

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 22-10 4913 East Johnson Ave
Municipal Center - 300 S. Church St.
For Consideration by the Commission on June 14th, 2022

REQUEST: To consider a rezoning of one tract of land containing 0.79 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “C-3” General Commercial District.

**APPLICANTS/
OWNER:** Hall Premier Development, LLC

LOCATION: 4913 East Johnson Ave.

**SITE
DESCRIPTION:** **Tract Size:** Approx. 0.79 Acres
Street Frontage: 125 ft. along East Johnson Ave
Topography: Predominately flat
Existing Development: Undeveloped

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial LUO & R-1 Single Family Residential
South	C-3 General Commercial & R-1 Single Family Residential
East	R-1 Single Family Residential
West	C-3 General Commercial

HISTORY: No sign of ever being 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 **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.

High Intensity Recommended Use Types Include:

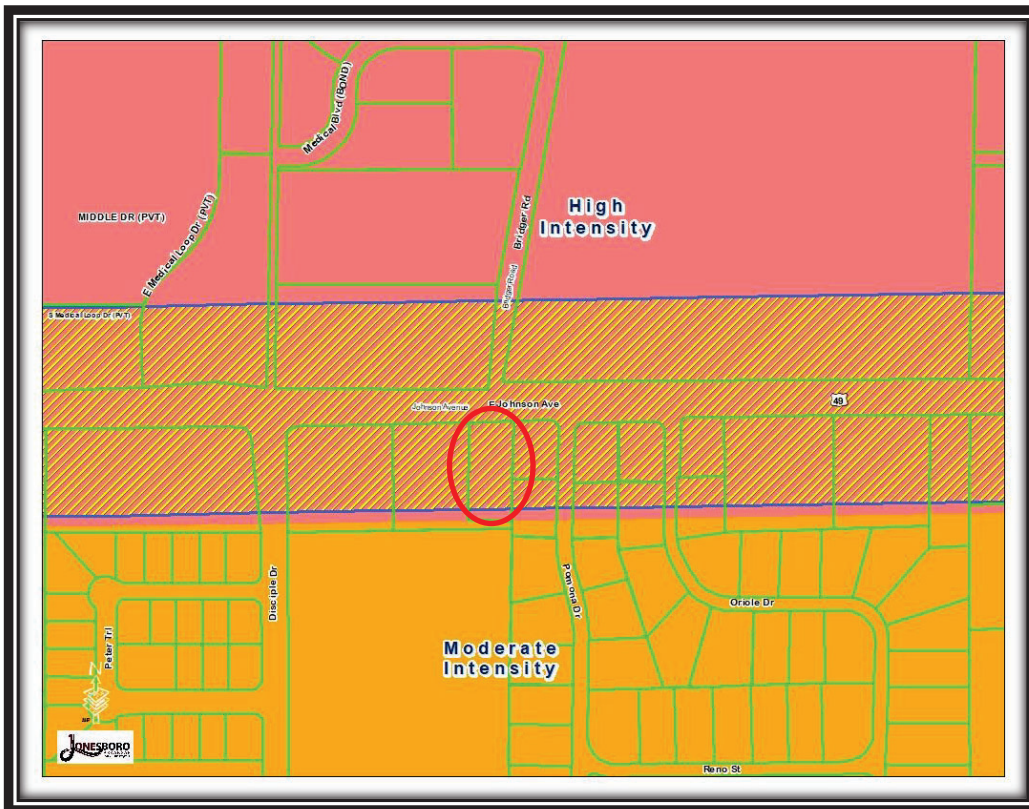
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

