

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-05, Stadium and Caraway
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on April, 11 2023

REQUEST: To consider a rezoning of one tract of land containing 1.21 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Low Density to “C-3 LUO” General Commercial District with a Limited Use Overlay.

APPLICANT: Wescott Enterprises, LLC. PO Box 1248, Jonesboro AR 72403

OWNER: Same

LOCATION: Intersection of Stadium and Caraway – Parcel# 01-134093-00700

SITE

DESCRIPTION: **Tract Size:** Approx. 1.21 Acres

Street Frontage: Approx. 388 ft. on Caraway and 539 ft. on Stadium

Existing Development: Vacant

SURROUNDING CONDITIONS:

| ZONE | LAND USE |
|-------|-------------------|
| North | C-3 LUO - Vacant |
| South | R-1 – Residential |
| East | R-1 – Residential |
| West | R-1 – Vacant |

HISTORY: Property has never been developed.

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. 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.

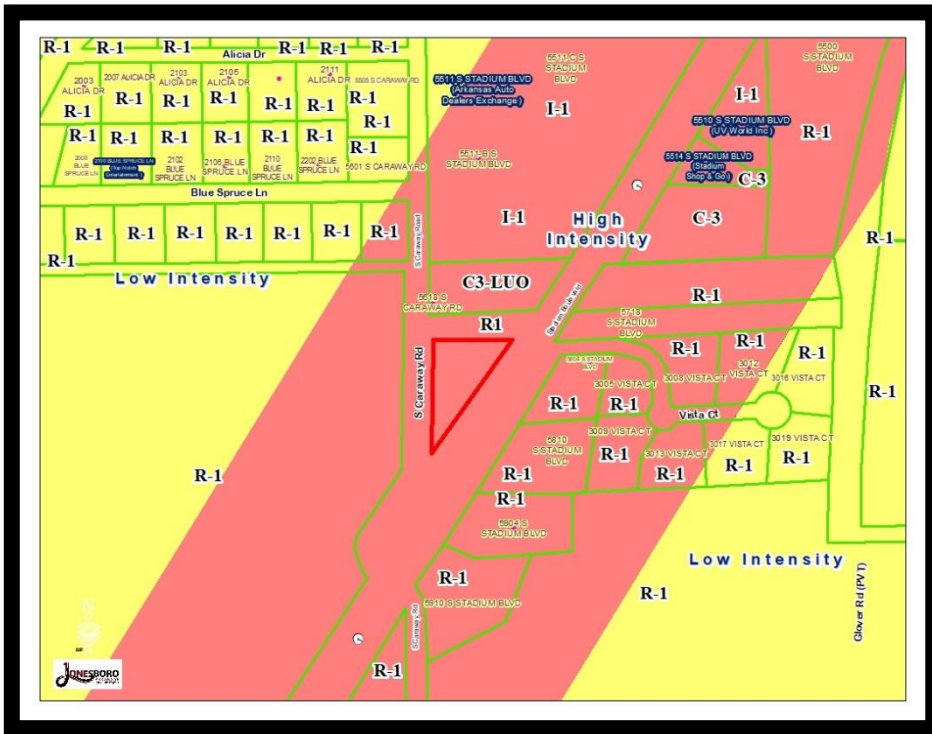
Typical Land Uses:

- 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

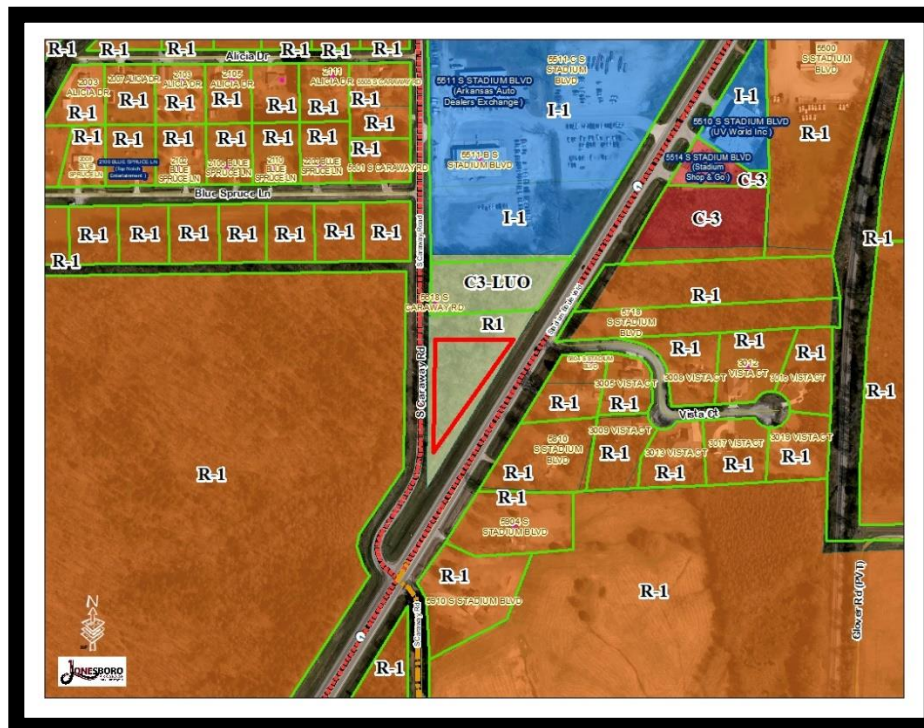
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

