



**Metropolitan Area Planning Commission**  
**Staff Report – RZ 17-09 2814 Wood Street**  
**Municipal Center - 300 S. Church St.**  
*For Consideration by the MAPC on Tuesday, May 23, 2017*

- REQUEST:** To consider a rezoning of the land containing 1.52 acres more or less.
- PURPOSE:** A request to consider recommendation to Council for a rezoning of 1.52 acres from "R-1" Single Family Residential to "C-4, L.U.O" Neighborhood Commercial District.
- APPLICANT/  
OWNER:** First Baptist Church, Jonesboro, AR
- LOCATION:** 2814 Wood Street, Jonesboro, AR 72404
- SITE DESCRIPTION:** *Tract Size: Approx.: 1.52 +/- Acres*  
*Frontage: 355.2 Feet along Wood Street and Alexander Street*  
*Topography: Downward sloping and flat*  
*Existing Development: Vacant Residential Property*
- |                                    |                    |                           |
|------------------------------------|--------------------|---------------------------|
| <b>SURROUNDING<br/>CONDITIONS:</b> | <b><u>ZONE</u></b> | <b><u>LAND USE</u></b>    |
|                                    | North: R-1         | Single Family Housing     |
|                                    | South: C-3 LUO     | Tralan Engineering        |
|                                    | East: C-5          | Cathedral Baptist Church  |
|                                    | West: R-1          | Single Family Residential |
- HISTORY:** This lot has been single family residential.

**ZONING ANALYSIS**

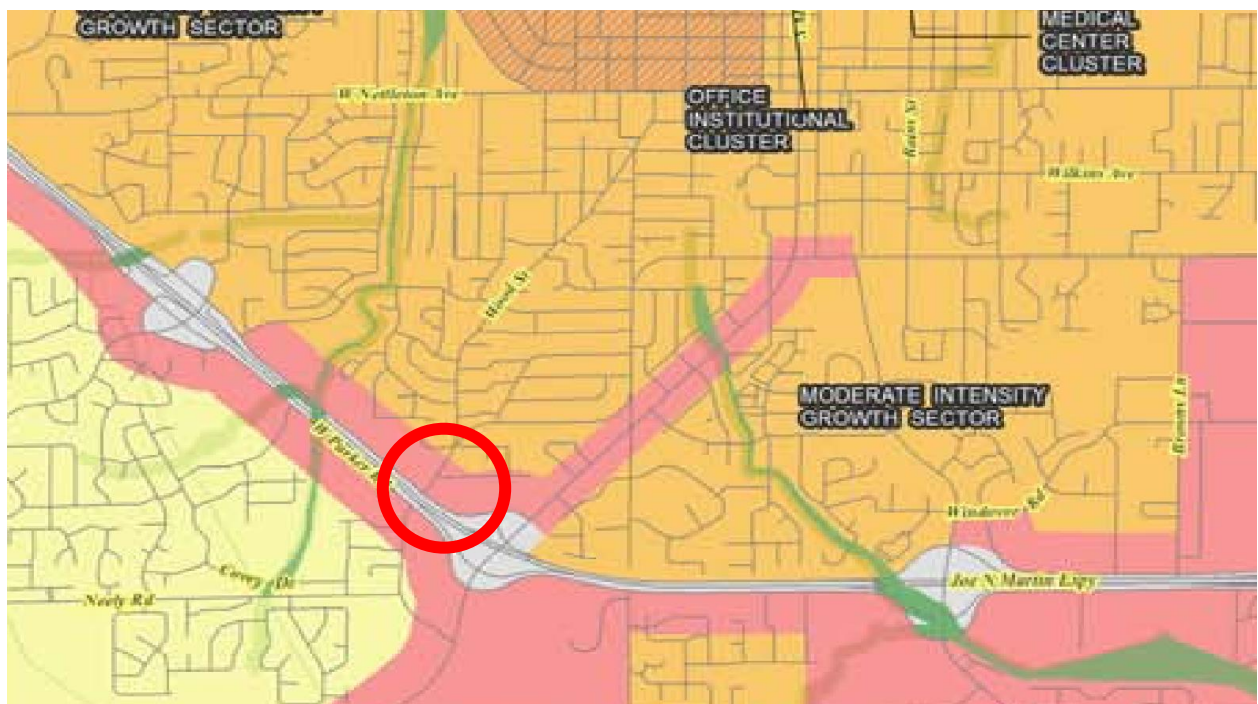
*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

