



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 15-06: 2814 Wood Street.
Municipal Center - 300 S. Church St.
For Consideration by the Commission on May 12, 2015

REQUEST: To consider a rezoning of the land containing 1.52 acres more or less.

PURPOSE: A request to rezone property from “R-1” to “C-3 LUO” General Commercial and make recommendation to City Council for approval.

**APPLICANT/
OWNER:** **Christopher L. Baugh**, 2502 Rosewood Circle, Jonesboro, AR

LOCATION: 2814 Wood Street., Jonesboro, AR, at the SE intersection of Alexander Drive and fronting on Hwy. 63.

**SITE
DESCRIPTION:** **Tract Size:** 1.52 Acres/66,301 sq. ft.
Street Frontage (feet): 254 ft. on Alexander Dr.; 102.2 ft on Wood Street.
Topography: Primarily Moderately Sloping Topography from 20 ft. to the SE.
Existing Development: Vacant and used for residential purposes.

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Residential
	South: Access Road /HWY	Interstate 63
	East: C-5	Church
	West: R-1	Residential

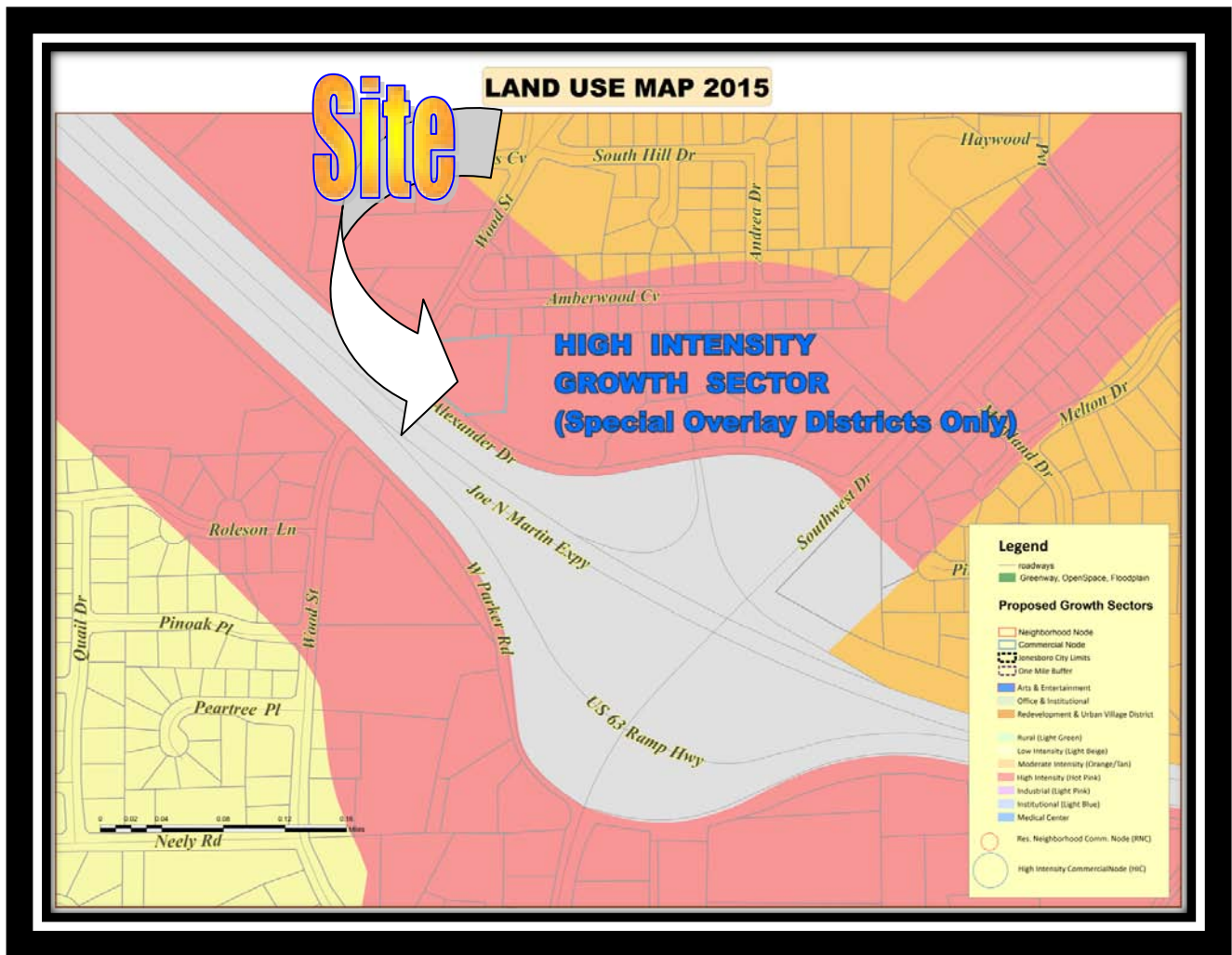
HISTORY: No Property History: This property is not platted. It currently has an existing single family residential home.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Adopted Land Use Map recommends this location as a High Intensity Commercial Node; therefore the request for General Commercial is consistent with the adopted Land Use Map. Commercial and office uses for this site would be highly consistent with the area if consideration of buffering is provided for the residential to remain directly north. Screening and scale of structure should be a high priority.










