

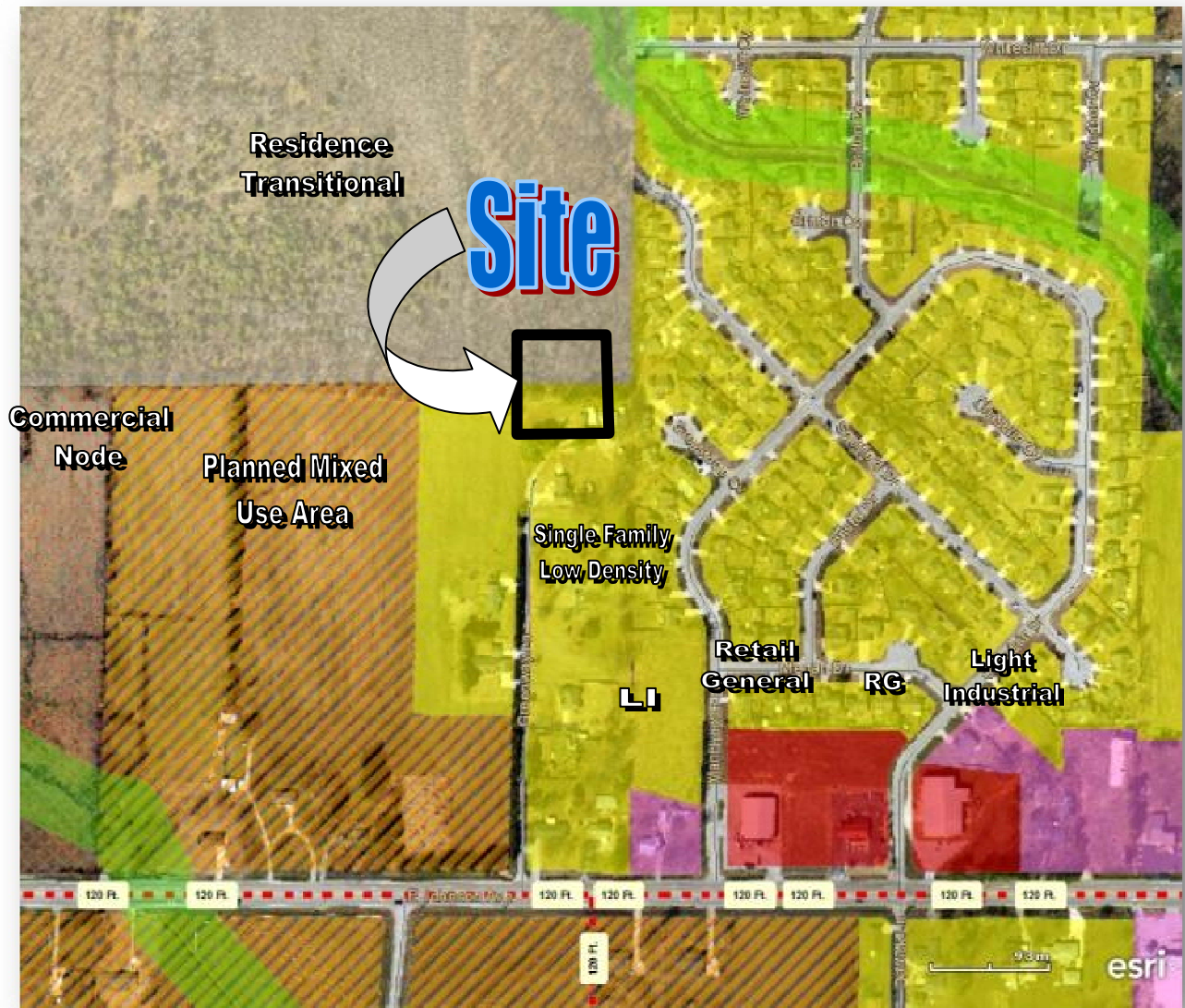


City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 13-18: Rezoning – 2024 Greenway Lane
Municipal Center – 300 S. Church
For Consideration by the Commission on Monday, October 7, 2013

- REQUEST:** MAPC rezoning approval for a parcel of land currently zoned R-1 Single Family Medium Density to a proposed C-3 Limited Use Overlay District.
- LOCATION:** Located at the terminus Greenway Lane, a private drive located on the north side of Hwy. 49 N/E. Johnson Ave.
- APPLICANT/
OWNER:** Dennis Gambill, 2024 Greenway Lane, Jonesboro, AR
- PURPOSE:** Applicant hopes to have his property rezoned to make it compatible with the adjoining property zoned C-3 LUO.
- HISTORY:** The property has been used for a single family residence; no zoning history applies.
- SITE
DESCRIPTION:** **Tract Size:** Approximately 1.65 acres/71,933 sq. ft.
Frontage: None. **A private drive named** Greenway Lane provides access from Johnson.