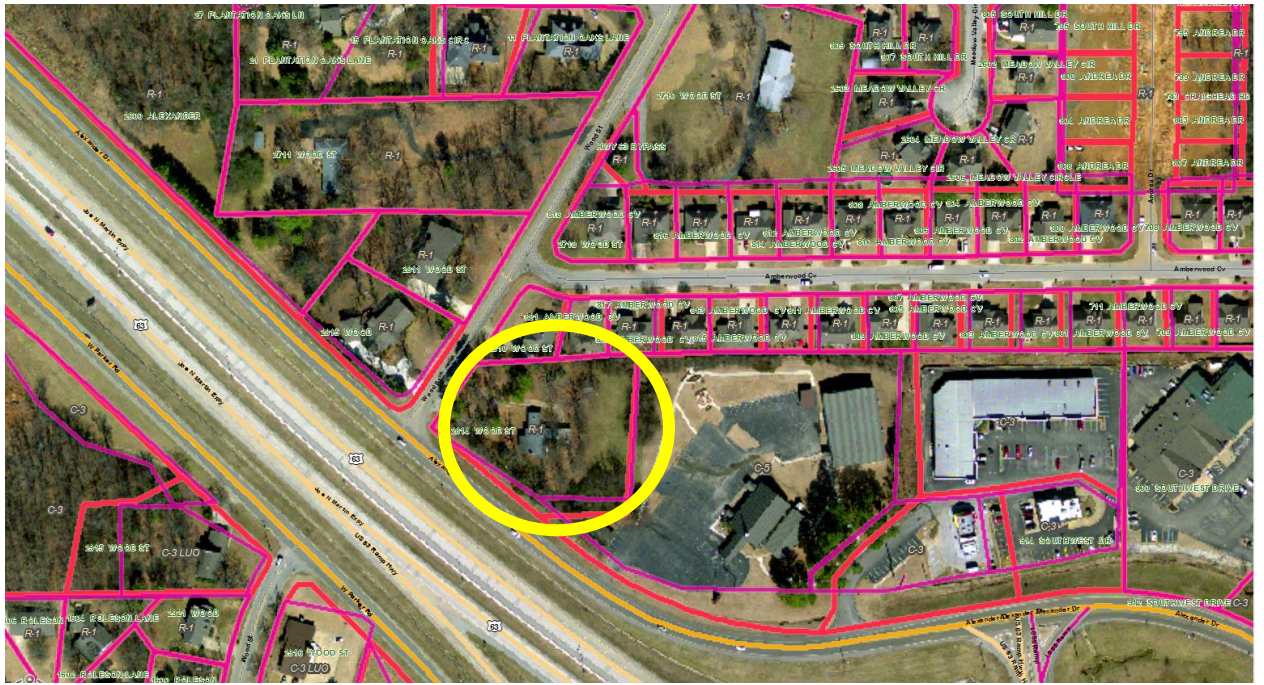
The Jonesboro Comprehensive Future Land Use Map shows the area as a High Intensity Growth Sector. A wide range of land uses are appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in an area where sewer services are readily available and transportation facilities are equipped to handle the traffic.

