



*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ 22-16 5307 E. Highland Dr.  
Municipal Center - 300 S. Church St.  
For Consideration by the Commission November 8, 2022*

**REQUEST:** To consider a rezoning of one tract of land containing 3.27 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “I-1 LUO” Limited Industrial, Limited Overlay District to “C-3” General Commercial District

**APPLICANTS:** James Gramling, 2500 Alexander Dr. Ste. B

**OWNER:** Sai Real Estate LLC, 3320 Flemon Rd.

**LOCATION:** 5307 E. Highland Dr.

**SITE DESCRIPTION:** **Tract Size:** Approx. 3.27 Acres  
**Street Frontage:** Approx. 488 ft.  
**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

ZONE		LAND USE
North		R-2 Multi-Family Residential / AG Agricultural / I-1 Limited Industrial
South		I-2 General Industrial District
East		I-2 General Industrial District / AG Agricultural
West		AG Agricultural

**HISTORY:** Vacant

**ZONING ANALYSIS:**

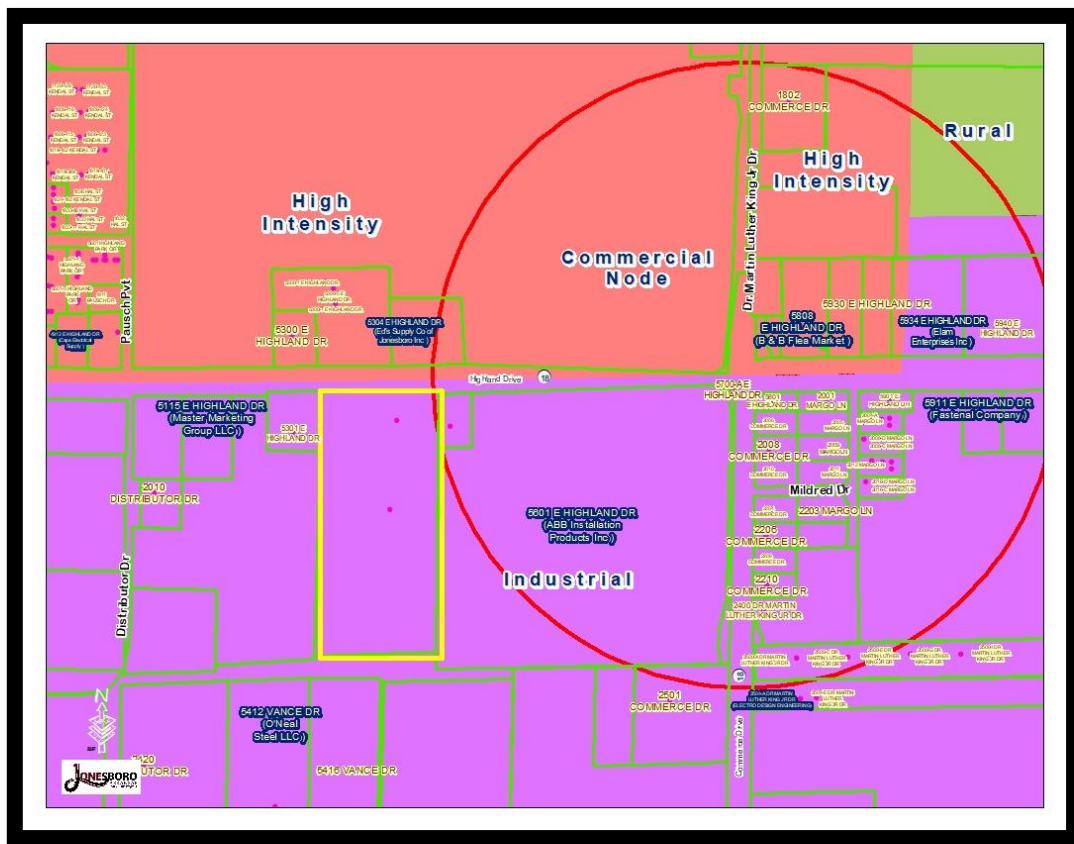
*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

