

City of Jonesboro City Council
Staff Report – RZ 21-15: 5005 E Nettleton Avenue
Municipal Center - 300 S. Church St.
For Consideration by the City Council on December 21st, 2021

REQUEST: To consider a rezoning of one tract of land containing 0.40 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-3” Multi-Family High Density District to a “C-3” General Commercial District.

APPLICANTS/ OWNER: Corey Hutson, PO Box 2713, Jonesboro, AR 72402
Same

LOCATION: 5005 E Nettleton Avenue, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 17,424 sq. ft. / 0.40 acres +/-
Street Frontage: 129.9’ on Nettleton Ave., 152.2’ on Willow Rd.
Topography: Flat, empty lot with some tree coverage, existing slab present
Existing Development: Currently vacant, no standing structure

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3, Assembly
South	R-2, Duplex
East	R-3, Single Family Home
West	C-3, Retail

HISTORY: Prior single family home no longer standing

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 High Intensity Commercial Nodes / High Intensity Growth Sectors with a wide range of land uses is appropriate for this zone. This zone includes Multi-Family to Fast Food to Class A. Office Space to Outdoor Display / Highway oriented businesses like Automotive Dealerships. They will be located in areas where Sewer Service is readily available and Transportation Facilities are equipped to handle the traffic.

HIGH INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- *Multi-Family*
- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *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

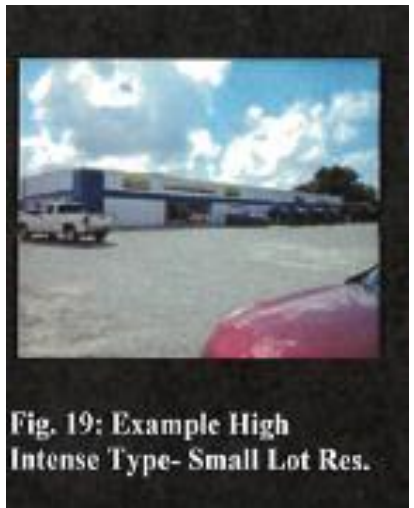
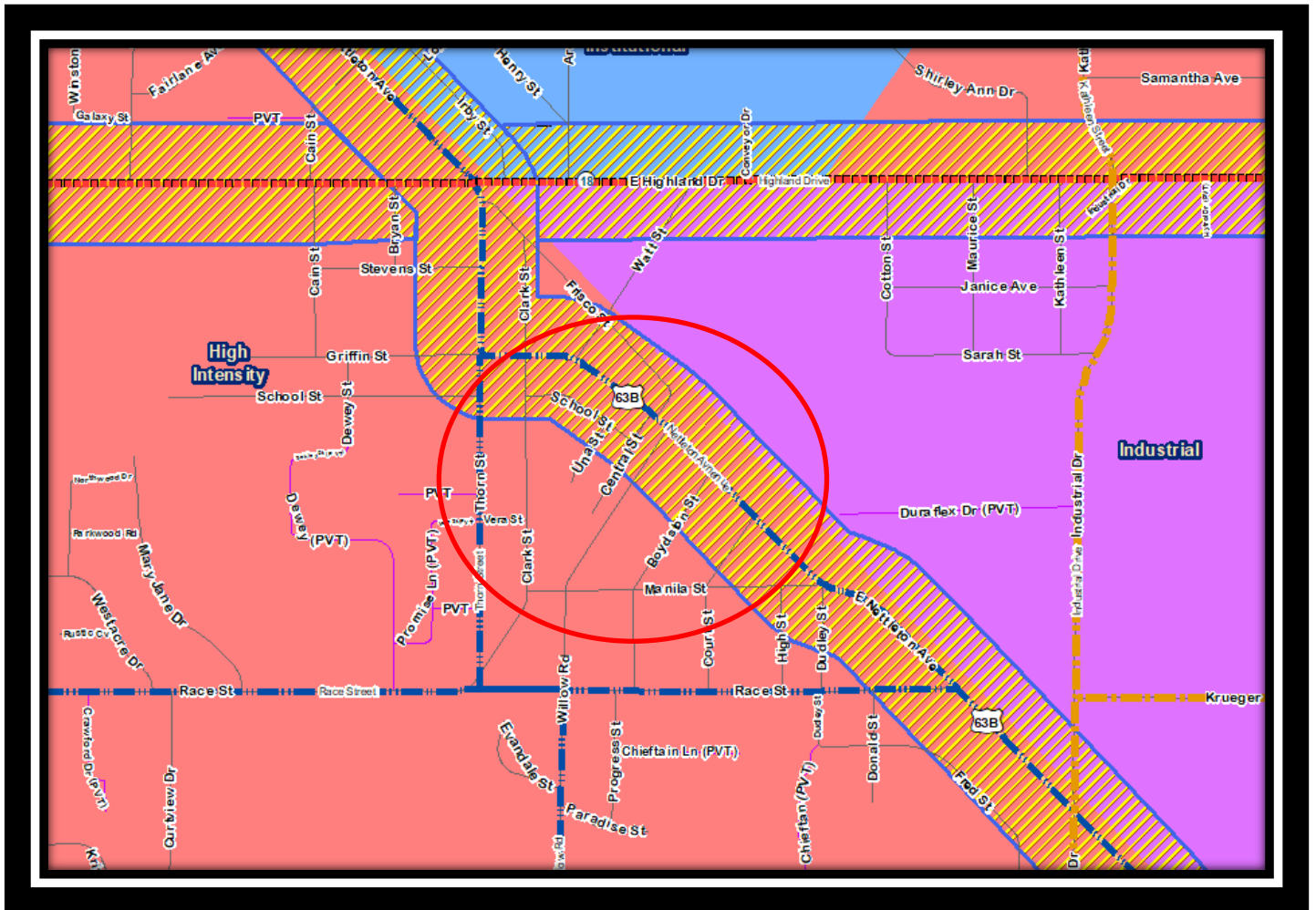




