



***City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-12, 3703 South Culberhouse
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on November 14, 2023***

REQUEST: To consider a rezoning of one tract of land containing 17.6 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial.

APPLICANT: Michael Daniels, 2520 Alexander Drive Ste. C, Jonesboro AR
OWNER: Chris Futrell, 3703 South Culberhouse Street, Jonesboro AR

LOCATION: 3703 South Culberhouse

SITE
DESCRIPTION: **Tract Size:** Approx. 17.6 Acres
Street Frontage: Approx. 650 ft. on Culberhouse

Existing Development: Former commercial business

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Residential
South	R-1 – Residential
East	R-1 - Residential
West	R-1 & C-4 – Commercial and Vacant Property

HISTORY: Reclaimed gravel pit and former landscaping business.

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.

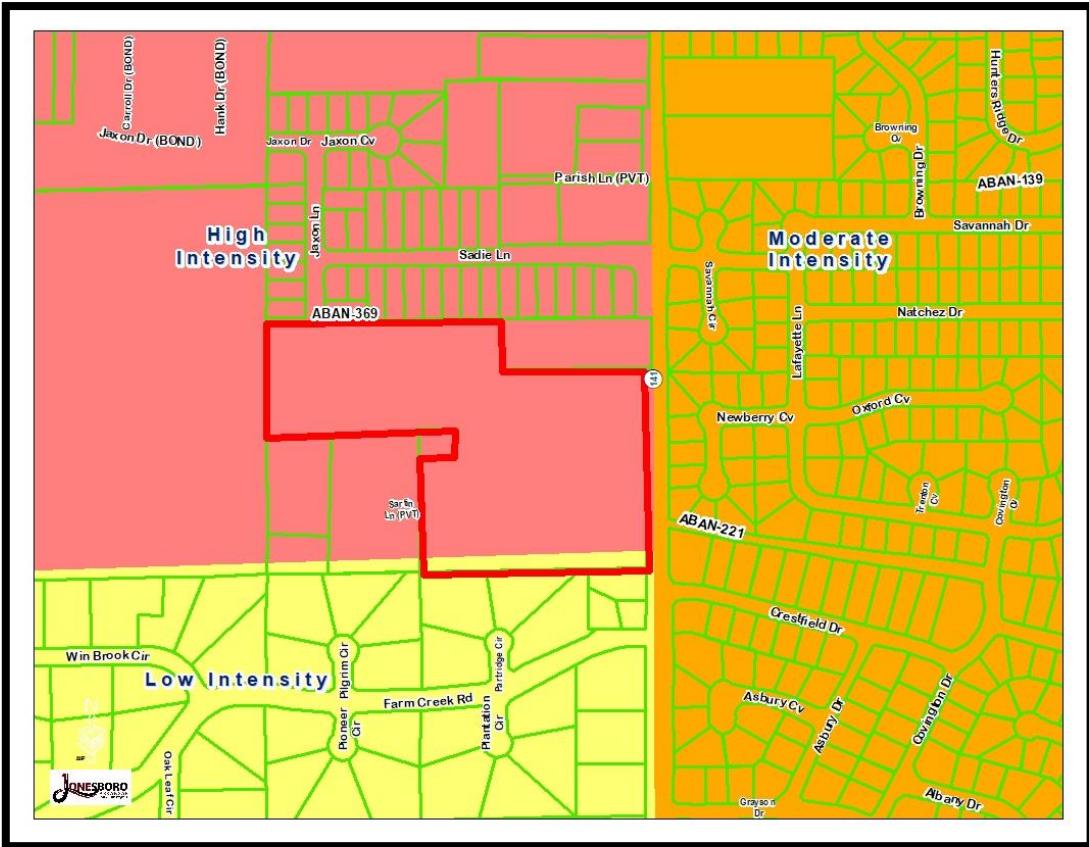
Typical Land Uses:

- 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

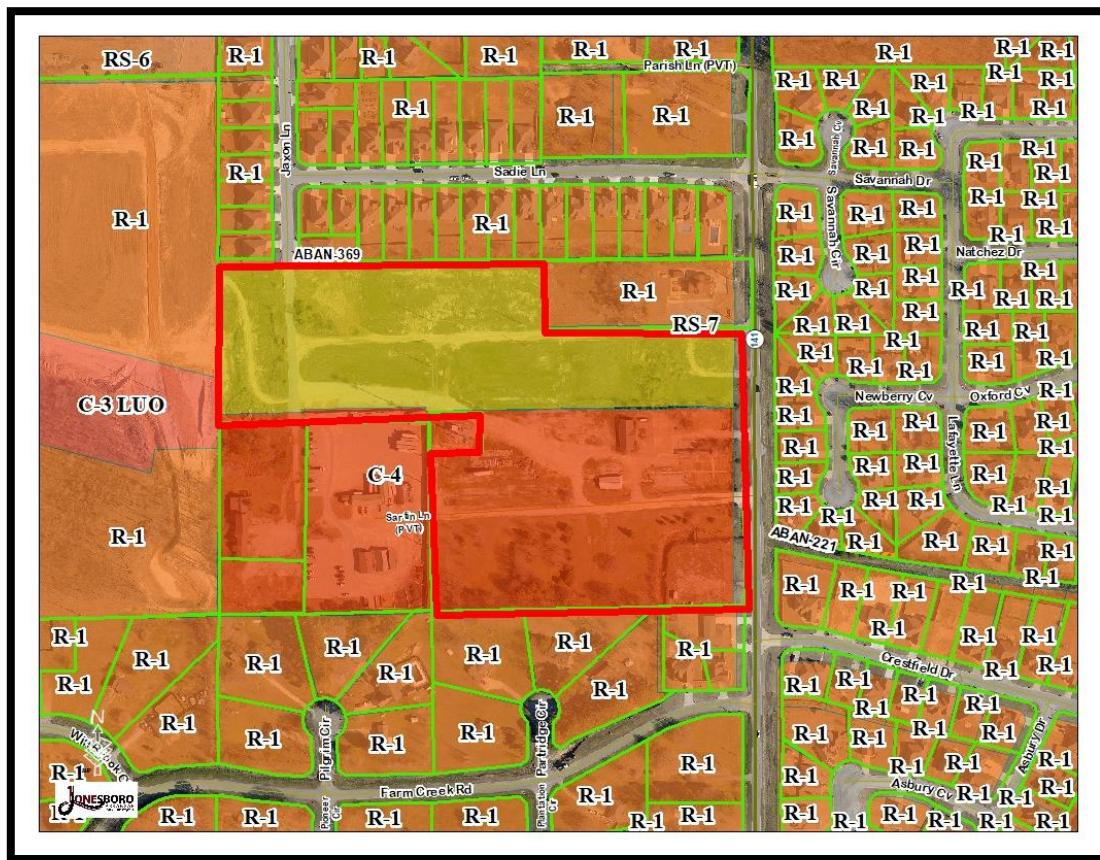
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

