



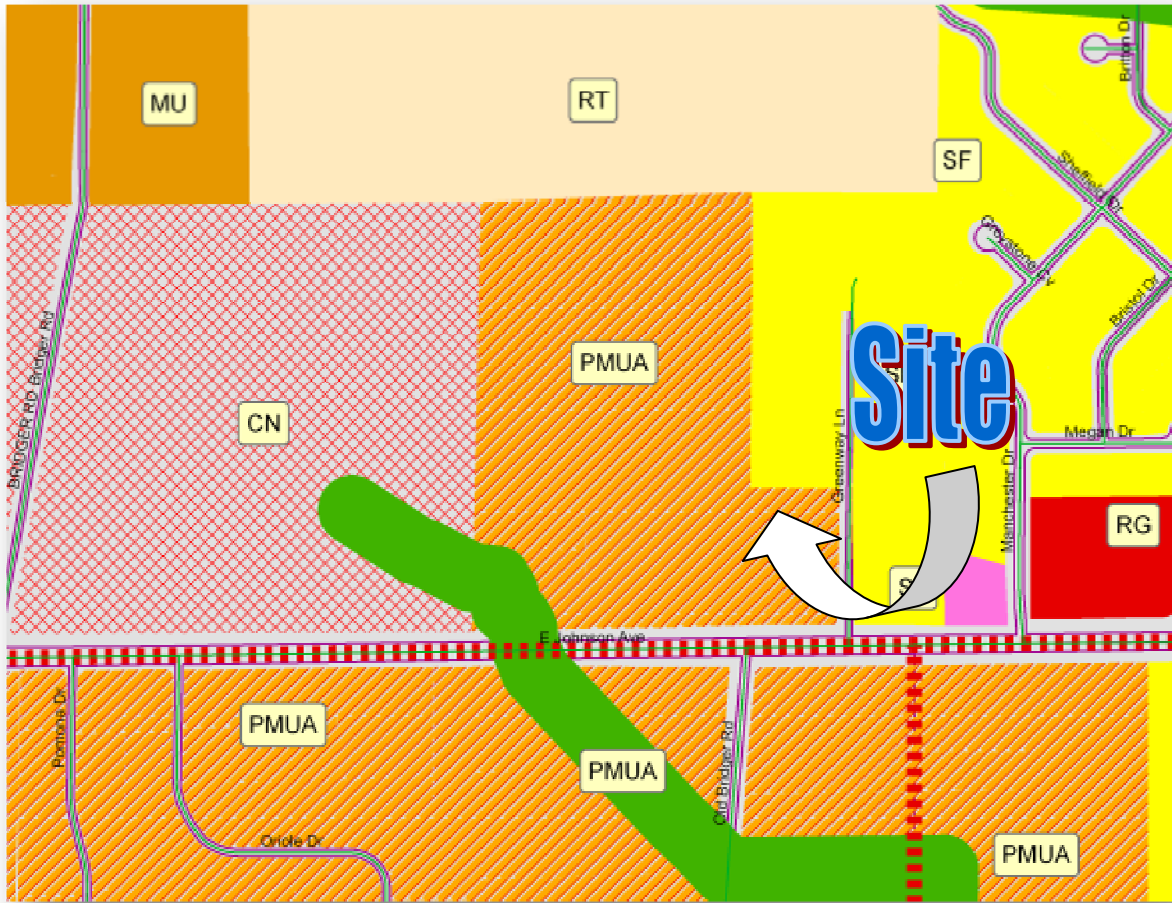
*City of Jonesboro Metropolitan Area Planning Commission*  
**Report – RZ 13-14: Rupard Rezoning – E. Johnson Ave. & Greenway Lane**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Commission on August 13, 2013*

