

*City of Jonesboro City Council*  
**Staff Report – RZ 21-03 3506 Southwest Drive**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the City Council on March 16<sup>th</sup>, 2021*

**REQUEST:** To consider a rezoning of one tract of land containing 21.5 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “C-3” General Commercial District Limited Use Overlay to “RS-6” Single Family Residential District; minimum 7,260 sq. ft. lot required with a Limited Use Overlay.

**APPLICANTS/  
OWNER:** Southern Hills Real Estate, LLC, 2704 S. Culberhouse Road, Suite A, Jonesboro, AR 72404

**LOCATION:** 3506 Southwest Drive, Jonesboro, AR 72404

**SITE DESCRIPTION:** **Tract Size:** Approx. 21.5 Acres  
**Street Frontage:** Jaxon Lane will be the Street to connect.  
**Topography:** Rolling Topography  
**Existing Development:** Site has been disturbed by grading activities.

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>C-3 LUO - Commercial</b>
<b>South</b>	<b>R-1 Single Family Residential – Farm Creek Subdivision</b>
<b>East</b>	<b>R-1 Single Family Residential</b>
<b>West</b>	<b>PD-M – Planned Development – Mixture – Under Construction</b>

**HISTORY:** Vacant

**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 Growth Sector. A wider mix of land uses is appropriate in the **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.

**HIGH INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:**

- 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

*No More than 8 - 14 dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development.*

**HEIGHT:** 150 Feet

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

**EXAMPLES:**



The sections identified on the land use map as high intensity consist primarily of areas where high intensity uses are already in place and strip development is common.



However, future strip development is discouraged, to be replaced by what the Urban Land Institute calls “pulsed nodes of development,” that are areas of mixed-use residential and commercial development interspersed with stretches of low-intensity land uses or open space as shown below.

High Intensity Commercial Nodes may contain most of the land uses listed under High Intensity, but they are to be clustered in 40-200 acre developments or combinations of developments situated within a ¼-1/3 mile radius of the intersection of arterial roadways. Use of high quality materials, good design, on-street parking, landscaping, and open spaces will be key features of developments contained in these nodes. Good connectivity for bicycle and pedestrian transportation will be featured, as well as appropriately placed bus stops.