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

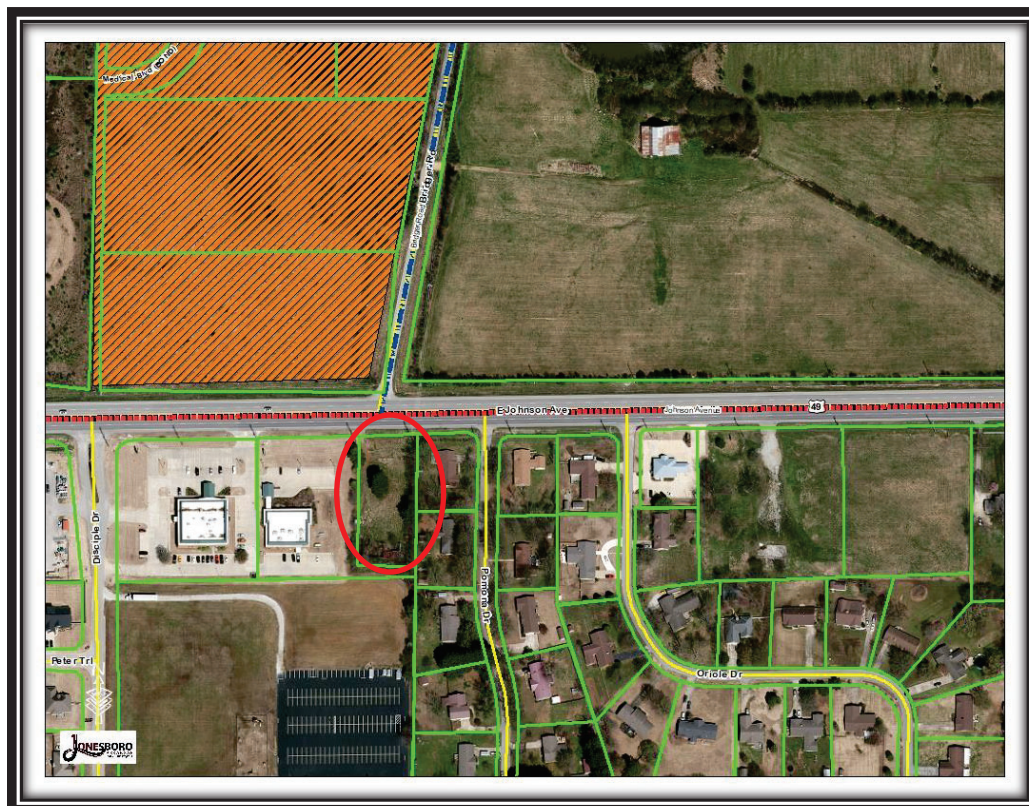
Height: 150 feet

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





Land Use Plan



Master Street Plan

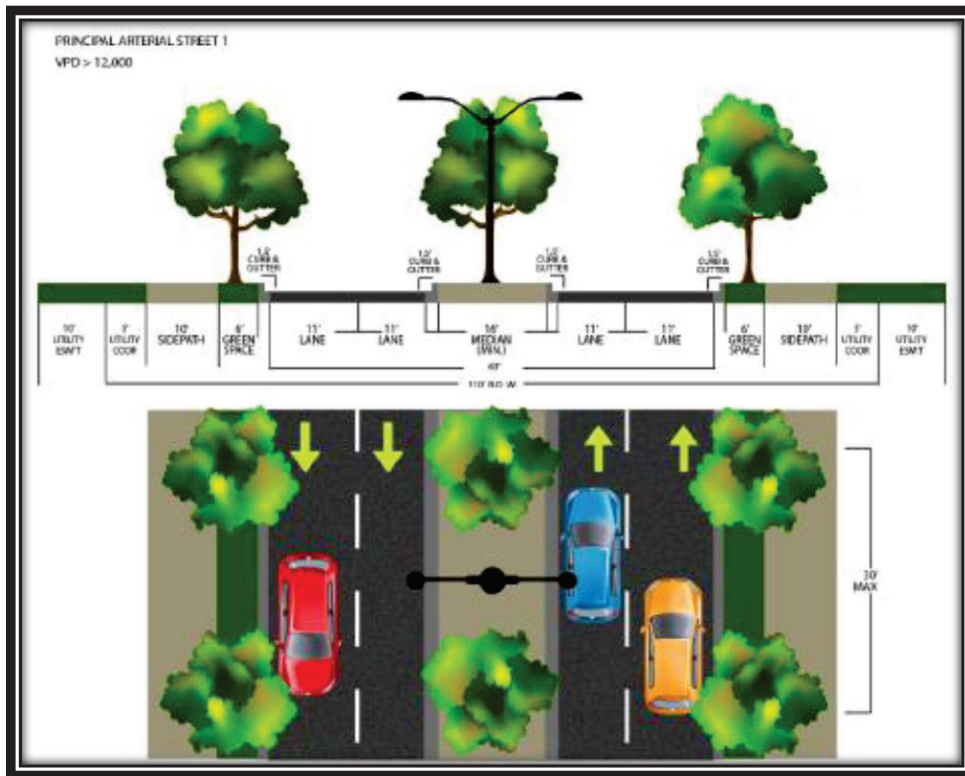
Master Street Plan/Transportation

The subject property is served by East Johnson Avenue. The Master Street Plan classifies East Johnson Avenue as a **Principal Arterial**. 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.

