

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 23-10, 5914 E. Johnson Ave.**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on August 22, 2023***

**REQUEST:** To consider a rezoning of one tract of land containing 1.29 +/- acres

**PURPOSE:** A request to consider recommendation to Council for a rezoning from I-1, limited industrial district, to C-3 LUO, general commercial with a limited use overlay.

**APPLICANT:** Horizon Land Surveying, LLC, 2918 Wood St., Jonesboro AR, 72404

**OWNER:** Junior DAS Business Holding Trust, 3904 Teal Dr., 72404

**LOCATION:** 5914 E. Johnson Ave.

**SITE DESCRIPTION:** **Tract Size:** Approx. 1.24 Acres  
**Street Frontage:** Approx. 102 ft. on E. Johnson Ave.

**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>R-2 – Residential</b>
<b>South</b>	<b>R-1 &amp; C-3 – Residential &amp; Commercial</b>
<b>East</b>	<b>I-1 &amp; C-3 – Commercial &amp; Vacant</b>
<b>West</b>	<b>I-1 - Industrial</b>

**HISTORY:** Property has been vacant for years.

## 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 a **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.

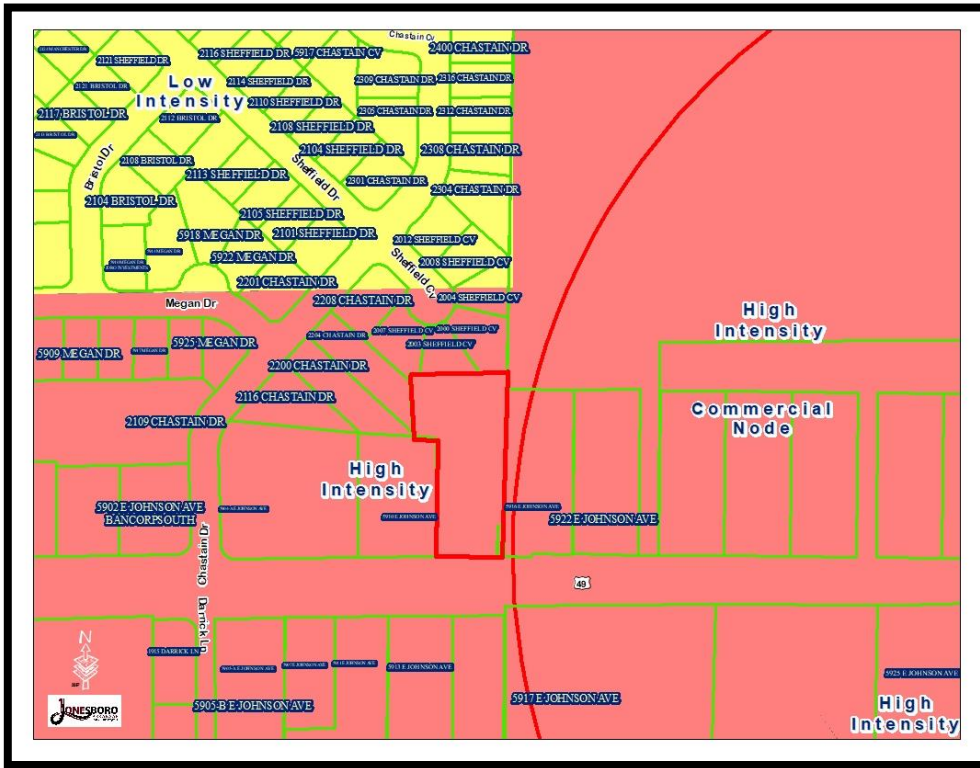
Typical Land Uses:

- 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

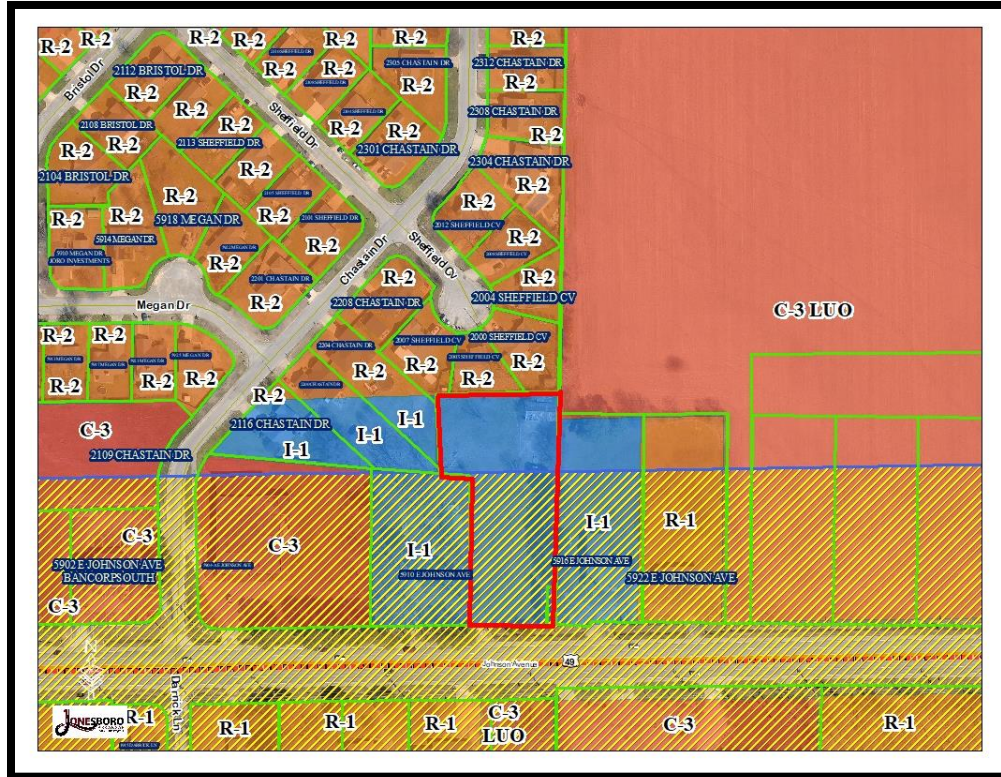
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