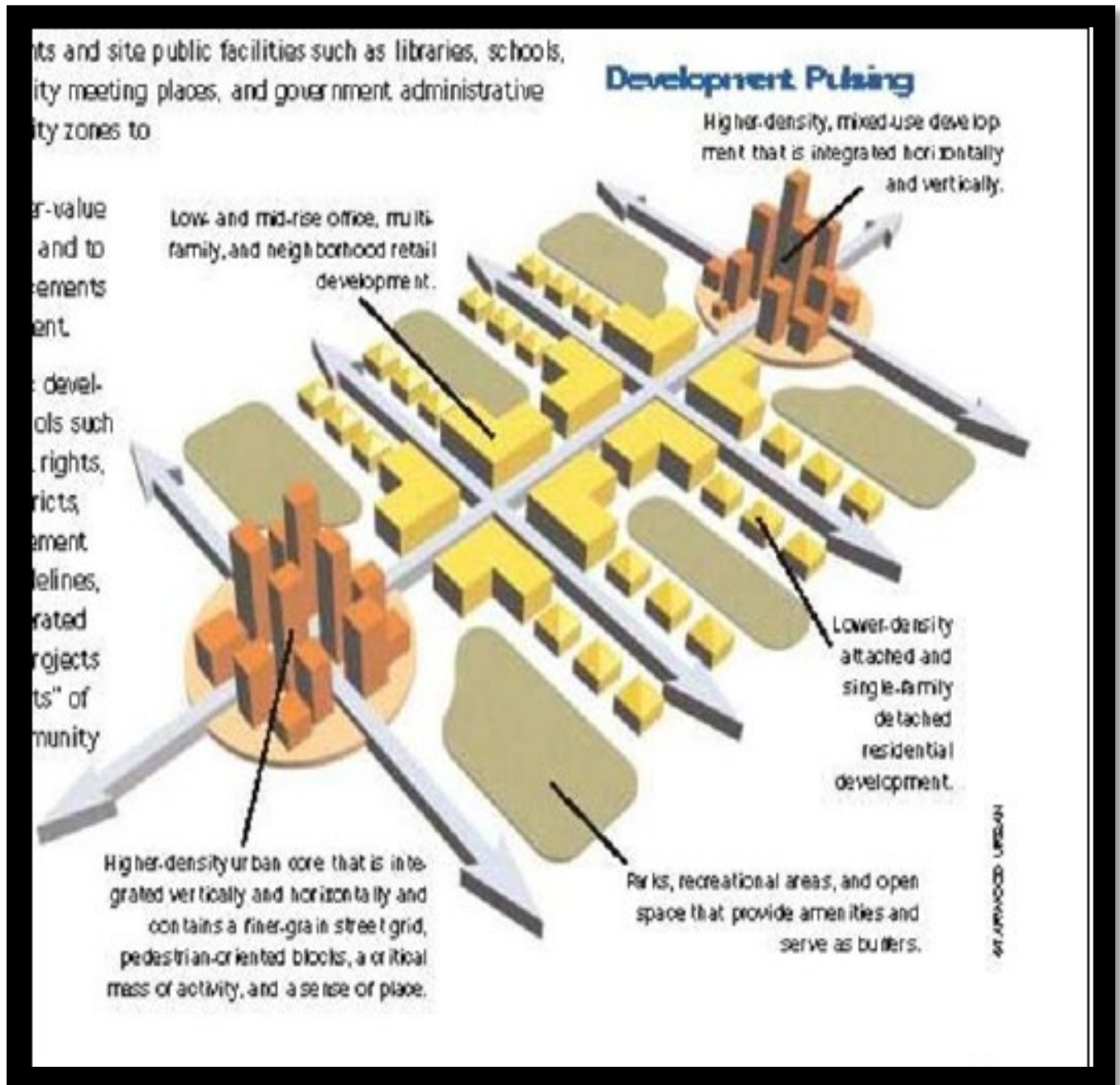
**TYPICAL LAND USES:**

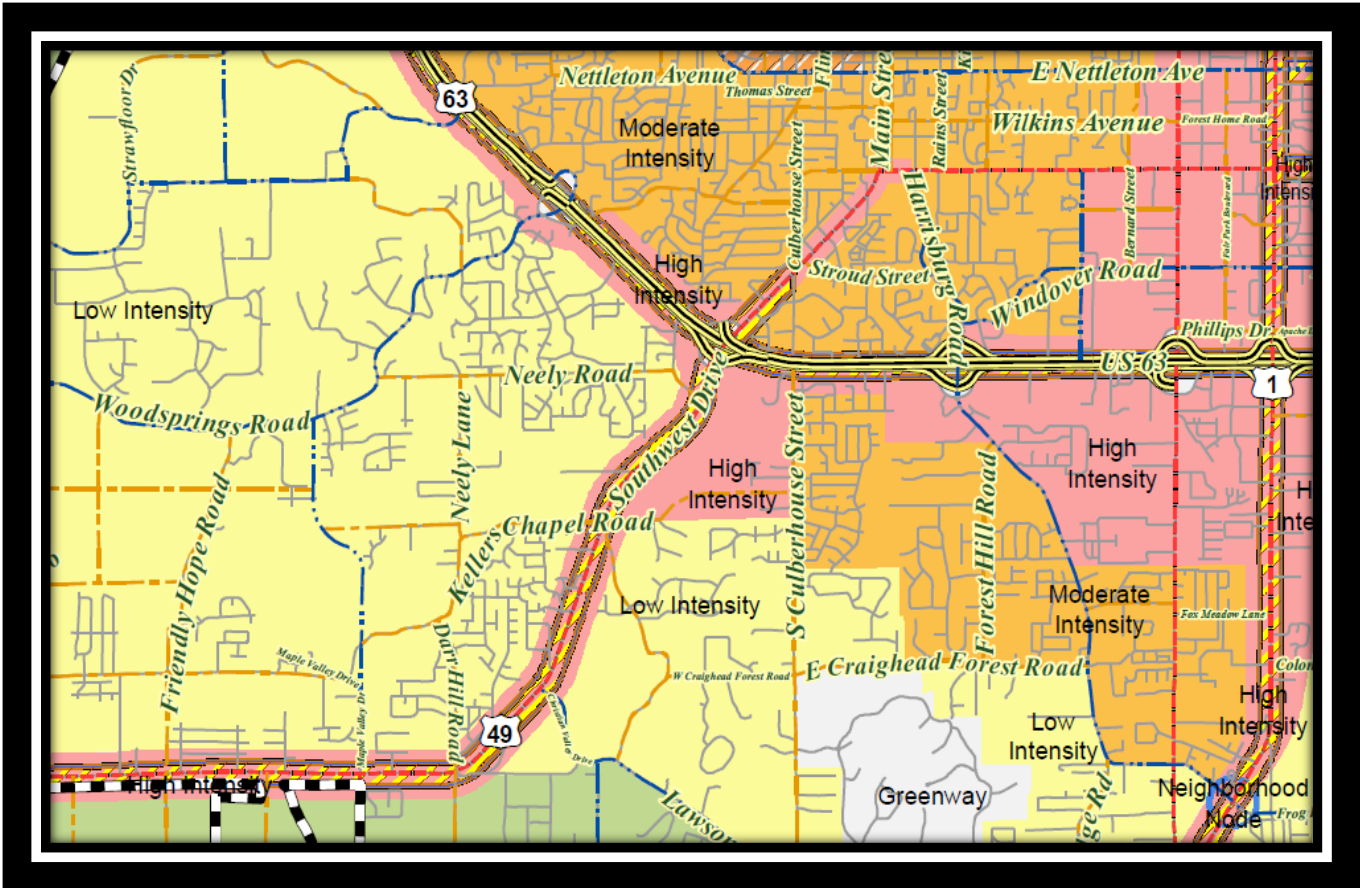
- Multi-family
- Attached single family residential
- Retail
- Medical and Professional, Banks
- Commercial, office, and service
- Hotel

**DENSITY:** 6-14 units per acre for Multi-family

**HEIGHT:** 150 feet

**TRAFFIC:** This will be located along arterial streets with a high traffic volume.





Land Use Plan

**MASTER STREET PLAN/TRANSPORTATION**



Master Street Plan Map

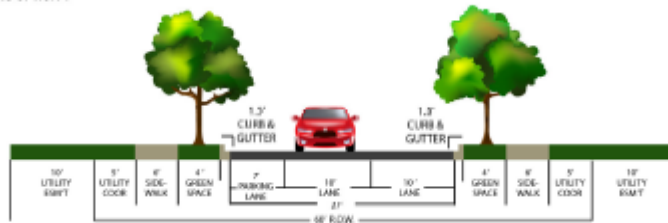
# Master Street Plan/Transportation

The subject property is served by Jaxon Lane. Jaxon Lane on the Master Street Plan is classified a Local Street. The Local Street function is to provide access to adjacent property. Local Streets serve the lowest traffic volumes. Low Traffic volumes combines with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized. The standard Local Street is to be used in all cases.