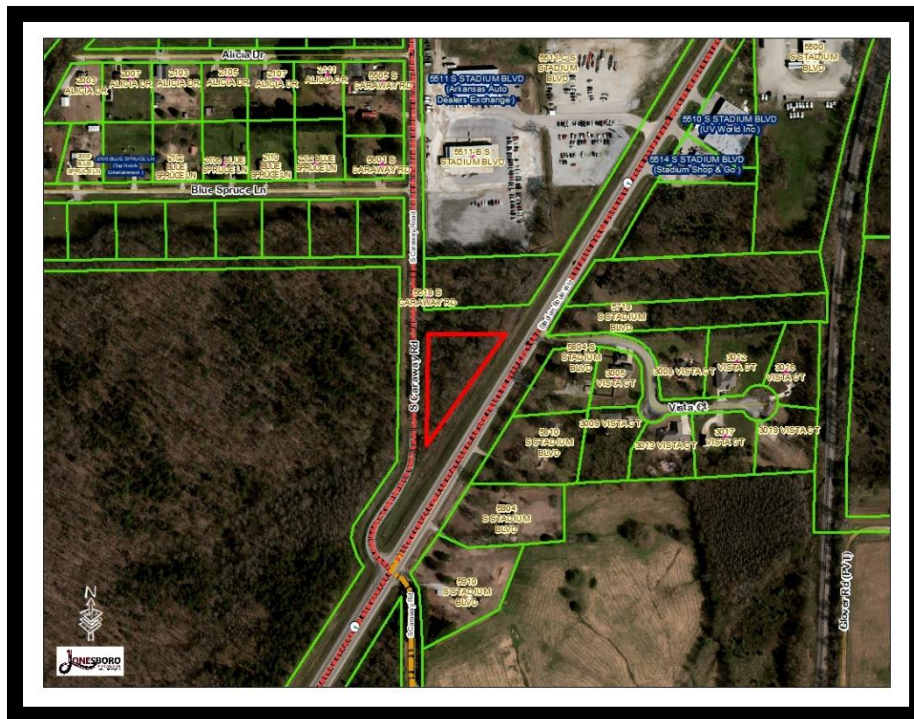
Master Street Plan/Transportation

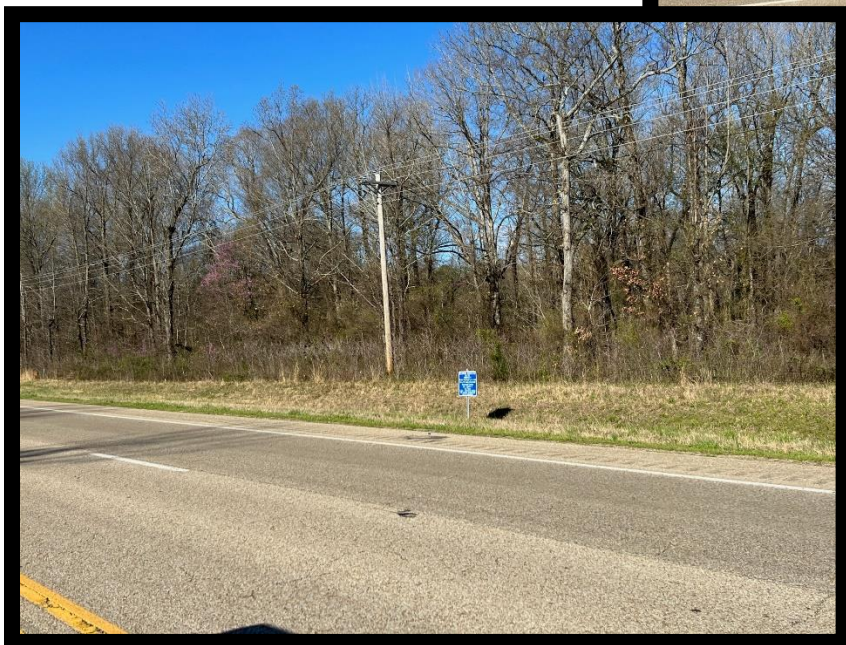
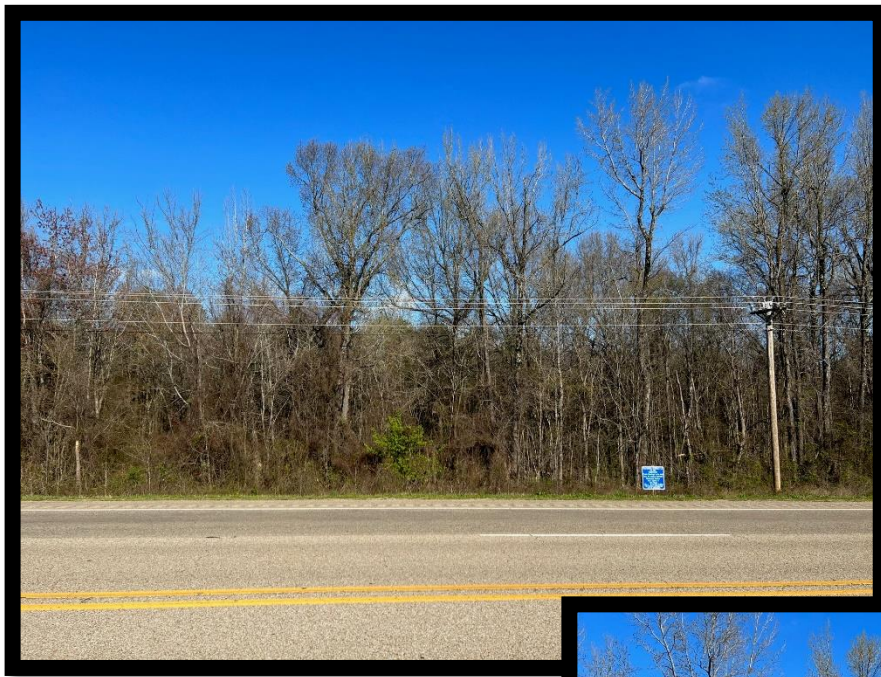
The subject property is served