- 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:** Northwest corner of the East Johnson Ave. and Greenway Lane intersection.
- APPLICANT/  
OWNER:** Owners: William D. Rupard, James R. Rupard, and James M. Rupard.
- PURPOSE:** Owners state that “With recent commercial growth in this area, this tract is a premier location for commercial development. There are samples of various developments in the area ranging from industrial directly across the street, to single-family to the west, to agricultural to the east. This parcel will be developed in a manner very consistent with the increasing needs for the area. The rezoning becomes necessary following study of the site and the current trends in the area.
- HISTORY:** The property has been used for two residences and agriculture.
- SITE  
DESCRIPTION:** **Tract Size:** Approximately 9.77 acres/425,541.4 sq. ft.  
**Frontage:** Approximately 171.48 ft. along East Johnson Ave. and 820 ft. along Greenway Lane.  
**Topography:** Generally 3 to 4% slope (33:1 to 25:1).

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

	<u>ZONING &amp; PRESENT LAND USE</u>	<u>FUTURE LAND USE</u>
Subject Property:	R-1 Single Family Medium Density Two Residences and Agricultural	Planned Mixed Use Area (50%) Single Family Low Density (50%)
North of Property:	R-1 Single Family Medium Density Undeveloped Forest	Residence Transitional
East of Property:	R-1 Single Family Medium Density Single Family Residences	Single Family Low Density
South of Property:	C-3 Limited Use Overlay District Undeveloped Field	Planned Mixed Use Area
West of Property:	R-1 Single Family Medium Density Two Residences and Agricultural	Planned Mixed Use Area
Southwest of Property:	C-3 Limited Use Overlay	Planned Mixed Use Area