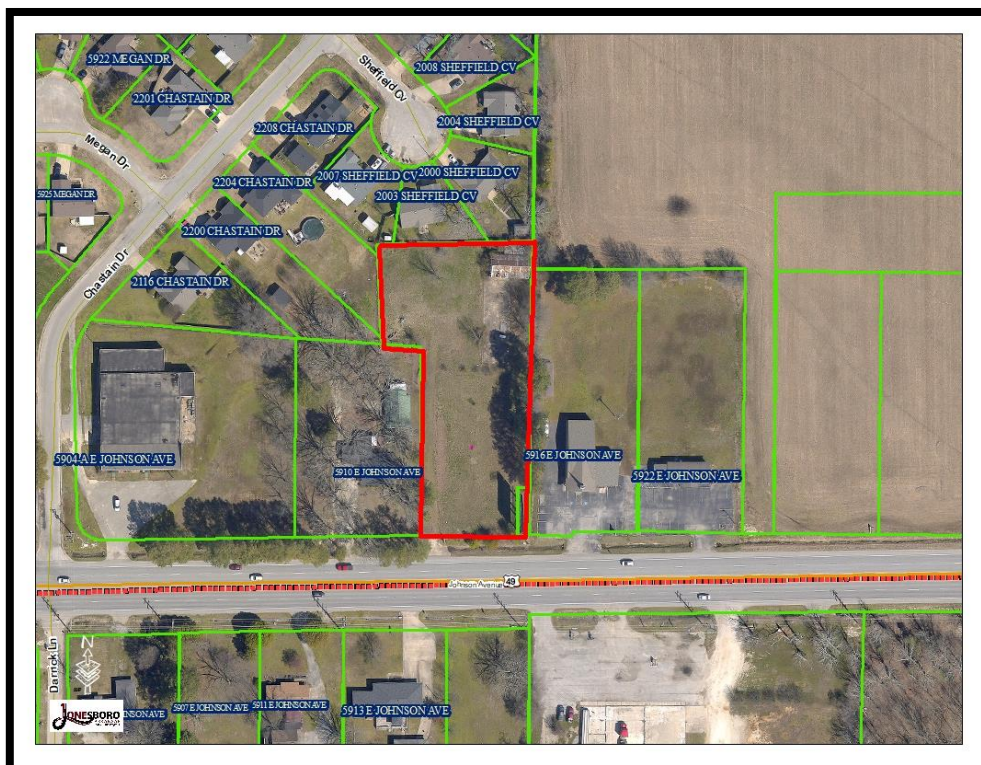
**Master Street Plan/Transportation**

The subject property is served by E. Johnson Ave., the Master Street Plan classifies this road as a **Principal Arterial**.