Fig. 20: Example High Intense Type- Retail Service

Fig. 21: Moderate High Type- Retail/Office

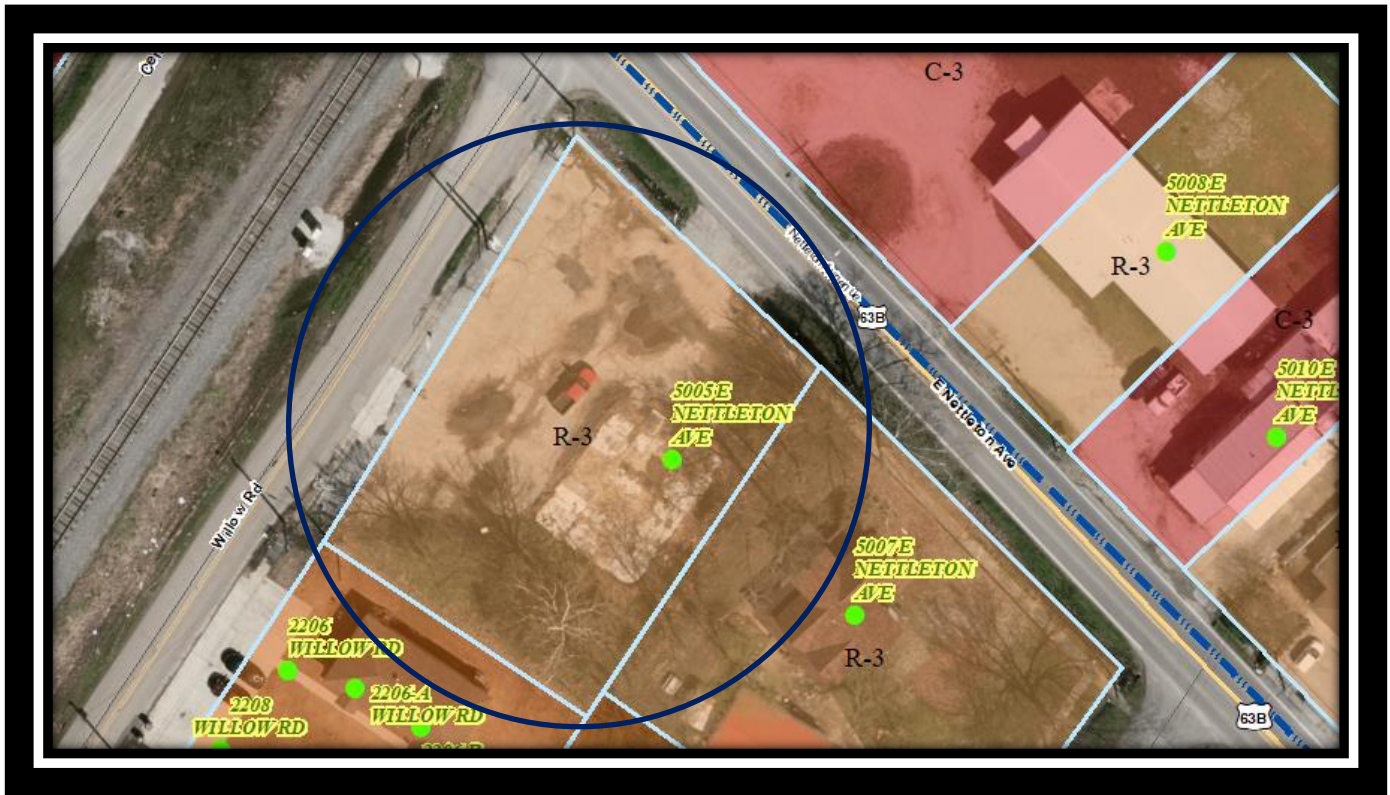


Land Use Map



Master Street Plan/Transportation







The subject property will be serviced by Nettleton Avenue and Willow Road. The applicant will be required to adhere to the Master Street Plan and the overlay district found in the Land Use Plan.



Aerial/Zoning Map

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
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a High Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there is Commercial Zoning in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property will likely not develop as residential. The R-3 Zoning does not allow commercial buildings.	
(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;	No detrimental or adverse impacts are predicted, if proper planning is implemented.	
(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	Minimal impact if rezoned due to the fact that businesses and residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-3, Multi-Family High Density District. The applicant wishes to rezone this parcel to a C-3, General Commercial district in order to develop this site for commercial use.

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 General Commercial District as follows:

Definition of 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	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON DECEMBER 14, 2021

Corey Hutson is requesting a Rezoning from R-3, Multi-Family High Density District, to C-3, General Commercial District, for 0.40 +/- acres of land located at 5005 E Nettleton Avenue.

APPLICANT: Corey Hutson stated everything has been submitted and he is trying to get the property rezoned.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they have reviewed the request and it does meet the requirements for rezoning. He stated they would recommend approval for rezoning with the following requirements:

1. That 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 Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.
5. This property is located in the overlay district and must comply with all required design standards.

COMMISSION: Lonnie Roberts Jr. asked for public comments and commissioner comments. There were none.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 21-15, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. That 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 Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.
5. This property is located in the overlay district and must comply with all required design standards.

The MAPC finds to rezone property “R-3” Multi-Family High Density District to a “C-3” General Commercial District for 0.40 +/- acres of land located at 5005 E Nettleton Avenue. The motion was seconded by Mr. Paul Ford.

Roll Call Vote: Aye: 8 – Paul Ford; Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

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 21-15 a request to rezone property from “R-3” Multi-Family High Density District to “C-3” General Commercial District. The following conditions are recommended:

1. That 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 Commission approval in the future.
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5. This property is located in the overlay district and must comply with all required design standards.

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

Sample Motion:

I move that we place Case RZ 21-15 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 from “R-3” Multi-Family High Density District to “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.