Residence and Agricultural



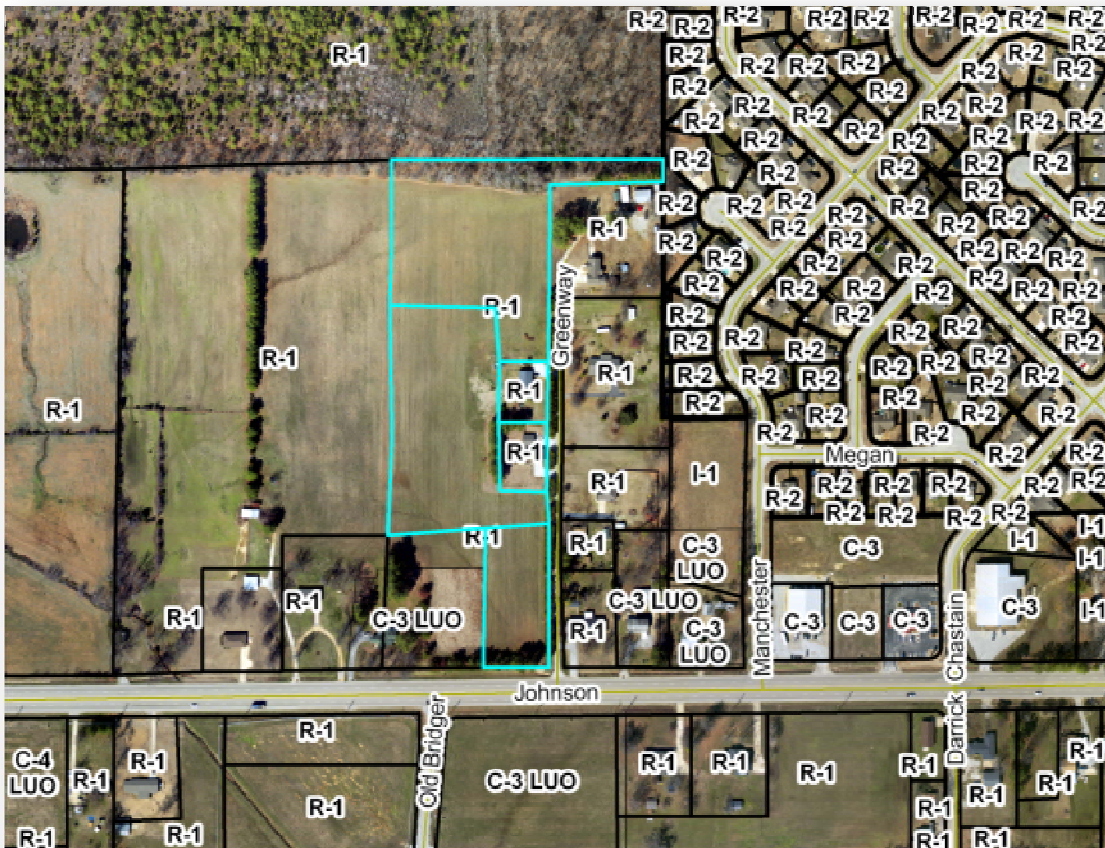
**Adopted Future Land Use Plan**

**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 LU-O rezoning is partially consistent with the Future Land Use Plan. Approximately 50% of the site is planned as a Planned Mixed Use Area where the rezoning to C-3 LU-O is consistent and approximately 50% of the site is planned as Single Family Low Density where the rezoning is inconsistent.
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal is consistent with the purpose.
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The proposal is substantially compatible. Although the majority of the surrounding property is zoned R-1 that has been used primarily as large tract residential, an inevitable transition of the zoning is occurring toward commercial uses along the East Johnson Ave. corridor.
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map	Poor suitability due to commercial development restrictions associated with the current R-1 zoning.

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;	Effective restrictions and conditions imposed on the site development of the subject property such as residential compatibility standards will reduce any detrimental effects to nearby 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	Property has not remained 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 East Johnson Ave. which is classified on the master street plan as a principal arterial which requires a minimum 120 ft. right-of-way (60 ft. to road centerline). The right-of-way dedication shown on the rezoning plat is 83.7 ft. from the road centerline.

**Other Departmental/Agency Reviews:**

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
Engineering	Pending	Noted no objection
Streets/Sanitation	Pending	Noted no objection
Police	Pending	No comments to date
Fire Department	Pending	Noted no objection
MPO	Pending	Noted no objection
Jets	Pending	Noted no objection
Utility Companies	Pending	Noted no objection

**Conclusion:**

The Planning Department Staff finds that the request to rezone property from “R-1 Single Family Residential to C-3 – General Commercial District” submitted for Case RZ 13-12 should be evaluated based on the above observations and criteria. The following restrictions and conditions 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 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 required in “Sec. 117-328. - Residential Compatibility Standards” shall apply with the exception of an increased setback requirement of 20 ft. for surface-level parking and driveways. All adjacent property will serve as a “triggering property” without any exemptions.
5. Prohibited uses:
  - a. Animal care, general
  - b. Animal care, limited
  - c. Cemetery
  - d. Construction sales and service
  - e. Day care, limited (family home)
  - f. Day care, general
  - g. Funeral home
  - h. Nursing home
  - i. Pawn shop
  - j. Golf course
  - k. Recreational vehicle park

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
 Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-13-14 on the floor for recommendation by MAPC to the City Council 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



Residence located west of site at 5612 East Johnson Ave.



Residence located at southwest corner of site at 5600 East Johnson Ave. Currently zoned C-3 LU-O.



View of site from southwest corner.



View of site from the southeast corner at the East Highland Drive and Greenway Lane intersection.



Residence located on site at 2019 Greenway Lane.



Residence located on site at 2021 Greenway Lane.



Viewing northern portion of site from Greenway Lane.



Residence located east of northeast corner of site at 2024 Greenway Lane.





Residence located east of site at 2010 Greenway Lane.



Residence located east of site at 2006 Greenway Lane.



Residence located east of southeast corner of site at 5710 East Johnson Ave. (Johnson and Greenway intersection)



Property located south of site at the southeast corner of the East Johnson Ave. and Old Bridger Road intersection. Currently zoned C-3 LU-O.