

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 22-11 5459 East Nettleton Avenue
Municipal Center - 300 S. Church St.
For Consideration by the Commission on June 28th, 2022

REQUEST: To consider a rezoning of one tract of land containing 3.00 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:** Easton Agricultural, LLLP

LOCATION: 5459 East Nettleton Ave.

**SITE
DESCRIPTION:** **Tract Size:** Approx. 3.00 Acres
Street Frontage: 401 ft. along East Nettleton Ave.
Topography: Predominately flat
Existing Development: Undeveloped/Agricultural

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 Limited Industrial District
South	R-1 Single Family Residential
East	I-1 Limited Industrial District
West	PD-C Commercial Business Planned Development.

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:

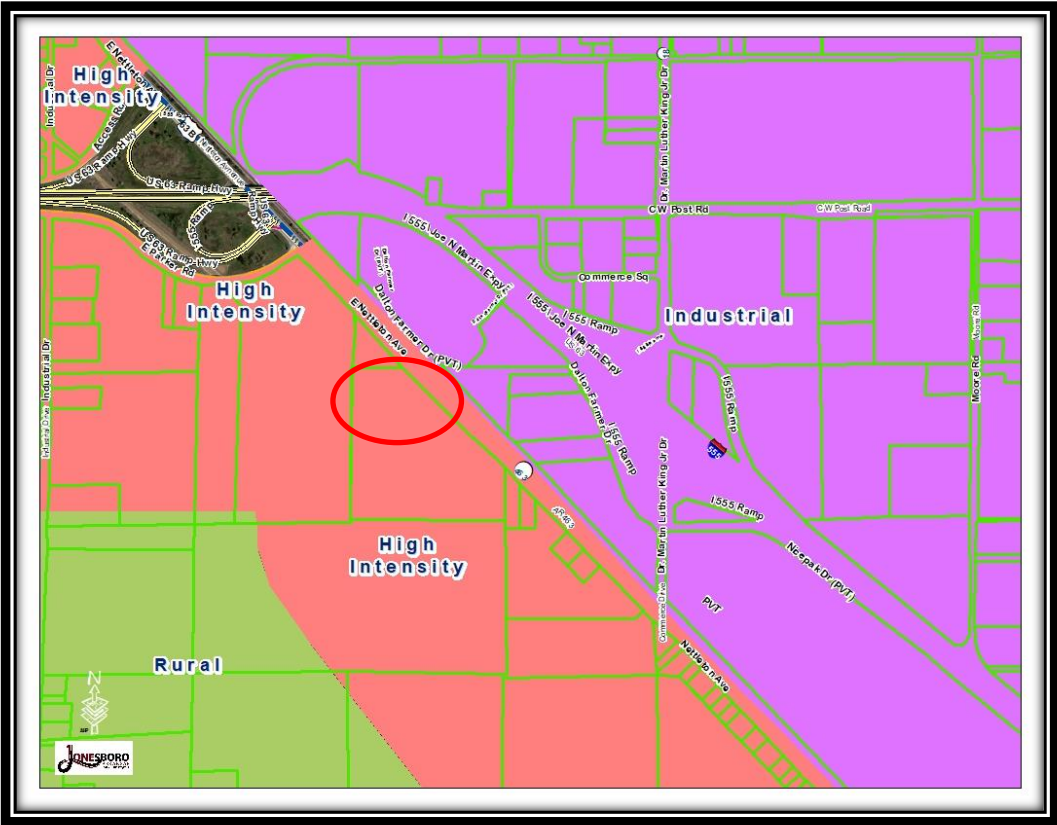
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