Adopted Future Land Use Map

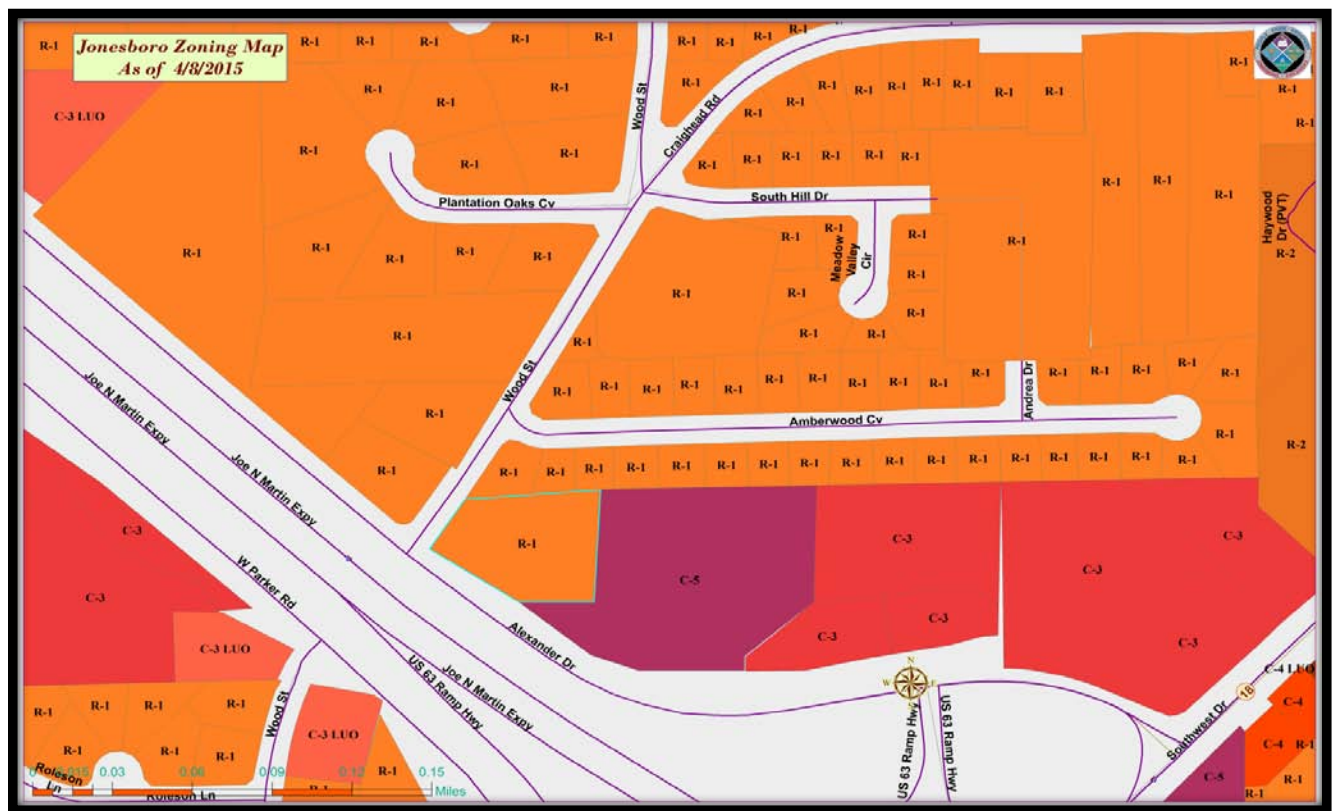
Master Street Plan/Transportation

The subject property is served by Alexander Drive (AHDRT Right-of-Way) and Wood Street, a local road. A major expressway bypasses the subject site on the Master Street plan.

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:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed rezoning as C-3 General Commercial District is consistent with the Adopted Land Use Plan (High Intensity Commercial Node).	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	Consistency would be achieved if rezoned.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility would be achieved if rezoned.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Land is not suitable for residential uses with frontage on the expressway/access road.	
(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;	Not detrimental to nearby property. Existing Major Arterials should support any proposed commercial uses with proper access management. Final Site plans should be subject to MAPC approval with attention to buffering and screening.	
(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	Property has remained used as residential.	
(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	Existing Major Arterials should support any proposed commercial uses with proper access management. Final Site plans should be subject to MAPC approval.	



Current Zoning Map



Vicinity/ Aerial Map

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments.

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

Staff Findings/Applicant's Purpose:

The applicant is not proposing any particular use on the subject property currently, but hopes to market the property for commercial purposes to begin as early as (6) months. The applicant notes also that this land is not appealing for a residential development. The applicant further states the subject property would be very compatible with the surrounding area and is adjacent property that is zoned C-5/C3 to the east. There are numerous commercially zone properties along Highway 63 including recent properties that were rezoned to the West of the subject property. The City of Jonesboro Zoning Resolution **Table of Minimum Dimension Requirements for the C-3 General Commercial Districts** is copied below:

Dimension Requirements Commercial and Industrial Districts							
Dimension	CR-1	C-4	C-3	C-2	C-1	I-1	I-1
<i>Minimum lot size</i>							
Single-family (sq. ft.)	6,500	NP	NP	6,000	NS	NP	NP
Duplex (sq. ft.)	7,200	NP	NP	7,200	NS	NP	NP
Multifamily (area/family)	NP	NP	NP	3,600	NS	NP	NP
Nonresidential uses (sq. ft.)	6,500	6,500	6,500	6,500	NS	6,500	10,000
Minimum lot width (all uses)	50'	50'	50'	50'	25'	50'	100'
Minimum lot depth (all uses)	100'	100'	100'	100'	NS	100'	100'
<i>Street setback</i>							
Residential uses	25'	NP	NP	25'	NS	25'	NP
Nonresidential uses	25'	25'	25'	25'	NS	25'	100'
<i>Interior side setback</i>							
Residential uses	7.5'	10'	NP	10'	NS	10'	NP
Nonresidential uses	10'	10'	10'	10'	NS	10'	25'
<i>Rear setback</i>							
Residential uses	20'	20'	NP	20'	NS	20'	NP
Nonresidential uses	20'	20'	20'	20'	NS	20'	25'
Maximum lot coverage (all uses)	50%	50%	60%	50%	100%	60%	60%
Percent of total lot area (building floor area)	20	20	NS	20	NS	NS	NS

Note.

NP = Not permitted.

NS = No standard.

Zoning compliance/ Other Zoning Code Analysis:

The applicant has requested a rezoning to a “C-3”, General Commercial District, L.U.O. The following are the permissive/conditional uses within the C-3 General Commercial.