by Wimpy Lane, the Master Street Plan classifies this road as a **Principal Arterial**.

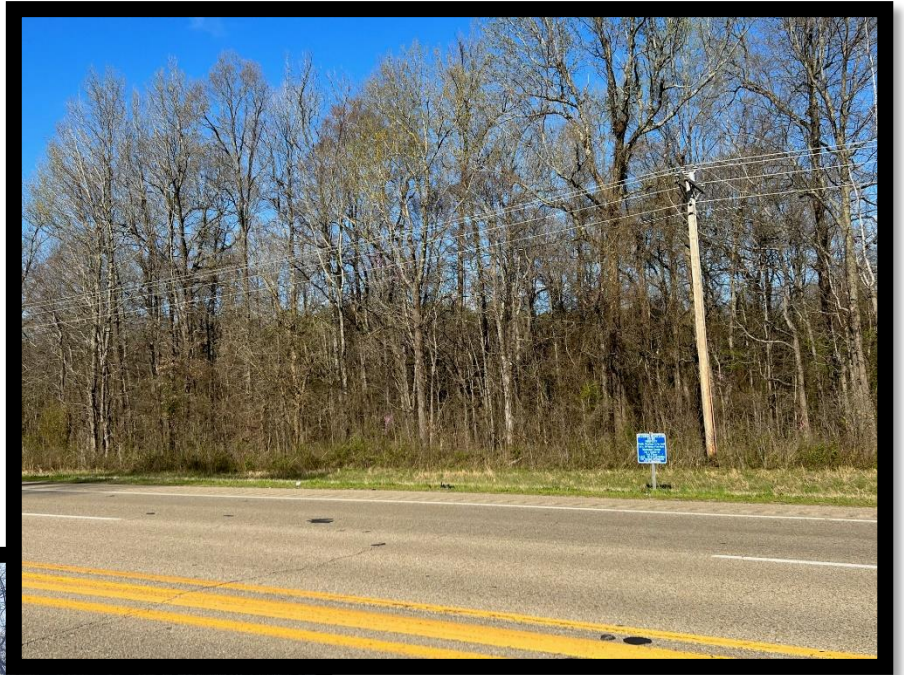
Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