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

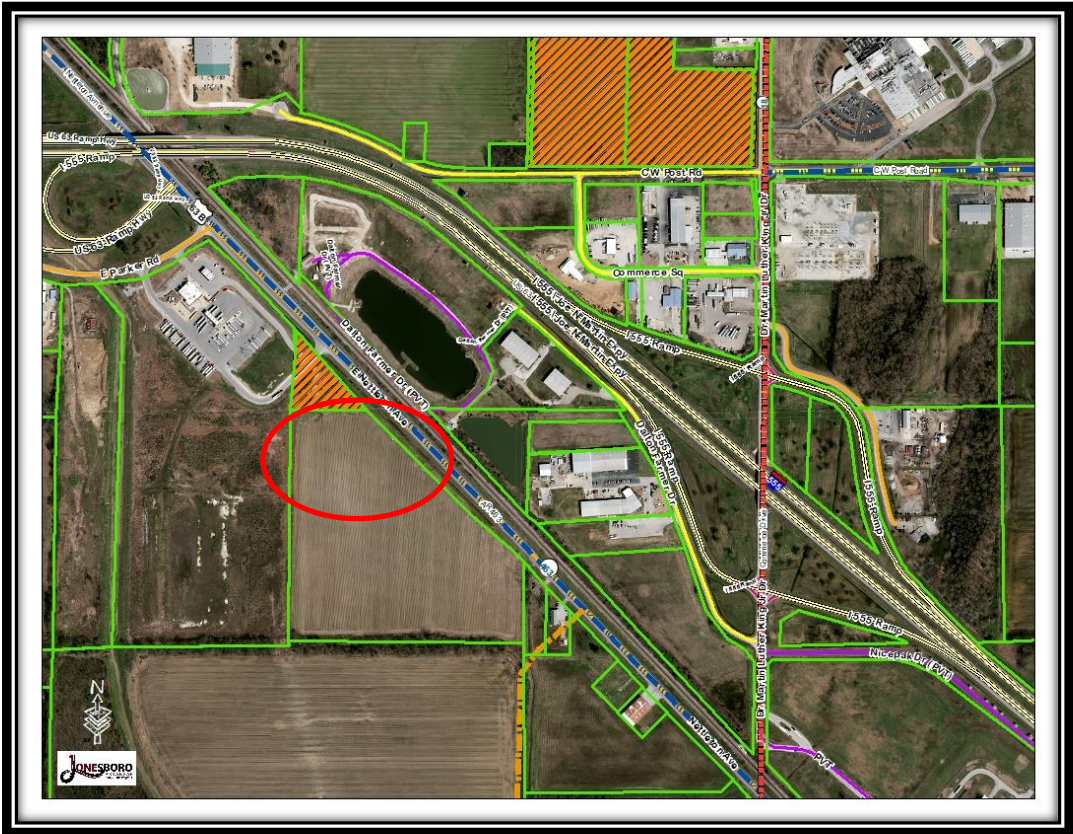
Height: 150 feet

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





Land Use Plan



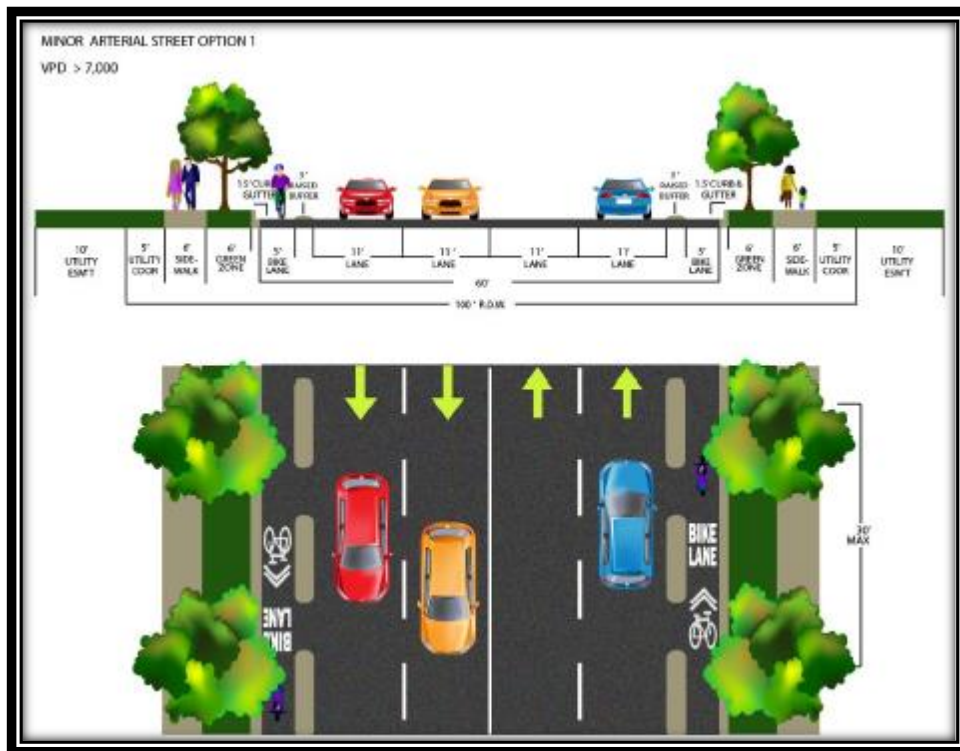
Master Street Plan

Master Street Plan/Transportation

The subject property is served by East Nettleton Avenue. The Master Street Plan classifies East Nettleton Avenue as a **Minor Arterial**. The Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