List of Commercial Uses		C-3 General Commercial	List of Commercial Uses		C-3 General Commercial
<i>Civic and commercial uses</i>			<i>Civic and commercial uses</i>		
	Animal care, general	Permitted		Nursing home	Permitted
	Animal care, limited	Permitted		Office, general	Permitted
	Auditorium or stadium	Conditional		Parking lot, commercial	Permitted
	Automated teller machine	Permitted		Parks and recreation	Permitted
	Bank or financial institution	Permitted		Pawn shops	Permitted
	Bed and breakfast	Permitted		Post office	Permitted
	Carwash	Permitted		Recreation/entertainment, indoor	Permitted
	Cemetery	Permitted		Recreation/entertainment, outdoor	Permitted
	Church	Permitted		Recreational vehicle park	Permitted
	College or university	Permitted		Restaurant, fast-food	Permitted
	Communication tower	Conditional		Restaurant, general	Permitted
				Retail/service	Permitted
	Convenience store	Permitted		Safety services	Permitted
	Day care, limited (family home)	Permitted		School, elementary, middle and high	Permitted
	Day care, general	Permitted		Service station	Permitted
	Entertainment, adult	Conditional		Sign, off-premises*	Permitted
	Funeral home	Permitted		Utility, major	Conditional
	Golf course	Permitted		Utility, minor	Permitted
	Government service	Permitted		Vehicle and equipment sales	Permitted
	Hospital	Permitted		Vehicle repair, general	Permitted
	Hotel or motel	Permitted		Vehicle repair, limited	Permitted
	Library	Permitted		Vocational school	Permitted
	Medical service/office	Permitted		Warehouse, residential (mini) storage	Conditional
	Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>		
<i>Agricultural uses</i>				Freight terminal	Conditional
	Agriculture, animal	Conditional		Research services	Conditional
	Agriculture, farmers market	Permitted		Alcohol or Tobacco Retail	Added By Staff

The rezoning of this property should adhere to the following considerations for the uses:

The following uses should be prohibited as a part of a Limited Use, if agreed by the applicant:

- 1. Billboards, Auto Repair, 2. Gas Stations, 3. Alcohol or Tobacco Retail Services, and 4. Adult Entertainment Facilities, and 5. Animal Care.**

Limited Use Overlay Districts (L.U.-O.):

Within Chapter 117, Section 117-140, L.U.O. district may be applied in combination with any base zoning district. The designation may be requested by an applicant or proposed by the Planning Commission or City Council during their consideration of a rezoning request. Note that the submitted application is not for a Limited Use Overlay.

When accompanied by a rezoning request from the property owner, the LUO district can be used to restrict the use and property development standards of an underlying base zoning district, as applied to specific parcels of land. All LUO requirements are in addition to, and supplement all other applicable standards and requirements of the underlying zoning district. Restrictions and conditions imposed by an LUO district are limited to the following:

- a. Prohibiting otherwise permitted or conditional uses and accessory uses or making a permitted use a conditional use;
- b. Decreasing the number or density of dwelling units that may be constructed on the site;
- c. Limiting the size of nonresidential buildings that may be placed on a site;
- d. Increasing minimum lot size or lot width;
- e. Increasing minimum yard and setback requirements; and
- f. Restricting access to abutting properties and nearby roads.

To provide any conditions with any recommendation of approval to Council, an overlay approach is needed, and the applicant chose the method of the Limited Use Overlay option to this rezoning, to insure compatibility is achieved and maintained within this residentially surrounded area.

Access Management Issues:

Attention to the following codes should be also given:

Sec. 117-327. - Corner visibility.

On corner lots at intersecting two-way streets, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two feet and eight feet above curb grade within the triangular area formed by an imaginary line that follows street side property lines, and a line connecting them, 25 feet from their point of intersection.

Sec. 117-325. - Driveways and access; multifamily and nonresidential. The following standards shall apply to all driveways providing access to multifamily or nonresidential uses.

(1) General standards.

- a. Access to property shall be allowed only by way of driveways, and no other portion of the lot frontage shall be used for ingress or egress. Continuous curb cuts are prohibited.
- b. Driveway design shall be such that minimization of interference with through street traffic is achieved, and shall be subject to approval of the city engineer. The types of

vehicles that a driveway is intended to serve shall be a prime factor in determining the acceptable radii of driveways.

- c. Provisions for circulation between adjacent parcels should be provided through coordinated or joint parking system.

