <b>Day Care, Limited (Family Home)</b> | <b>Retail, Service</b>        |
| <b>Day Care, General</b>               | <b>Safety Services</b>        |
| <b>Funeral Home</b>                    | <b>Utility, Minor</b>         |

2. That all site plans be approved by the Planning Commission with access easement management included on individual site plans with cross access easements. No new work shall commence prior to Final site Plan review and approval by the MAPC.

3. A lighting plan and landscaping plan shall be submitted to the MAPC, including a 20 ft. landscape buffer where the site abuts existing residential uses.

4. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.

5. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all city, state and local agencies shall be satisfied.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP  
Planning Director  
Planning & Zoning Department

# Site Photographs



View of property east of the subject site.



View looking southwest towards site



View looking East along Johnson Ave./Hwy 49.



View looking West along Johnson Ave./Hwy 49.



View looking East of rear property from Oriole Dr.



View looking East of abutting property (to the South).



View looking North of Oriole Dr.



View looking east of frontage along Oriole Dr. and Johnson Ave.



View looking east of frontage along Oriole Dr. and Johnson Ave.