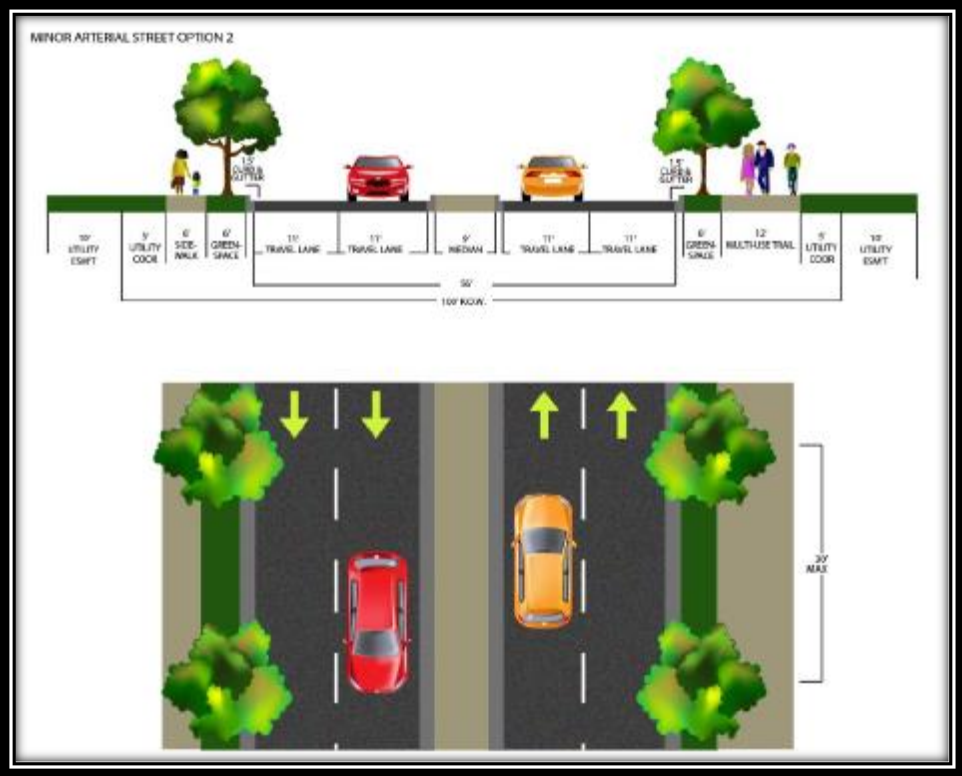
FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

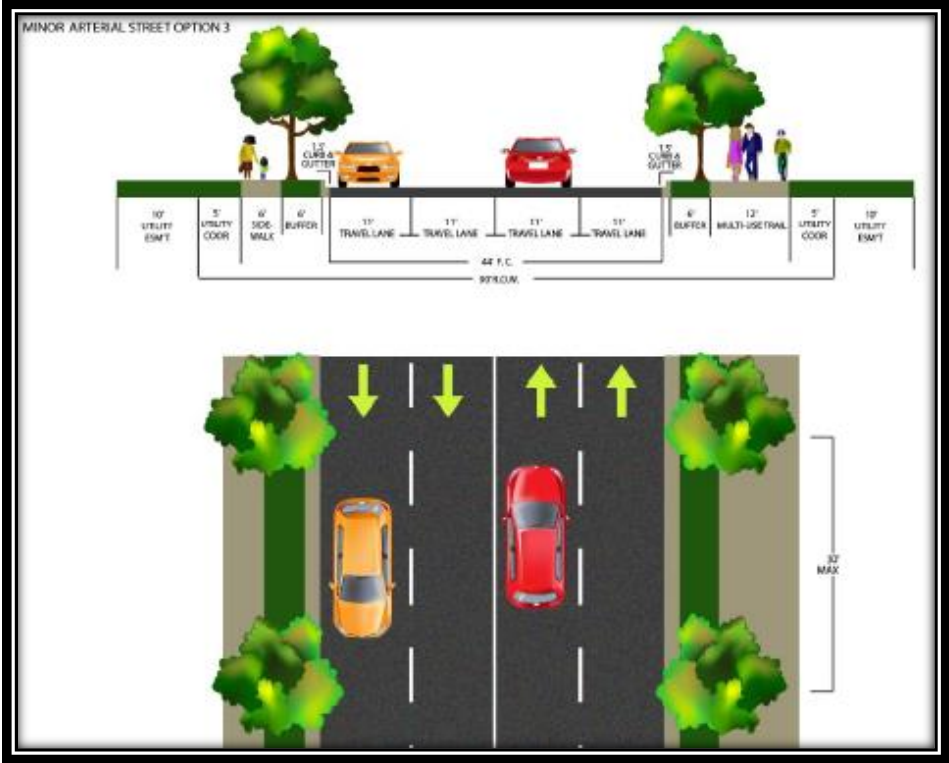


Note: Where VPD is > 7,000 and speed is <35 mph, three foot wide raised buffers should be used.