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



Land Use Map



Zoning Map

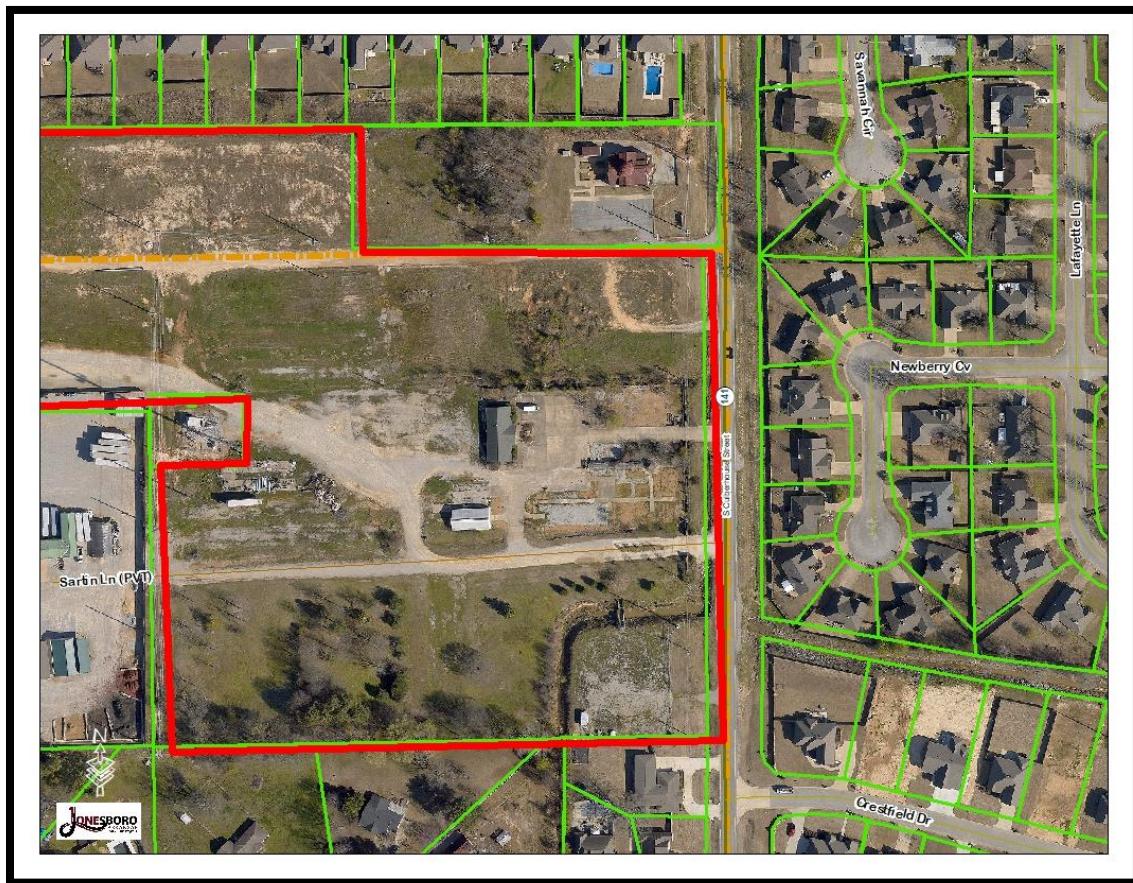
Master Street Plan/Transportation

The subject property is served by South Culberhouse Street, the Master Street Plan classifies this street as a **Collector Street**.