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.

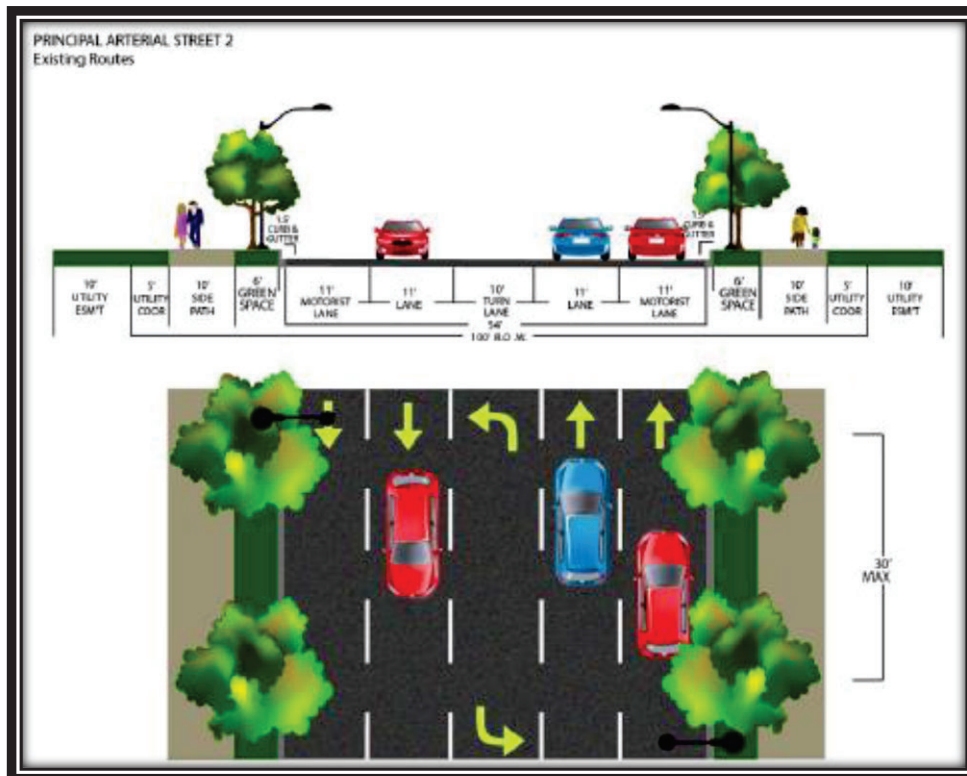
FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way 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.

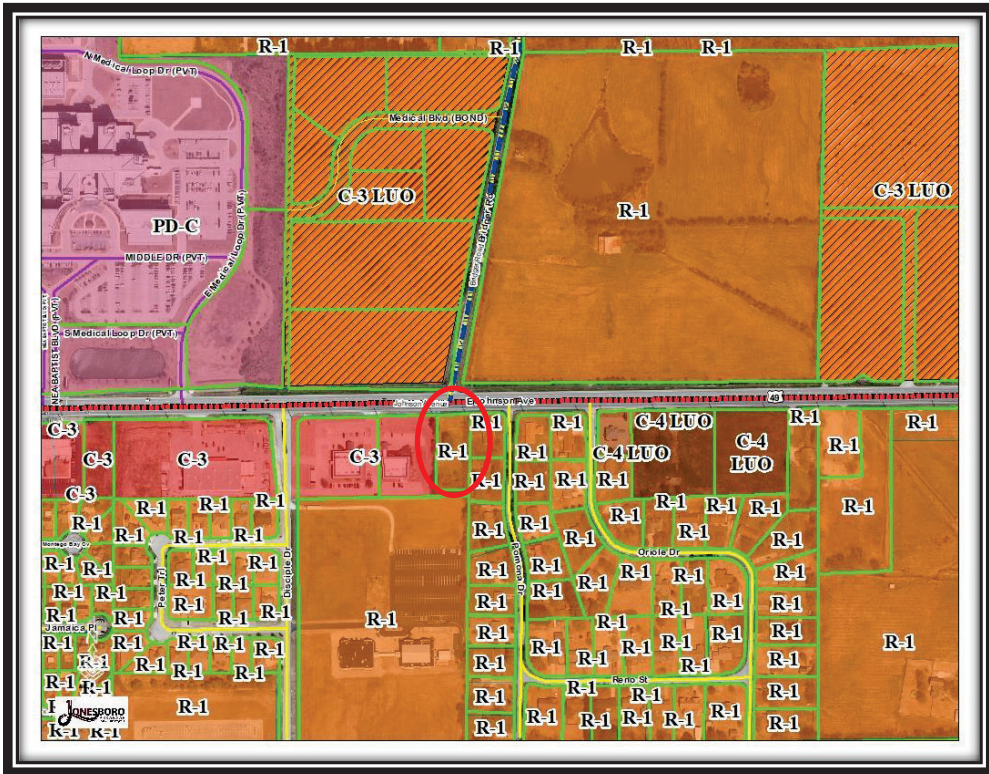
DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis.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