(2) *Driveway spacing.*

- a. *Arterial streets.* Direct access to any arterial street shall be limited to the following restrictions:

- 1. *Spacing from signalized intersections.* All driveways providing access to arterial streets shall be constructed so that the point of tangency of the curb return radius closest to a signalized or stop sign-controlled intersection is at least 120 feet from the perpendicular curb face of the intersecting street. In the event that this standard cannot be met because of an unusually narrow or shallow lot size, the city engineer may approve a reduction in spacing as long as the reduction does not result in an unsafe traffic condition.
- 2. *Spacing from other, nonsignalized, access points.* All driveways providing access to arterial streets shall be constructed so that the point of tangency of the curb return radius closest to any nonsignalized street or driveway intersection is at least 80 feet from the perpendicular curb face of the intersecting street or driveway. In the event that this standard cannot be met because of an unusually narrow or shallow lot size, the city engineer may approve a reduction in spacing as long as the reduction does not result in an unsafe traffic condition.

- b. *Collector streets.* Direct access to collector streets shall be regulated in accordance with the following standards:

- 1. *Spacing from signalized intersections.* All driveways providing access to collector streets shall be constructed so that the point of tangency of the curb return radius closest to a signalized or stop sign-controlled intersection is at least 120 feet from the perpendicular curb face of an intersecting arterial street and 80 feet from the perpendicular curb face of an intersecting collector or local street. In the event that this standard cannot be met because of an unusually narrow or shallow lot size, the city engineer may approve a reduction in spacing as long as the reduction does not result in an unsafe traffic condition.
- 2. *Spacing from other, non-signalized, access points.* All driveways providing access to collector streets shall be constructed so that the point of tangency of the curb return radius closest to a no signalized street or driveway intersection is at least 80 feet from the perpendicular curb face of the intersecting street or driveway. In the event that this standard cannot be met because of an unusually narrow or shallow lot size, the city engineer may approve a reduction in spacing as long as the reduction does not result in an unsafe traffic condition.

- c. *Driveways per parcel.*

- 1. At least one driveway shall be permitted for any lot. Shared driveways shall be recommended for lots that have less than 150 feet of frontage.
- 2. Driveways shall be located a minimum of 20 feet from the side property lines. A separation of 40 feet is required between the driveways on one lot and the

driveways on the adjacent lots. Driveways on the same lot shall be no closer than 50 feet to each other.

3. Driveways on corner lots shall be located as far away from the intersection as possible.

d. *Ingress/egress driveway width.* The width of the driveway throat shall not exceed 40 feet in width. Driveway lanes shall be a minimum of 13 feet in width and shall not have more than three lanes in one entrance/exit.

The Staff conditions below are necessary to assure site plan compliance which is to be brought before the MAPC prior to any redevelopment of this site.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for the subject parcel, should be evaluated based on the above observations and criteria listed in Case RZ 15-06, a request to rezone property from “R-1” to “C-3”, L.U.O., General Commercial, and the request is recommended to City Council for approval with conditions including the following:

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.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Alexander Dr. and Wood Street upon any future redevelopment of the site.
4. The property shall be redeveloped under the “C-3” General Commercial standards and site access codes and guidelines.
5. The following uses should be prohibited as a part of a Limited Use, if agreed by the applicant:
 - a. Billboards, Auto Repair, b. Gas Stations, c. Alcohol or Tobacco Retail Services, and d. Adult Entertainment Facilities. e. Animal Care Uses.

Respectfully Submitted for MAPC Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move to place Rezoning Case RZ15-06 on the floor for consideration, a rezoning from R-1 Single Family Residential to “C-3” L.U.O., General Commercial, Limited Use Overlay as presented; and we, the MAPC recommend approval to Council and find that the rezoning is consistent with the Planning Area and Land Use Plan recommendations. This approval is contingent upon the satisfaction of the noted conditions.



View looking north from Alexander Dr.



View looking north from Alexander Dr.



View looking north from Alexander Dr.



View looking northeast from Alexander Dr.



View looking west on Alexander Dr.



View looking west on Alexander Dr.



View looking west on Alexander Dr.



View looking west on Alexander Dr. from Interchange.