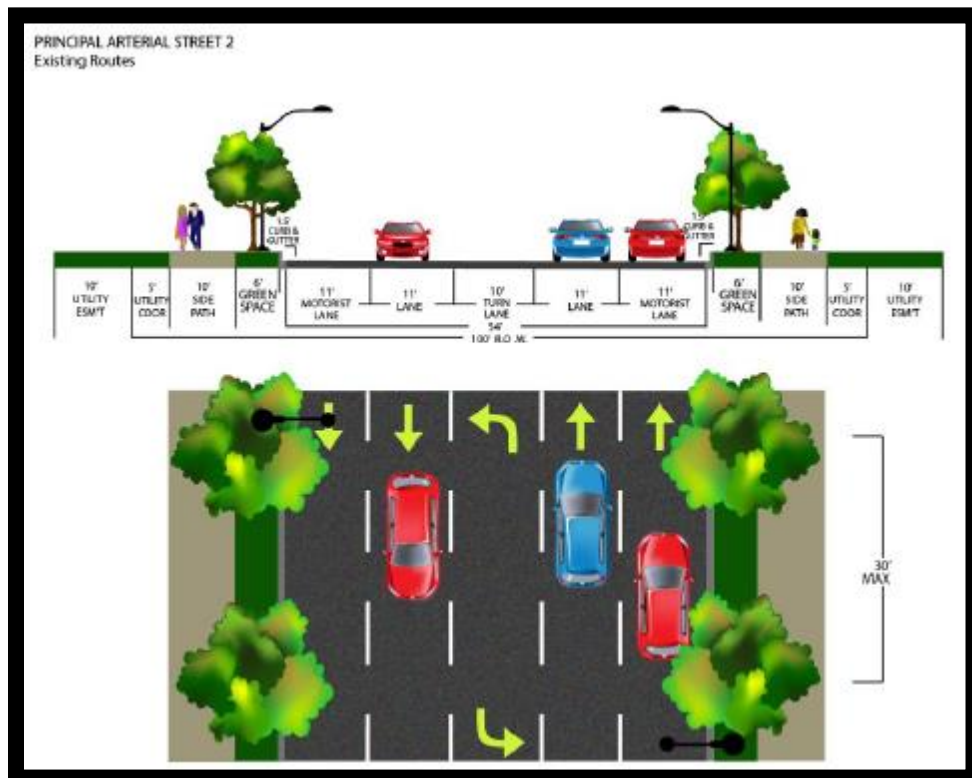
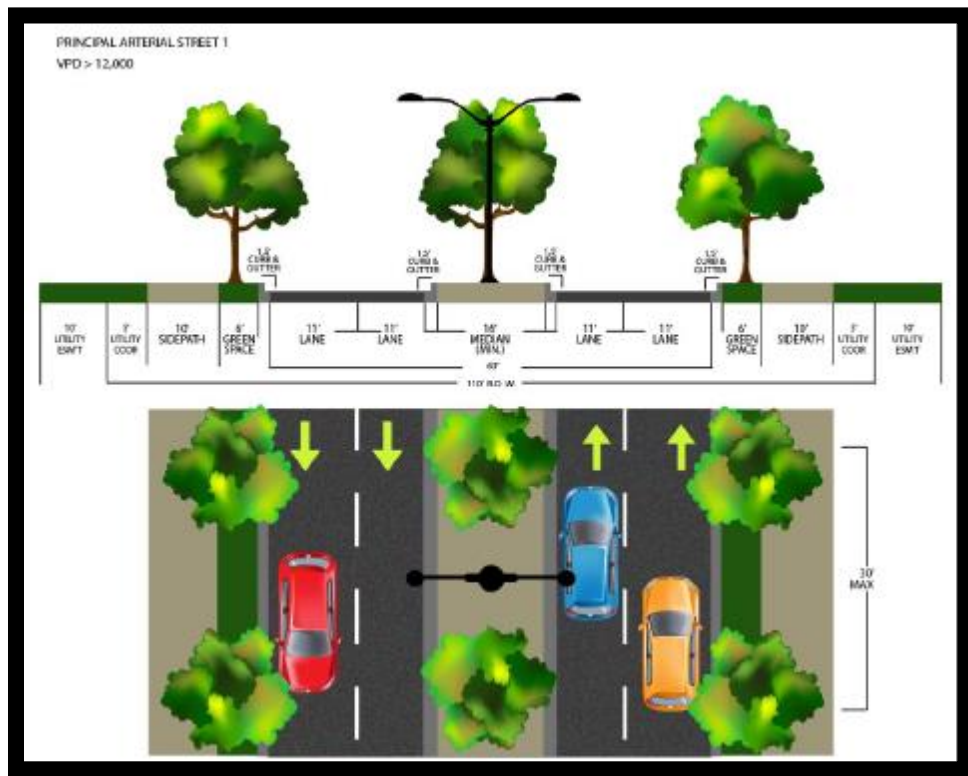
DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).