IDENTIFICATION OF SURROUNDING ZONING, PRESENT LAND USE, & FUTURE LAND USE:

| | <u>ZONING & PRESENT LAND USE</u> | <u>FUTURE LAND USE</u> |
|--------------------|---|---------------------------|
| Subject Property: | R-1 Single Family Medium Density Single Family Residential | Single Family Low Density |
| North of Property: | C-3 Limited Use Overlay District Undeveloped | Single Family Low Density |
| East of Property: | R-2 Multi-Family Low Density Single Family Residential | Single Family Low Density |
| West of Property: | C-3 Limited Use Overlay District Undeveloped Field | Single Family Low Density |
| South of Property: | R-1 Single Family Medium Density Single Family Residential | Single Family Low Density |



Adopted Future Land Use Plan

Approval Criteria Checklist- 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 list. Staff has reviewed the proposal and offers the following explanations and findings related to the approval criteria.

| Criteria | Explanations and Findings |
|--|---|
| (a) Consistency of the proposal with the Comprehensive Plan/Land Use Map | The proposed C-3 Limited Use Overlay District rezoning is inconsistent with the Future Land Use Plan. The site is planned as Single Family Low Density. |
| (b) Consistency of the proposal with the purpose of Chapter 117-Zoning. | The proposal is consistent with the purpose of Chapter 117. |

| Criteria | Explanations and Findings |
|--|--|
| (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area. | The proposal is substantially compatible with the development trends in the area. Although some of the surrounding property is zoned for residential use, a transition of the zoning and land use is occurring west and south of the site. This acreage is land-locked. |
| (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment; | Poor suitability due to the current R-1 zoning which will greatly restrict possible commercial development on the site if not zoned. This land would be access through commercially utilized property. |
| (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; | The bordering properties are zoned C-3 L.U.O., R-2 and R-1. The inverse of these criteria will occur if this property is not made consistent with redevelopment occurring along Greenway Drive. Traffic and noise may be a potential issue if and when the movie theater is constructed to the west. |
| (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 | Property is not vacant with the current R-1 zoning. |
| (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 | Minimal impact. |



Vicinity Zoning Map

Master Street Plan/Transportation

The subject property is served by a private drive named Greenway Lane which is an ingress/egress easement providing access to East Johnson Ave. The length of the 30 ft. wide easement from the site to East Johnson Ave. is approximately 935 ft.

Other Departmental/Agency Reviews:

| Department/Agency | Reports/ Comments | Status |
|---------------------------|--|--|
| Engineering | On-going review | On-going Review. Access management and easements are being coordinated by the developer. |
| Streets/Sanitation | Pending | On-going Review. Access management and easements are being coordinated by the developer. |
| Police | Pending | No comments to date |
| Fire Department | No Issues with the limited information | |
| MPO | On-going review | On-going Review. Access management and easements are being coordinated by the developer. |
| Jets | No Issues with the limited information | |
| Utility Companies | No issues submitted | Pending |

The applicant has proposed a C-3 Limited Use Overlay District rezoning with all uses permitted except the following:

- Adult Entertainment
- Tobacco Sales
- Convenience Store

Conclusion:

The Planning Department Staff finds that the request to rezone the property from “R-1 Single Family Medium Density to a proposed C-3 Limited Use Overlay District submitted for Case RZ 13-18 should be evaluated and approved based on the above observations and criteria. The following are included in the requirements that will apply:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. Coordination is required of all egress/ingress with the State Highway Dept., City Engineering Dept. and the Planning Dept.
4. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-13-18 on the floor for recommendation by MAPC to the City Council with the noted conditions, and we find that changing the zoning of this property from R-1 Single Family Medium Density to the proposed C-3 Limited Use Overlay District is compatible and suitable with the zoning, uses, and character of the surrounding area.

Site Photographs



Site subject to the rezoning located at 2024 Greenway Lane.



View across the site to wooded property located to the north of site.



View of east side of site toward the adjacent residential property zoned R-2.



View from the site toward the adjacent residential property located to the east of site.



View from site toward adjacent residential property zoned R-1 located south of the site.



View from site toward property recently rezoned to C-3 L.U.O. Property located west of site.