



*City of Jonesboro City Council*  
**Staff Report – RZ 13-12: Nix’s Alexander Dr. Rezoning – 2600 Alexander Dr.**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on July 16, 2013*

- REQUEST:** MAPC rezoning approval for a parcel of land currently zoned R-1 Single Family Residential to a proposed C-3 General Commercial District.
- LOCATION:** The property is located at the address 2600 Alexander Drive (Northern access road for Hwy. 63) between Wood Street and Woodsprings Road
- APPLICANT/  
OWNER:** Applicant Kevin Scrape on behalf of owner Nix Development, Inc.
- PURPOSE:** To expand a current commercial development known as Christian Creek Commons.
- HISTORY:** Property has been remained undeveloped for many decades.
- SITE  
DESCRIPTION:** **Tract Size:** 1.91 acres/83,379 sq. ft.  
**Frontage:** Approximately 350 ft. on Alexander Drive  
**Topography:** Approximately 5% slope (20:1).  
**Existing Development:** Undeveloped.

**FUTURE LAND USE PLAN AND ZONING ANALYSIS FOR SUBJECT PROPERTY**

**SURROUNDING CONDITIONS:**

	<u>ZONING</u>	<u>FUTURE LAND USE</u>
Subject Property:	R-1 Single Family Medium Density	Single Family Low Density
North of Property:	R-1 Single Family Medium Density	Single Family Low Density
East of Property:	R-1 Single Family Medium Density	Single Family Low Density
South of Property:	C-3 General Commercial	Retail General
West of Property:	C-3 General Commercial	Retail General



**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 rezoning is not consistent with the Land Use Map. The property is recommended as Single Family-Low Density.
(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. Currently, a considerable amount of C-3 property is located in the surrounding area that borders single family residential property.
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	The proposed 1.91 acre parcel replat is a portion of an R-1 parcel that is approximately 3.5 acres. R-1 property in this location has limited marketability as evident by the length of time that the property has remained undeveloped.

(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;	Some detrimental effects. Mainly, there would be a substantial transition in land use restrictions and intensities between the bordering R-1 properties and the proposed C-3 rezoning.
(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	Length of time the property has remained vacant as zoned is unknown. Property zoned R-1 when purchased by the current owner.
(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 Alexander Drive which is classified on the master street plan as a local street which requires a 60 ft. right-of-way (30 ft. to road centerline). Alexander Drive is a service road for Joe N. Martin Expressway (Hwy 63) which dictates the dedicated right-of-way. Due to the right-of-way dedicated for the expressway; the current Alexander Drive right-of-way exceeds the requirement for a local street.

**Other Departmental/Agency Reviews:**

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	Received	No objections noted.
<b>Streets/Sanitation</b>	Received	No objections noted.
<b>Police</b>	Pending	
<b>Fire Department</b>	Received	Noted no objection
<b>MPO</b>	Received	Noted no objection
<b>Jets</b>	Received	Noted no objection
<b>Utility Companies</b>	Received	Noted no objection

**MAPC RECORD OF PROCEEDINGS: Meeting Held July 9, 2013**

**Applicant:** Mr. Travis Fischer, TraLan Engineering presented the case on behalf of Nix Development stating that his client hopes to rezone the property from R-1 to C-3 General Commercial. All access will be off Alexander Drive with none from the R-1 District. Mr. Dover asked if we could restrict gas stations from the development. Mr. Fischer concurred.

**Staff:** Mr. Spriggs gave staff summary noting that the issue of use cannot be discussed unless the Applicant would like to modify the request as a limited use overlay. Mr. Fischer stated that he would like to amend the application as a C-3 L.U.O., Limited Use Overlay agreeing to the conditions:

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 including “Sec. 117-328. - Residential Compatibility Standards” shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. The following list of uses shall be excluded: sexually explicit businesses, shops that specialize in tobacco and/or liquor sales.

Mr. Spriggs also noted that the proposed C-3LUO rezoning is not consistent with the Land Use Map. The property is recommended as Single Family-Low Density on the adopted Land Use Plan. The property fronts on the access road which is not conducive or suitable for residential uses. Proper and adequate buffering must be preserved where the tract abuts residential uses. No objections were submitted by the various departments or agencies.

**Public Input:** None Present.

**Commission Action:** Mr. Scurlock made a motion to place Case: RZ-13-12 on the floor for the consideration of recommendation by MAPC to the City Council that changing the zoning of this property from “R-1 Single Family Residential to C-3 – General Commercial District, L.U.O. ”, with the Staff Conditions. Motion was 2<sup>nd</sup> by Mr. Dover.

**Roll Call Vote:** Mr. Scurlock- Aye; Mr. Kelton- Aye; Mr. Reece- Aye; Mr. Dover- Aye; Mr. Tomlinson- Aye; Mrs. Schrantz- Aye. **Motion passed 6-0;** Mr. Roberts as Chair.

**Conclusion:**

The MAPC and the Planning Department Staff find that the request to rezone property from “R-1 Single Family Residential to C-3 – General Commercial District, L.U.O. ” submitted for Case RZ 13-12 should be evaluated based on the above observations and criteria. The following 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 including “Sec. 117-328. - Residential Compatibility Standards” shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.
3. The following list of uses shall be excluded: sexually explicit businesses, shops that specialize in tobacco and/or liquor sales.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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# Site Photographs



Southwest corner of site viewing southeast along Alexander Drive.



Northern property boundary of site viewing east.



Southeast corner of site viewing northwest along Alexander Drive.