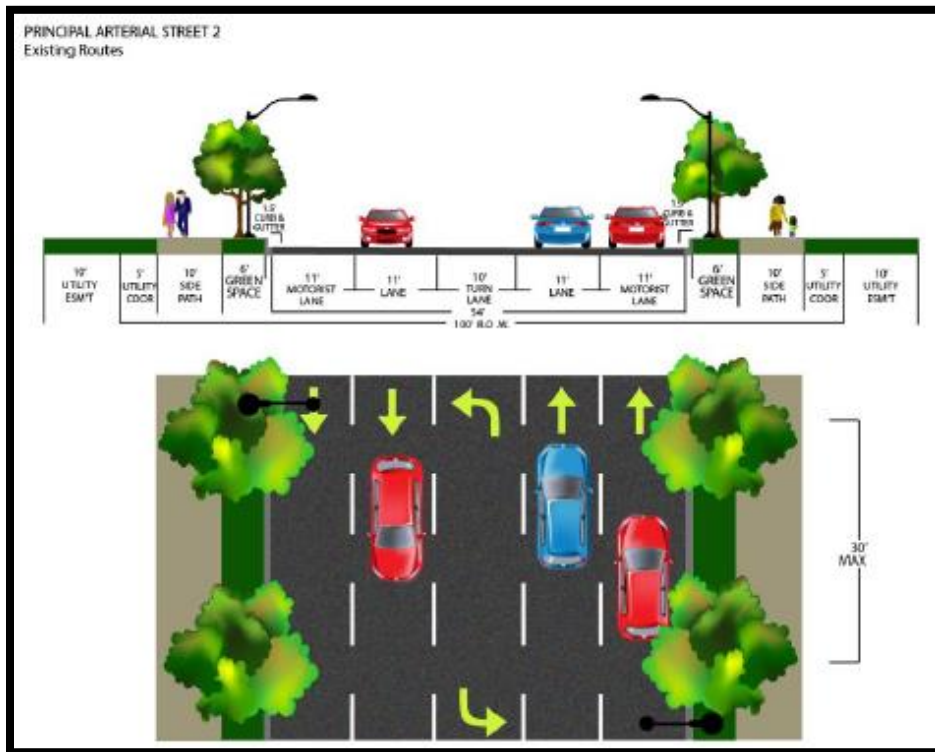
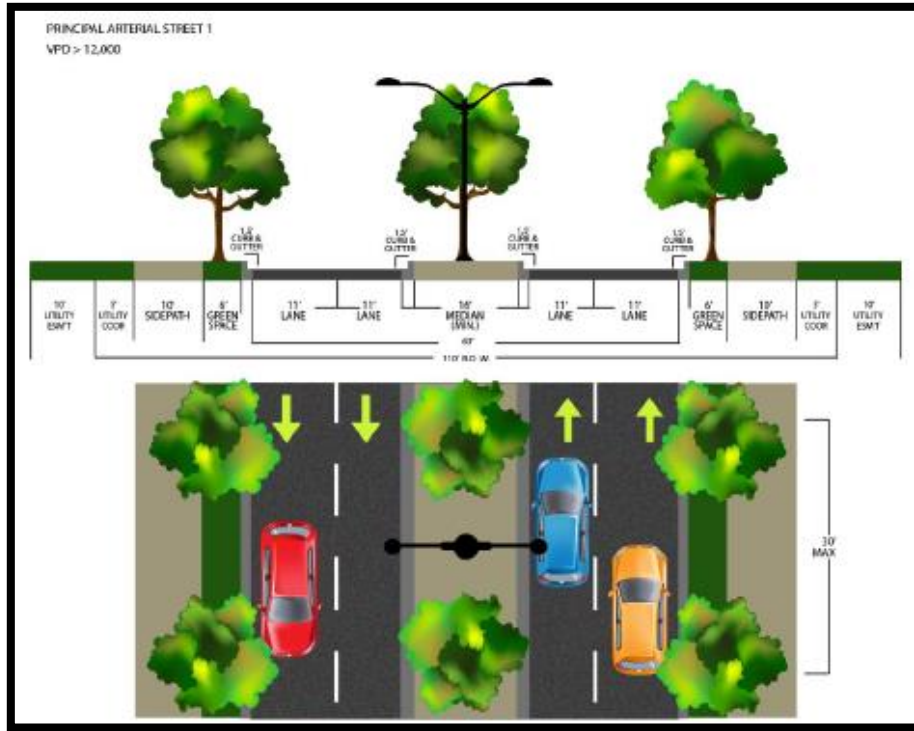
Principal Arterials provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. 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: 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











*Rezoning Sign*

**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 consistent with the Adopted Land Use Plan, which is categorized as a High Intensity 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 are commercial properties around the area.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	The current zoning would not allow for commercial development.	
<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 uses currently exist near this area.	

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as I-1, limited industrial district. The applicant is applying for a rezoning to allow for commercial uses.

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 23-10 a request to rezone property from I-1, limited industrial district, to C-3 LUO, general commercial with a limited use overlay; the following conditions are recommend:

1. 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 shall comply with all overlay district standards.
5. The limited use overlay shall prohibit:
  - Adult Entertainment

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

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**Sample Motion:**

I move that we place Case: RZ 23-10 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 I-1, limited industrial district, to C-3 LUO, general commercial with a limited use overlay, 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 AUGUST 22, 2023**  
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Junior Das Business Holding Trust is requesting a rezoning from I-1, limited industrial, to C-3 LUO, general commercial with a limited use overlay. This request is for 1.29 acres located at 5914 E. Johnson Avenue.

Michael Boggs – Tralan Engineering: We’re looking to get this property rezoned from I-1 to C-3 LUO for the 1.29 acres.

Derrel Smith – Staff: We would recommend approval with the following conditions:

1. 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 shall comply with all overlay district standards.
5. The limited use overlay shall prohibit:
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Lonnie Robert – Commission: With this rezoning, is there anyone here to give public comments?

(There were none)

**COMMISSION ACTION:**

Mr. Jimmy Cooper made a motion to approve Case RZ: 23-10, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. 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 shall comply with all overlay district standards.
5. The limited use overlay shall prohibit:
  - Adult Entertainment

The motion was seconded by Mr. Kevin Bailey.

**Roll Call Vote:**

Aye: 7 – Paul Ford, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Monroe Pointer Jimmy Cooper, & Jim Little

Nay: 0

Absent: 1 - Dennis Zolper

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