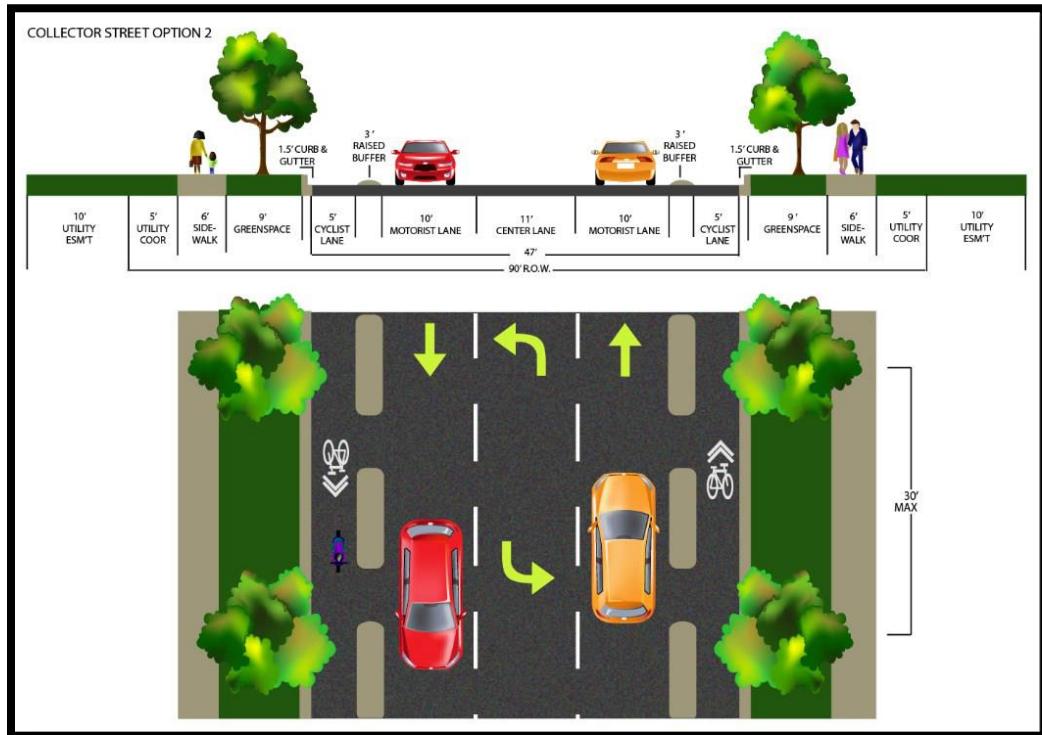
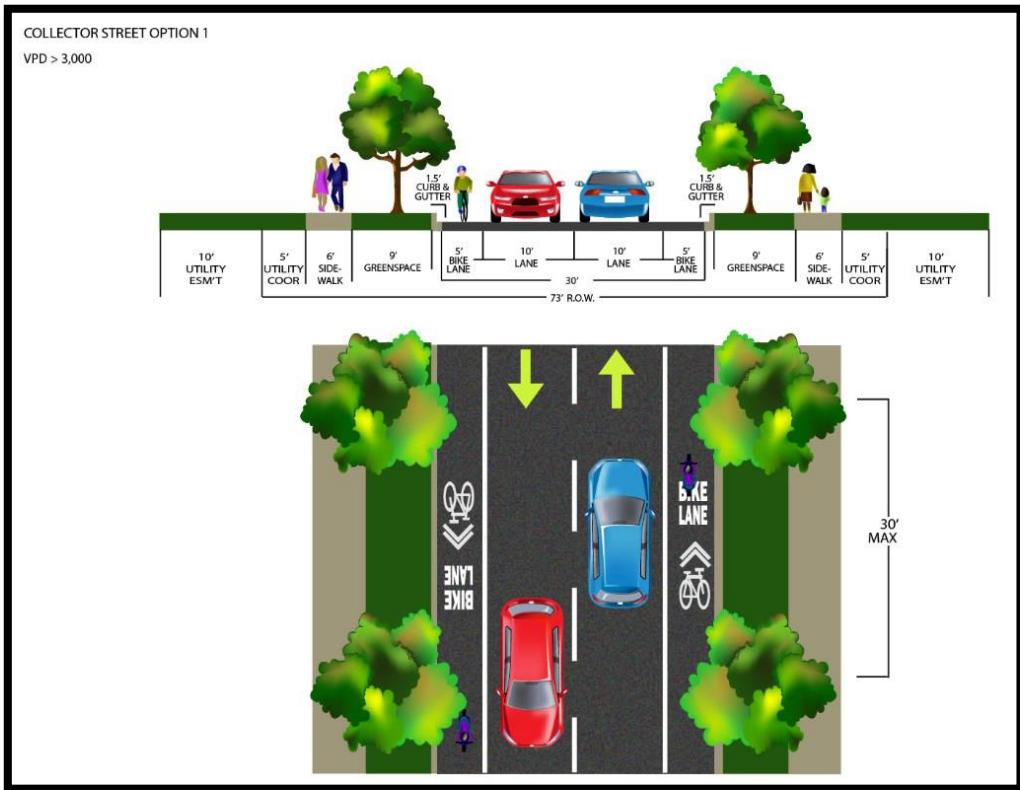
Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