## LOCAL STREET

**FUNCTION:** The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

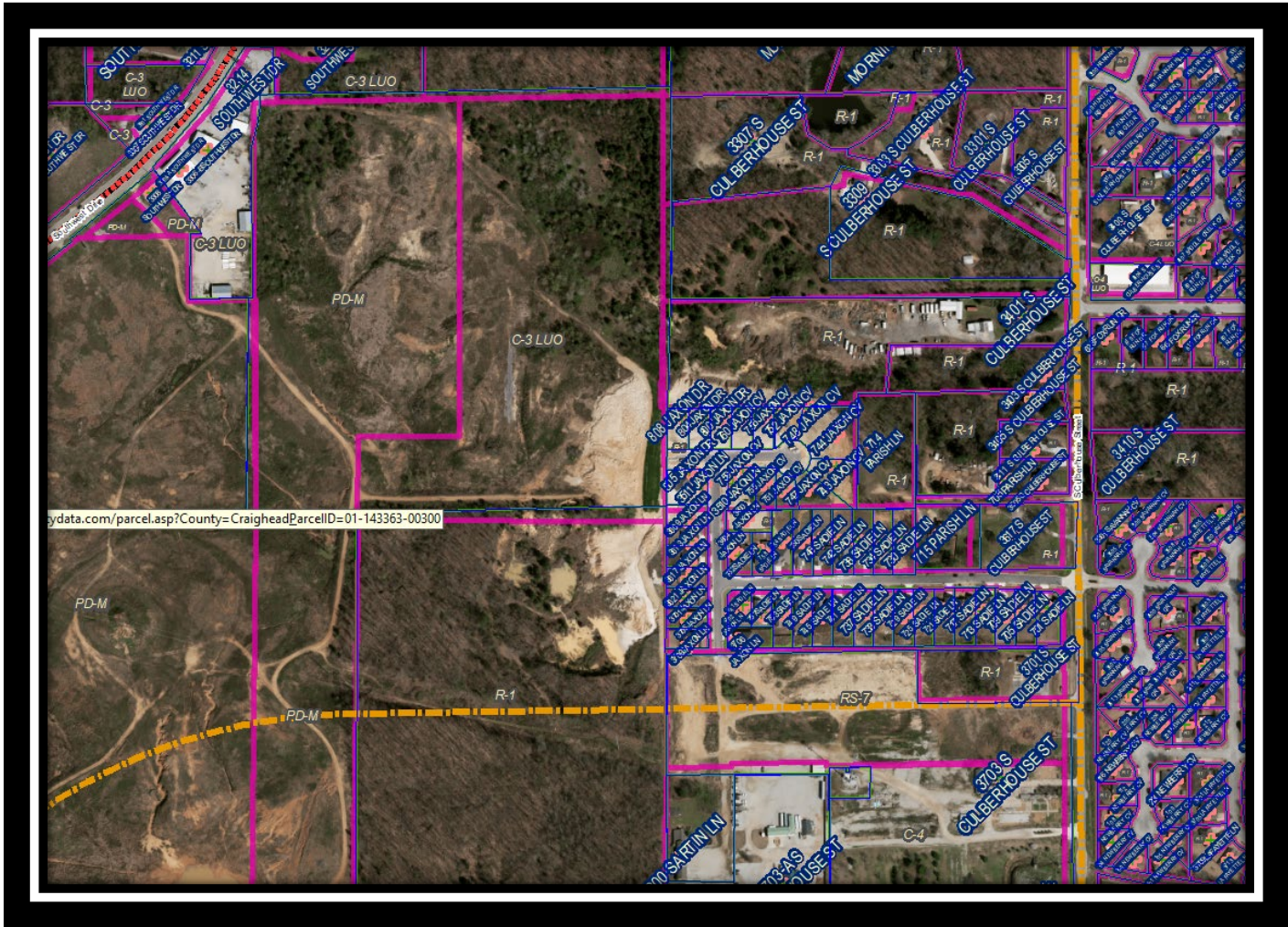
LOCAL STREETS OPTION 1  
VPD < 3,000



Note: Where VPD is < 3,000 and speed is < 25 mph bikes may share the travel lanes.

**DESIGN:** Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.







Note: Where VPD is < 3,000 or speed is < 25 mph, bikes may share the travel lanes.



# 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
<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 was categorized as a High Intensity Growth Sector. The New Zoning would be less intense. The Developer wants to put Single family on the back of this overall development.	
<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 R-1 Single Family Residential Zoning in this area for Single Family Homes. The proposed zoning will be compatible and complimentary to Twin Oaks.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property as a C-3 General Commercial District cannot have Single Family Homes built. They are not allowed in C-3.	
<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>	No detrimental or adverse impacts are predicted, if proper planning is implemented. Commercial and Industrial is on all sides of this 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>	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 a "C-3" General Commercial District with a Limited Use Overlay. The Subject property is located on the north and south side of the extension of Southern Woods Drive approximately 1,600 linear feet east of Southwest Drive. The rezoning to "RS-6" will be Single Family Residential Homes and be compatible and complimentary to Twin Oaks Subdivision.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already Commercial Businesses located in the area.