High Intensity Recommended Use Types Include:

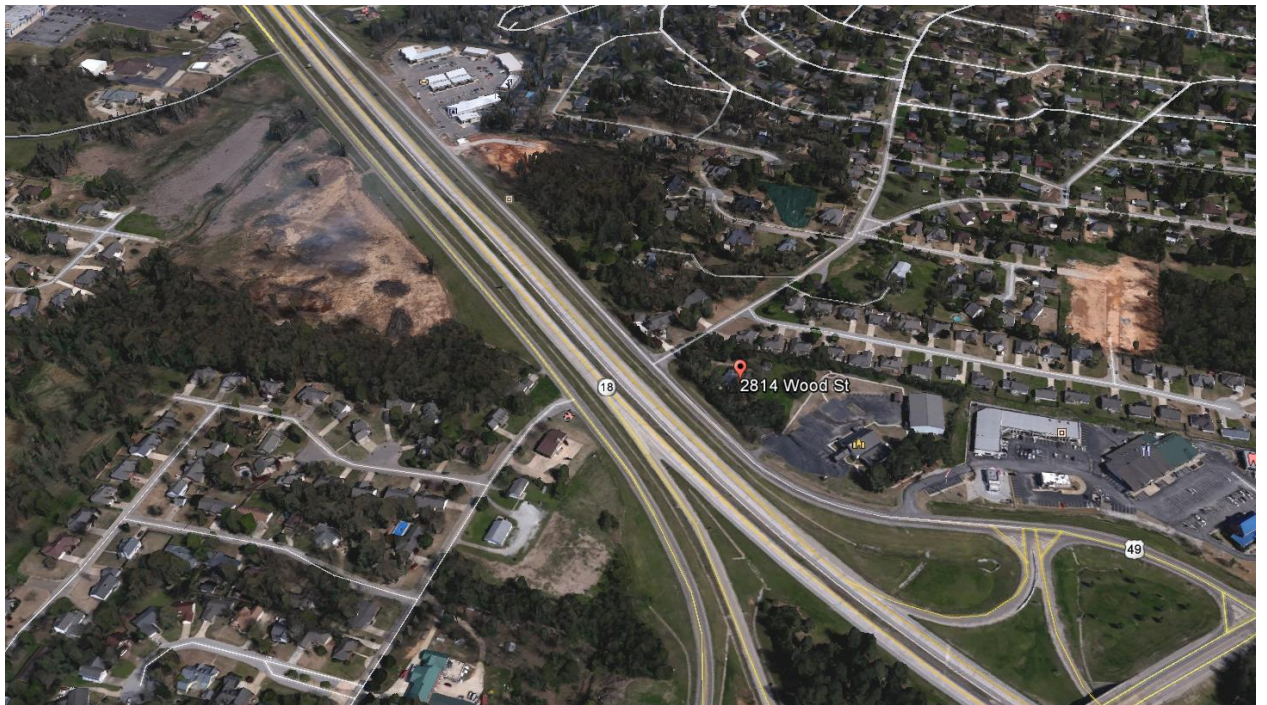
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Station
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel



*Adopted Land Use Map*



*Vicinity/Zoning Map*









*Overview*

**MASTER STREET PLAN/TRANSPORTATION:**

The subject project site is served by Wood Street. The applicant will be required to adhere to the Master Street Plan recommendations.

**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:

<b>CRITERIA</b>	<b>EXPLANATIONS AND FINDINGS</b>	<b>COMPLY Y/N</b>
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed rezoning is consistent with the Adopted Land Use Plan, which is recommended as High Intensity Growth Sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal achieves consistency with the purpose of Chapter 117. The applicant proposes to rezone the property to C-4 L.U.O.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	There are other commercial locations in the area on Alexandria Drive.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the amendment;</b>	Suitability is not an issue. This lot is zoned R-1 and there are several residential houses in the area. This could be a residential lot.	
<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</b>	The applicant has stated that there would be no negative impact on nearby property.	
<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>	The applicant has stated that there would be no negative impact on nearby property.	

## **STAFF FINDINGS**

### **APPLICANTS PURPOSE:**

The applicant wants to rezone this property because they feel like the requested zoning will allow them to use the property for its highest and best use.