Principal Arterials



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 is 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 not achieved with this rezoning considering the surrounding area is predominantly residential. |  |
| (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 as 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 if rezoned to commercial. |  |
| (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 commercial and industrial uses currently exist near this area. |  |

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as R-1, Single-Family Low Density. The applicant is applying for a Rezoning to allow for commercial use, restricting RV parks.

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 subject parcel, should be evaluated based on the above observations and criteria of Case RZ 23-05 a request to rezone property from “R-1” Single-Family Low Density to “C-3 LUO” General Commercial with a Limited Use Overlay; the following conditions are recommend:

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 Limited Use Overlay shall prohibit:
 - Recreational vehicle parks

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

Sample Motion:

I move that we place Case: RZ 23-05 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 Low Density to “C-3 LUO” General Commercial 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 APRIL 11, 2023

Wescott Enterprises, LLC is requesting MAPC approval for a rezoning from R-1, single-family medium density, to C-3 LUO, general commercial with a limited use overlay restricting RV parks. The property is 1.21 +/- acres and located north of the intersection of S. Caraway and Stadium Blvd. (Parcel # 01-134093-00700)

Wes Thornton (Proponent): My name is Wes Thornton, co-owner of the property.

Lonnie Roberts (Commission): Okay, and you're seeking a re-zone from as we stated. Do you have anything else to add at this time?

Wes Thornton: No sir, just, we own the 1.55 acres just to the North toward the auto auction and we just re-zoned it to C-3 LUO restricting RV Parks. So, our desire is to re-zone the other the same.

Lonnie Roberts: Okay, City Planner do you have staff comments on this one?

Derrel Smith (Staff): Yes, sir, we do. We've reviewed it and would recommend approval with the following stipulations

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.
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Lonnie Roberts: So with this big rezoning request is there anyone who would like to make public comments?

Nancy Coleman: Hello everyone, my name is Nancy Coleman, and I live at 5904 Stadium which is directly across from the lower triangle of the property that we're discussing. My husband and I moved to this home 24 years ago with our intention to be here the rest of our lives. We live in a very serene park-like setting and, except for the flow of traffic, it's really a beautiful spot. We are not only concerned about how far into the lower part of that triangle the RV's will be located, but they're going to build up the drainage, or they'll have to. It floods really badly there when it rains.

Lonnie Roberts: I do want to say this as well, because I misunderstood this yesterday, but it's actually restricted from being an RV park. I assumed the same thing as well yesterday.

Nancy Coleman: Oh, okay, then can I ask what it may be possibly used for?

Lonnie Roberts: I think at this point, we can't ask that, if he's willing to offer up the information. But if I understood from the pre-meeting, you're just looking for a general rezoning with no plan at this point that we've seen on the table.

Nancy Coleman: Okay, there is a large concrete drainage that goes from our property under the highway to that lower level property and I'm just wondering if that is raised up, which it would need to be, and we thought it would never be sold or be used because it is so low. I think someone tried to put a mobile home there once and they just couldn't stay there. So if that's raised up will it backflow into our property? That would be a concern we would have. And we would hope whoever does that would not be able to harm our land in the process.

Michael Morris (Staff): Once again, this is the same thing as earlier. Whatever they develop they have to, our storm water drainage manual states that you can't cause or harm or increase the storm water on adjacent properties. So, whatever they do, they'll have to mitigate. So if it's extending the pipes or put more fill in it, they'll have to build a detention pond or whatever. That's all under the storm water regulation that we have. So that's something I'll review once it comes through, whatever is on that lot.

Nancy Coleman: So we can feel fairly certain that it will not affect our property.

Michael Morris: That is correct. That's what I do. That's what I do for the City.

Nancy Coleman: Alright, well, excuse me for the confusion about the RV Park.

Lonnie Roberts: I misunderstood the same thing yesterday.

Nancy Coleman: Okay, well thank you very much.

Lonnie Roberts: Commissioners at this time do you have any questions of the City staff or the applicant? Anyone ready with a motion?

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 23-05, 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 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 Limited Use Overlay shall prohibit:
 - Recreational vehicle park

The motion was seconded by Mr. Jim Little.

Roll Call Vote:

Aye: 8 – Paul Ford, Jimmy Cooper, Jim Little, Dennis Zolper, Stephanie Nelson, Jeff Steiling, Kevin Bailey, & Monroe Pointer

Nay: 0