**Comprehensive Plan Land Use Map:**

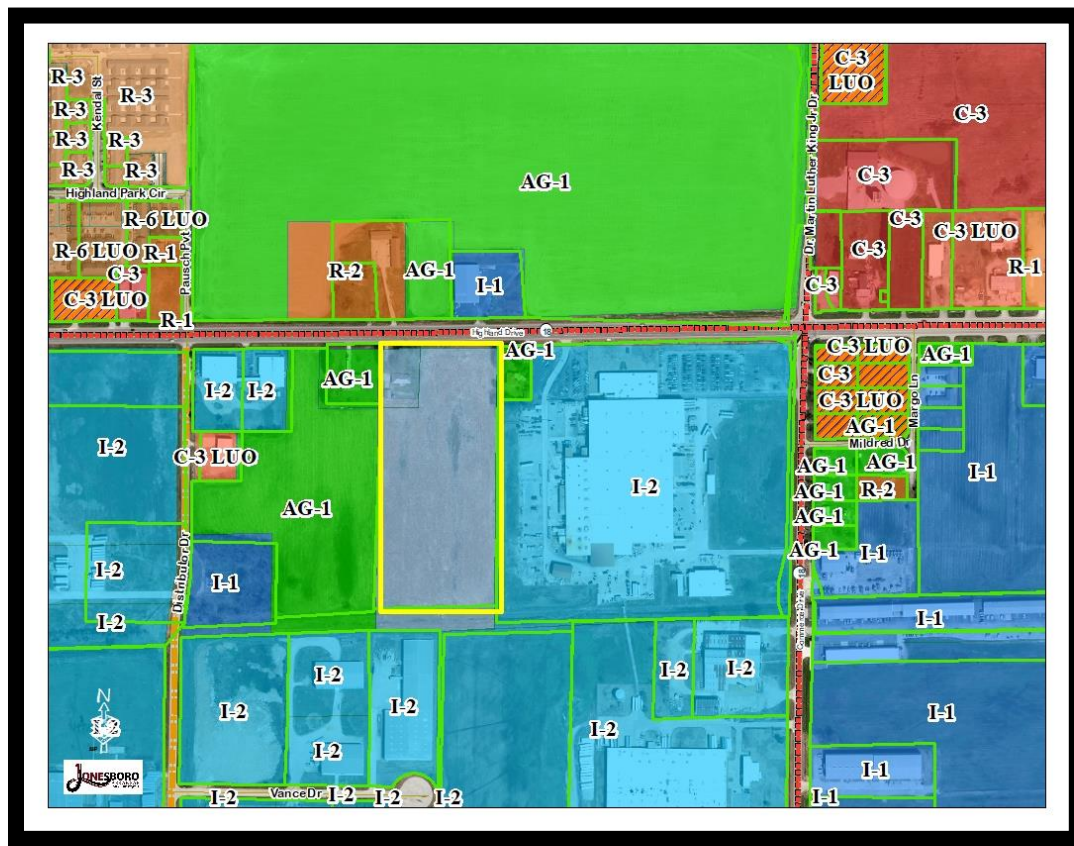
The Current/Future Land Use Map recommends this location as an **Industrial Growth Sector**. Industrial uses include those considered "heavy," such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and

should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.



### *Land Use Map*



## Zoning Map

The subject property is served by Highland Drive, the Master Street Plan classifies Highland as a **Principal Arterial**.

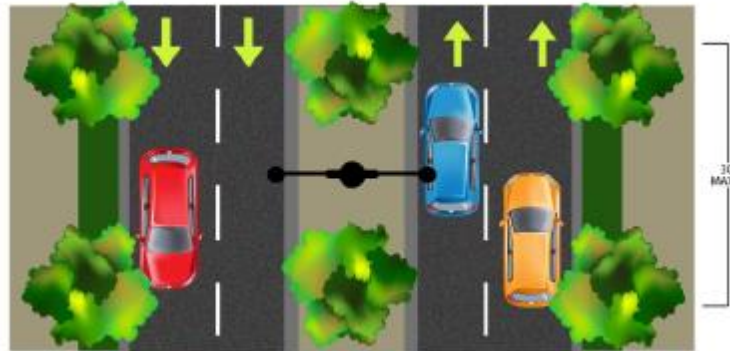
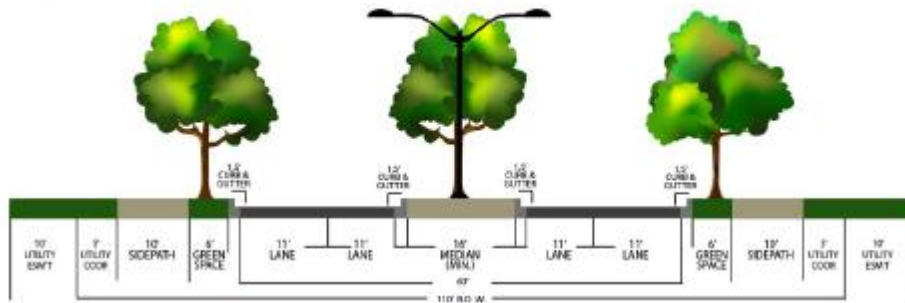
**Principal Arterial:**