### **THE PURPOSE OF C-4 NEIGHBORHOOD COMMERCIAL DISTRICT:**

This district provides for limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations or other carefully selected areas. Buildings are to be of residential character regarding outward appearance.

### **ZONING CODE ANALYSIS:**

Below is the permitted use table excerpt, which depicts the various uses allowed by-right or as a Conditional Use application. By default a number of the uses will not be allowed merely because of required size/space and minimal lot/bulk setback regulations. The applicant has proposed a rezoning to C-4 L.U.O. Staff has listed the permitted uses to be allowed within the development as follows:

<b>List of C-4 Commercial Uses</b>	<b>C-4 Neighborhood Commercial District</b>	<b>List of C-4 Commercial Uses</b>	<b>C-4 Neighborhood Commercial District</b>
<b>Civic and Commercial Uses</b>		<b>Civic and Commercial Uses</b>	
<b>Animal care, general</b>	<b>C</b>	<b>Museum</b>	<b>P</b>
<b>Animal care, limited</b>	<b>P</b>	<b>Nursing home</b>	<b>P</b>
<b>Automated teller machine</b>	<b>P</b>	<b>Office, general</b>	<b>P</b>
<b>Bank or financial institution</b>	<b>P</b>	<b>Parks and recreation</b>	<b>P</b>
<b>Bed and breakfast</b>	<b>P</b>	<b>Post office</b>	<b>P</b>
<b>Carwash</b>	<b>C</b>	<b>Recreation/Entertainment Indoor</b>	<b>C</b>
<b>Cemetery</b>	<b>P</b>	<b>Recreation/Entertainment Outdoor</b>	<b>C</b>
<b>Church</b>	<b>P</b>	<b>Restaurant, fast-food</b>	<b>C</b>
<b>College or university</b>	<b>P</b>	<b>Restaurant, general</b>	<b>P</b>

<b>Communication Tower</b>	C	<b>Retail/service</b>	C
<b>Convenience store</b>	P	<b>Safety services</b>	P
<b>Day care, limited (family home)</b>	P	<b>School, elementary, middle and high</b>	P
<b>Day care, general</b>	P	<b>Service station</b>	C
<b>Funeral home</b>	C	<b>Sign, off-premises</b>	C
<b>Golf course</b>	P	<b>Utility, major</b>	C
<b>Government service</b>	P	<b>Utility, minor</b>	P
<b>Hospital</b>	P	<b>Vehicle repair, limited</b>	C
<b>Library</b>	P	<b>Vocational school</b>	C
<b>Medical service/office</b>	P		

**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 and pending pre-meeting reviews:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues reported to date.	
<b>Streets/Sanitation</b>	No issues reported to date.	
<b>Police</b>	No issues reported to date.	
<b>Fire Department</b>	No issues reported to date.	
<b>MPO</b>	No issues reported to date.	
<b>Jets</b>	No issues reported to date.	
<b>Utility Companies</b>	No issues reported to date.	

**CONCLUSION:**

The Planning Department Staff find that the requested Zone Change submitted by Sid Pickle should be evaluated based on the above observations and criteria, of Case RZ 17-09, a request to rezone property from "R-1" Single Family Residential District to a "C-4" Neighborhood Commercial District, to be recommended to the Commission with the following conditions:

1. That a Final Development Plan shall be filed and approved by the Planning Commission and no new work shall commence prior to Final site Plan review and approval by the MAPC on the undeveloped unplatted acreage.
2. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
3. The following uses are not allowed:
  - ATM Machine
  - Carwash
  - Convenience Store
  - Hospital
  - Nursing Home
  - Restaurant

Respectfully Submitted for MAPC Consideration,

The Planning Department

City of Jonesboro

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**Sample Motion:**

I move that we place Case: RZ 17-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property R-1 Single Family Residential to C-4 LUO Neighborhood Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future

# PHOTOS OF THE AREA



North





**South**



**East**



**West**