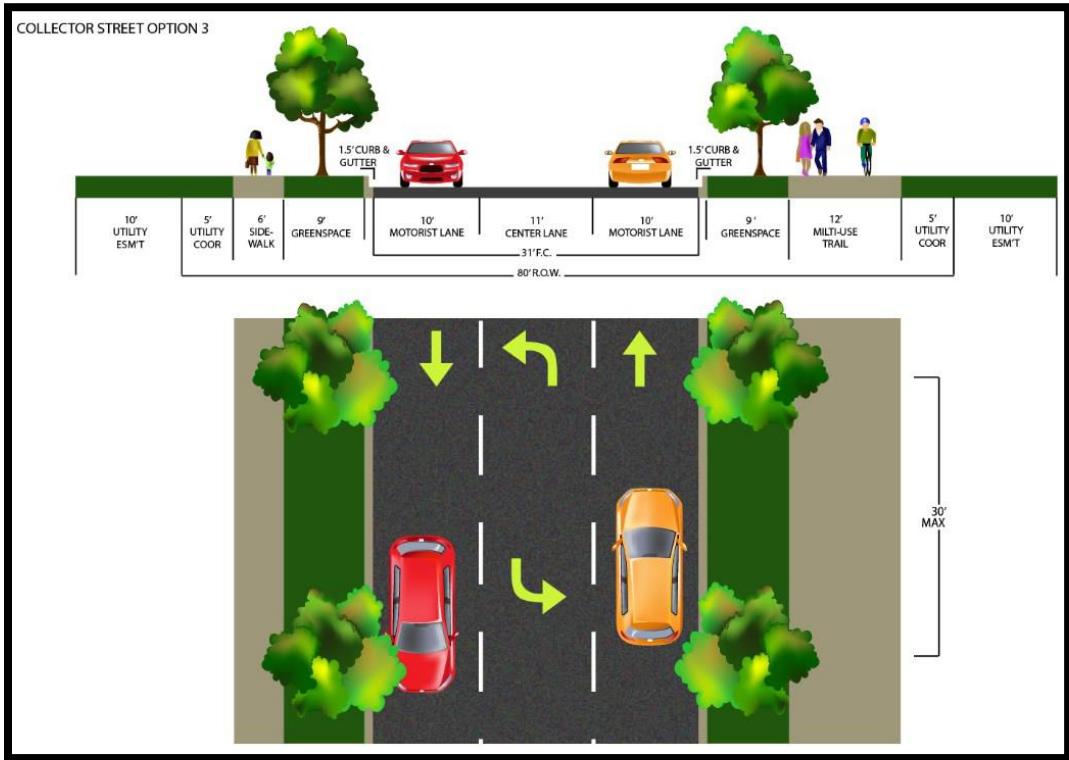
FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Collector Street





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 is 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 not achieved with this rezoning considering the surrounding area is residential.	
(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 cannot develop as a general/neighborhood commercial development.	
(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;	With proper planning there should not be any adverse effects caused by the property if rezoned to residential.	
(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 residential and commercial uses currently exist near this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as “RS-7” single family residential and “C-4” neighborhood commercial. The applicant is applying for a rezoning to allow for general/neighborhood 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 & C-4 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.

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.

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 23-12 a request to rezone property from “RS-7” single family residential and “C-4” neighborhood commercial to “C-3 LUO” general commercial with a limited use overlay and “C-4” neighborhood commercial; 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 limited use overlay shall prohibit the following uses on Lots **1-9, 11-13 & 15**:
 - a. Cemetery
 - b. Communication Tower
 - c. Entertainment, Adult
 - d. Homeless Shelter
 - e. Medical Marijuana Dispensary
 - f. Pawn Shops
 - g. Freight Terminal
 - h. Agricultural, Animal
5. The limited use overlay shall prohibit the following uses on Lots **10 & 14**:
 - a. Auditorium or Stadium
 - b. Carwash
 - c. Cemetery
 - d. Communication Tower
 - e. Entertainment, Adult
 - f. Golf Course
 - g. Homeless Shelter
 - h. Hotel or Motel
 - i. Medical Marijuana Dispensary
 - j. Pawn Shops
 - k. Recreational Vehicle Park
 - l. Service Station
 - m. Sign, Off-Premises
 - n. Utility, Major
 - o. Utility, Minor
 - p. Freight Terminal
 - q. Agricultural, Animal

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

Sample Motion:

I move that we place Case: RZ 23-12 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 "RS-7" single family residential and "C-4" neighborhood commercial to "C-3 LUO" general commercial with a limited use overlay and "C-4" neighborhood commercial will be compatible and suitable with the zoning, uses, and character of the surrounding area.