**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).

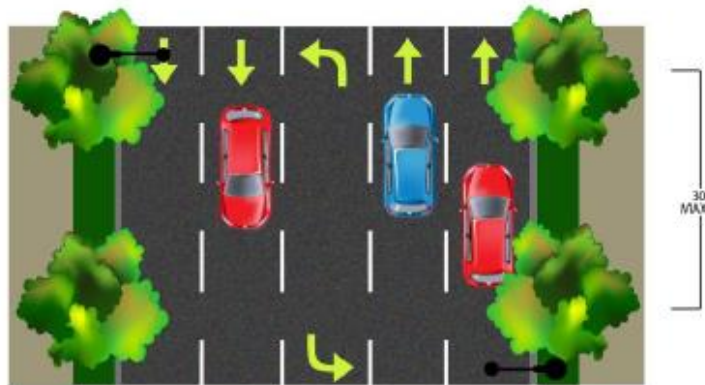
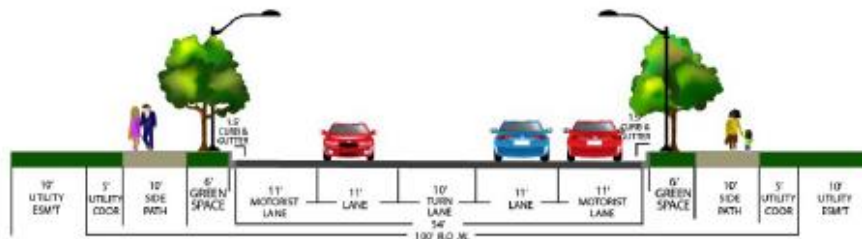




PRINCIPAL ARTERIAL STREET 1  
VPO > 12,000









PRINCIPAL ARTERIAL STREET 2  
Existing Routes





**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
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is not consistent with the Adopted Land Use Plan, which is categorized as an Industrial Growth Sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering there is Commercial in this area.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property will not develop as Commercial.	
<b>(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;</b>	With proper planning there should not be any adverse effects caused by the property if rezoned to Commercial.	
<b>(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</b>	Minimal impact if rezoned due to the fact that Commercial and Industrial uses currently exist in this area.	

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as I-1 LUO, Limited Industrial, and Limited Use Overlay District. The applicant is applying for a Rezoning to support future commercial development.

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 22-16 a request to rezone property from “I-1 LUO” Limited Industrial, Limited Use Overlay District to “C-3” General Commercial District.

1. That 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 site must comply with all Overlay District guidelines.

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

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**Sample Motion:**

I move that we place Case: RZ 22-16 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 “I-1 LUO” Limited Industrial, Limited Use Overlay District to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.

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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON NOVEMBER 8, 2022**  
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James Gramling on behalf of Sai Real Estate, LLC, is requesting a rezoning from I-1 LUO, Limited Industrial District Limited Use Overlay, to C-3, General Commercial District. This rezoning is for 3.27+/- acres located at 5307 East Highland Drive.

**Applicant – Jim Gramling:** Stated he is from Gramling Law Firm representing Sai Real Estate, and requesting I-1 to C-3 at 5307 Highland Dr. Said this property is in the industrial growth sector, but directly across the street is high intensity commercial. Said the zoning map shows the property is surrounded by industrial, agricultural, and lots of commercial at MLK and on the other side. Said the staff report found that this met the qualifications, the criteria, that it would achieve consistency with purpose of the zoning code, and that it's compatible with the zoning uses and character with the surrounding area considering there is commercial in the area, no detrimental effects of nearby property, and the impact to the of the development would be minimal due to existing commercial and industrial currently exist in the area. Said he has 2 considerations he wants to bring up. One is that this is a 3 acre tract. He said there was a similar rezoning in January from another applicant who was seeking to rezone 10 acres from I-1 to C-3 and there were a lot of discussions between the applicant and staff because you can't build much industry on 10 acres. Said that is true on a 3 acre tract. Said many of the permitted uses in industrial wouldn't be feasible on 3 acres. Said the second point is this is in the overlay district so whatever goes there will have stringent requirements from the city. It'll have brick or stone and landscaping requirements. Said there will be extra controls because of the overlay district. Said for those reasons and given where this is and the high intensity commercial there directly to the north, he thinks this is the best use for the property or else it will remain vacant.

**Staff- Derrel Smith:** Stated it does not comply with the Land Use Plan, but it does meet all the other requirements. He said if it's approved, the following requirements will be needed:

1. That 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 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. The site must comply with all requirements of the overlay.

**COMMISSION ACTION:**

Mr. Jimmy Cooper made a motion to approve Case RZ: 22-16, 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 and Flood Plain Regulations regarding any new construction.

- 2. A final site plan subject to all ordinance requirements 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. The site must comply with all requirements of the Overlay District.**

**The motion was seconded by Mr. Dennis Zolper.**

**Roll Call Vote:**

**Aye: 7 – Paul Ford, Stephanie Nelson; Jeff Steiling; Kevin Bailey; Jimmy Cooper; Jim Little; and Dennis Zolper**

**Nay: 1 - Monroe Pointer**

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