



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 12-04: 1<sup>st</sup> National Bank & Trust/Integrity**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Commission on May 8, 2012*

- REQUEST:** To consider a rezoning of a parcel of land containing 2.42 acres more or less
- PURPOSE:** A request to consider recommendation to Council for a Modification of an existing C-4 Limited Use Overlay (LUO) District previously approved.
- APPLICANT/  
OWNER:** Robert J. Gibson, Attorney, PO. Box 1700, Jonesboro, AR  
 First National Bank & Trust Co. (Integrity First Bank), 400 E. Highland Dr.
- LOCATION:** 300 E. Highland Dr./Hwy. 18: Vacant Land East of the Bank/West of Wofford St., North side of Highland Dr.
- SITE  
DESCRIPTION:** Tract Size: Approx. 2.42 acres  
 Frontage: 280.01 ft. along Highland Dr./ 377.29 ft. along Wofford Street  
 Topography: Flat  
 Existing Development: Vacant Land next to bank.
- |                                    |                   |                            |
|------------------------------------|-------------------|----------------------------|
| <b>SURROUNDING<br/>CONDITIONS:</b> | <u>ZONE</u>       | <u>LAND USE</u>            |
|                                    | North: R-1        | Single Family              |
|                                    | South: R-1        | Church Use                 |
|                                    | East: R-1         | Bank/Church                |
|                                    | West: C-3 LUO/R-1 | Advance Auto/Single Family |
- HISTORY:** Adopted by Council as C-4 LUO with Conditions: See attached Ordinance 07: 20, passed on April 4, 2007.
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Current/Future Land Use Map recommends this location as Neighborhood Retail; consistency is achieved.

**Approval Criteria- Section 117-34- 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.



*Vicinity/Zoning Map*

**Findings:**

**Master Street Plan/Transportation**

The subject site is served by Highland Drive: The acreage to be rezoned will be accessed off Rains and/or Highland Dr. Combined access through the bank site is preferred by Staff.

**Zoning Code Compliance Review:**

The applicant is requesting a Modification of an existing C-4 Limited Use Overlay (LUO) District previously approved. The future uses attracted to this site will be similar to that of the bank to the East.

Specified Uses include: Bank or financial institution; church; college or university; government service; library; medial service/office; museum; office, general; post office; restaurant, general. Staff feels that the proposed uses will not be of any detriment to the surrounding neighborhood. Buffers to the north have already been implemented by the previous project.

Ordinance 07:20, limited the site development to a bank only. The applicant also agreed to participate in the closure of Wofford Street to Highland Dr. (Already implemented). The bank square footage is approximately 7,964 sq. feet which is less than the 10,000 sq. ft. approved. The developer has established a landscape buffer of twenty-five (25) feet from the rear (North) property line where the subject property adjoins R-1 residential. And the owners have constructed a sidewalk along Rains Street at the time the bank building is completed which shows good neighbor commitment to the area.

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by First National Bank & Trust Co. should be evaluated based on the above observations and criteria, of Case RZ 12-04 noted above, a request to modify an existing C-4 L.U.O. District to allow a specific list of uses as conditioned below, recommended for approval to City Council.

1. The following uses shall only be permitted: Bank or financial institution; church; college or university; government service; library; medial service/office; museum; office, general; post office; restaurant, general. Staff feels that the proposed uses will not be of any detriment to the surrounding neighborhood. Buffers to the north have already been implemented by the previous project.
2. No access drives shall be allowed off Wofford Street except for emergency response purposes.
3. Any future development proposal must be reviewed by the MAPC as a Site Plan Review.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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Sample Motion 1:

I move that we place Case: RZ-12-04 on the floor for consideration and for recommendation to City Council for a rezoning modification of an existing C-4 L.U.O. District, with the 3 Conditions recommended by Staff. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

# Site Photographs



View looking West along Highland Drive/Existing Bank to the right



View looking West at the Intersection of Harrisburg/Highland Drives



View looking East along Highland Dr. towards existing Bank of Left



View looking Northeast towards subject property



View looking North towards Wofford Street, Site to the right.



View looking North towards Project Site