## Chapter 117 of the City Code of Ordinances/Zoning defines RS- Single Family District as follows:

Definition of RS-6 Single Family District - The purpose of this district is Single-family residential district; minimum 7,260 sq. ft. lot required with a minimum 65 ft. lot widths.

## 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	Reported no issues.	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	Reported no issues.	
MPO	Reported no issues.	
Jets	Reported no issues.	
Utility Companies	Reported no issues.	CWL
Code Enforcement	Reported no issues.	

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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON MARCH 9<sup>TH</sup>, 2021**  
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**Southern Hills Real Estate, LLC is requesting MAPC Approval for a Rezoning from “C-3” General Commercial Limited Industrial Use Overlay to “RS-6” Single Family District; minimum 7,260 sq ft. for 21.5 +/- acres of land located at 3506 Southwest Drive located East on back side, which is south side of Southern Ridge Blvd once street is extended.**

**APPLICANT: Jeremy Bevill Engineer with Fisher and Arnold stated we are requesting the RS-6. It is currently zoned Commercial.**

**COMMISSION: Lonnie Roberts stated he be asking for public comments, but he turning it over to City Planner.**

**STAFF: Derrel Smith stated we reviewed it, it does meet all the requirements for the rezoning and we would recommend approval with the following conditions.**

- 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 Department 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 of this property**

**PUBLIC: Logan Arnold of 3617 Jackson stated his property is adjoining to this proposal and the one big question and concern that a lot of residents in the Twin Oaks Subdivision have is the connection to this property and overflow of traffic that will bog down the neighborhood. There is a road where Jackson Cove comes in, so we are trying to get some clarification on that, and clear up any confusion as far as the plans for that.**

**APPLICANT: Jeremy Bevill stated we did plan to connect to Jackson Drive. I think connectivity is more of a city staff comment. The city generally encourages connectivity for police and fire services.**

**STAFF: Michael Morris stated Southern Hills at one time was going to be a different connection, but now we are going to have on the lower end a residential connection. Most people come from Southwest Drive or from Culberhouse so they should be using this other 3-lane road through here.**

**PUBLIC: Chris Futrell of 2429 Evie Lane stated I developed Jackson Cove, Jackson Lane, and Sadie Lane. I am in great favor of the rezoning because in my opinion that will keep Sadie Lane, Jackson Lane, and Jackson Cove from being a cut through. By them rezoning and developing that down there, all the cut through traffic will take that road. That road will be a 3-lane 40 mile**

an hour road. I want all the residents that reviewed that to know that by approving that development, it keeps traffic off Sadie Lane, Jackson Lane, and Jackson Cove.

**COMMISSION:** Lonnie Roberts asked if there were any other comments.

**COMMISSION ACTION:**

**Mr. Kevin Bailey made a motion to approve Case: RZ: 21-03, 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 Department 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 of this property**

**The MAPC find to rezone property “C-3” General Commercial Limited Industrial Use Overlay to “RS-6” Single Family District; minimum 7,260 sq ft. for 21.5 +/- acres of land. Motion was seconded by Mr. Jimmy Cooper.**

**Roll Call Vote: 8 - 0, Aye’s: Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper; Mary Margaret Jackson; Paul Ford; David Handwork**

**Nay’s: 0**

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**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 21-03 a request to rezone property from “C-3” General Commercial District Limited Use Overlay to “RS-6” Single Family Residential District; minimum 7,260 sq. ft. lot required; 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 Department 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 of this property.

Respectfully Submitted for City Council Consideration,  
The Planning and Zoning Department

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**Sample Motion:**

I move that we place Case: RZ 21-03 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 “C-3” General Commercial District Limited Use Overlay to “RS-6” Single Family Residential District; minimum 7,260 sq. ft. lot required will be compatible and suitable with the zoning, uses, and character of the surrounding area.