Note: Where VPD is >12,000 and speed is ≥ 35 mph principal cross section should be utilized.

OTHER PRINCIPAL ARTERIAL DESIGN OPTION:











Zoning Map



Rezoning Sign Location

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 proposed rezoning considering there is 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 anything other than what is on this location now or new house. This is an R-1 Single Family Residential District and only a single family home can be built.	
(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 currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-1 Single Family Residential District. The applicant wants to rezone to C-3 General Commercial. 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	No issues at this time	
Streets/Sanitation	No issues at this time	
Police	No issues at this time	
Fire Department	No issues at this time	
MPO	No issues at this time	
Jets	No issues at this time	
Utility Companies	No issues at this time	CWL
Code Enforcement	No issues at this time	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JUNE 14, 2022

Hall Premier Development, LLC, is requesting a Rezoning from R-1, Single-Family Medium Density District, to C-3, General Commercial District. This Rezoning is for 0.79 +/- acres located at 4913 East Johnson Avenue.

APPLICANT: David Hall of Hall Premier Development, LLC, had hired George Hamman who was not available to attend.

COMMISSION: Chair Roberts asked for Staff comments from City Planner Derrel Smith.

STAFF: Derrel Smith stated the proposed zoning is correct for the area so they are in agreement. It does meet all six requirements for rezoning. There might be problems with access on the lot that the engineer would have to address as he works through it. If the zoning on the property is changed, it does not guarantee that a building can be built on the property without getting some cross-access easements, and things like that. They need to be aware of that before moving forward.

APPLICANT: Asked, regarding cross-access easements, if that means going into adjacent properties.

STAFF: Mr. Smith referred to the drawing on the screen, where there shows a driveway, (existing), they would be required to do a traffic impact analysis. It would not meet the separation requirements for the area, so they might need to work with the adjacent property owners to have a shared drive or something similar. They need to be aware of that now so it is not a problem later during the plan review process. The zoning itself makes sense as it is in a commercial area and should be a commercial zone. But the engineer will have some work to do to be able to get that building the way he has it drawn out, on that lot. With that said, the city recommends 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 Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
2. A final site plan subject to all ordinance requirements and 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.
3. Any change of use shall be subject to Planning Department approval in the future.
4. This development shall comply will all Overlay District requirements.

COMMISSION: Chair Roberts asked if there were any public comments. (There were none.)

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 22-10, 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 Flood Plain Regulations and Traffic Access

Management Policy regarding any new development.

2. A final site plan subject to all ordinance requirements and 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.

3. Any change of use shall be subject to Planning Department approval in the future.

4. This development shall comply will all Overlay District requirements.

The MAPC finds to rezone property from R-1, Single-Family Medium Density District, to C-3, General Commercial District, for .79+/- acres of land located at 4913 East Johnson Avenue. The motion was seconded by Mr. Jeff Steiling.

Roll Call Vote: Aye: 6 – Stephanie Nelson; Jeff Steiling; Kevin Bailey; Monroe Pointer; Jimmy Cooper; and Jim Little

Nay: 0

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 22-10 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 Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
2. A final site plan subject to all ordinance requirements and 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.
3. Any change of use shall be subject to Planning Department approval in the future.
4. This development shall comply will all Overlay District requirements.

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

Sample Motion:

I move that we place Case: RZ 22-10 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.