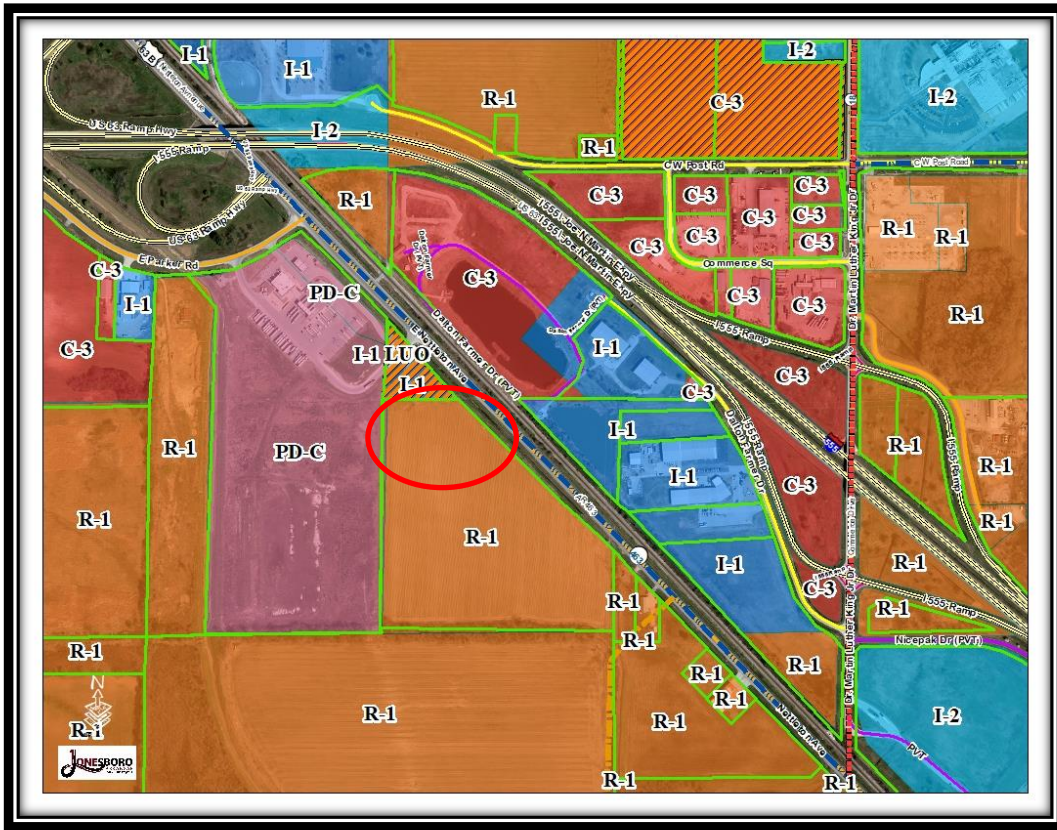
OTHER MINOR ARTERIAL DESIGN OPTIONS:



Note: Where VPD is > 7,000 and speed is ≥ 35 mph, separate bike lanes or a shared path should be utilized.









Note: Where VPD is > 7,000 and speed is ≥ 35 mph, separate bike lanes or a shared path should be utilized.



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 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 a 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 28, 2022

Easton Agriculture, LLLP, is requesting a Rezoning from R-1, Single-Family Medium Density District, to C-3, General Commercial District. This Rezoning is for 3.00 +/- acres located at 5459 E. Nettleton Ave.

APPLICANT: George Hamman of Civilogic, said they prepared the application and Mr. Hancock prepared the survey. Mr. Hamman was unavoidably detained from coming to the last meeting. The owner didn't understand and did not attend. If zoned, this will be a new repair facility for big trucks, trailers, heavy diesel equipment. The owner has a standing relationship with Love's Truck Stop, and Mr. Hamman understands they want to try to tie their driveways together as Love's often refers their customers to this gentleman. He operates all over the southeast. It should be a first-class operation as he's a good businessman. He'd like to rezone this property to add his facility next door to Love's Truck Stop.

COMMISSION: Chair Roberts asked for Staff comments from Planner Monica Percy.

STAFF: Monica Percy said this rezoning request meets all 6 rezoning criteria so the City would recommend 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: 22-11, 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 3.00+/- acres of land located at 5459 E. Nettleton Ave. The motion was seconded by Mr. Dennis Zolper.

Roll Call Vote: Aye: 6 – Stephanie Nelson; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little, and Dennis Zolper

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 22-11 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 22-11 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.