

*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 19-10: 3417 Harrisburg Road Rezoning**  
Municipal Center - 300 S. Church St.  
*For Consideration by the Planning Commission on August 13, 2019*

**REQUEST:** To consider a rezoning of one tract of land containing 3.64 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Residential District to a “C-3” General Commercial District Limited Use Overlay.

**APPLICANTS/OWNER:** Evone Roberts, 700 West Monroe, Jonesboro, AR 72401

**LOCATION:** 3417 Harrisburg Road, Jonesboro, AR 72401

**SITE DESCRIPTION:** **Tract Size:** Approx. 3.64 Acres  
**Street Frontage:** 401.63 feet along Harrisburg Road  
**Topography:** Predominately Flat  
**Existing Development:** Currently has three residential structures

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 Single Family Residential District – Houses
South	R-3 Multi-Family Residential District – One Multi-Family Building
East	R-3 Multi-Family Residential District – Three Multi-Family Buildings
West	R-1 Single Family Residential District – Central Baptist Church

**HISTORY:** Three Residential Structures

**ZONING ANALYSIS:**

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

**COMPREHENSIVE PLAN LAND USE MAP:**

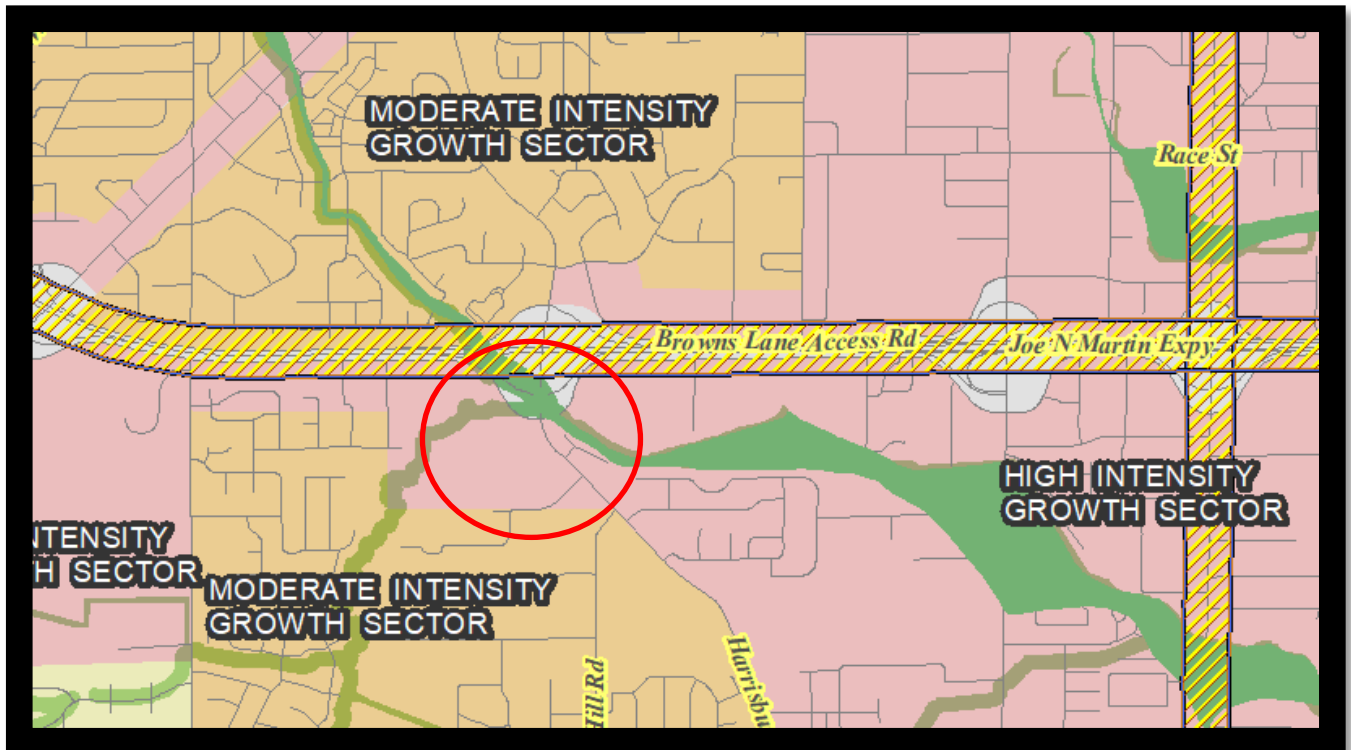
The Current/Future Land Use Map recommends this location as High Intensity Commercial Nodes / High Intensity Growth Sectors with a wide range of land uses is appropriate for this zone. This zone includes Multi-Family to Fast Food to Class A Office Space to Outdoor Display / Highway oriented businesses like Automotive Dealerships, 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:**

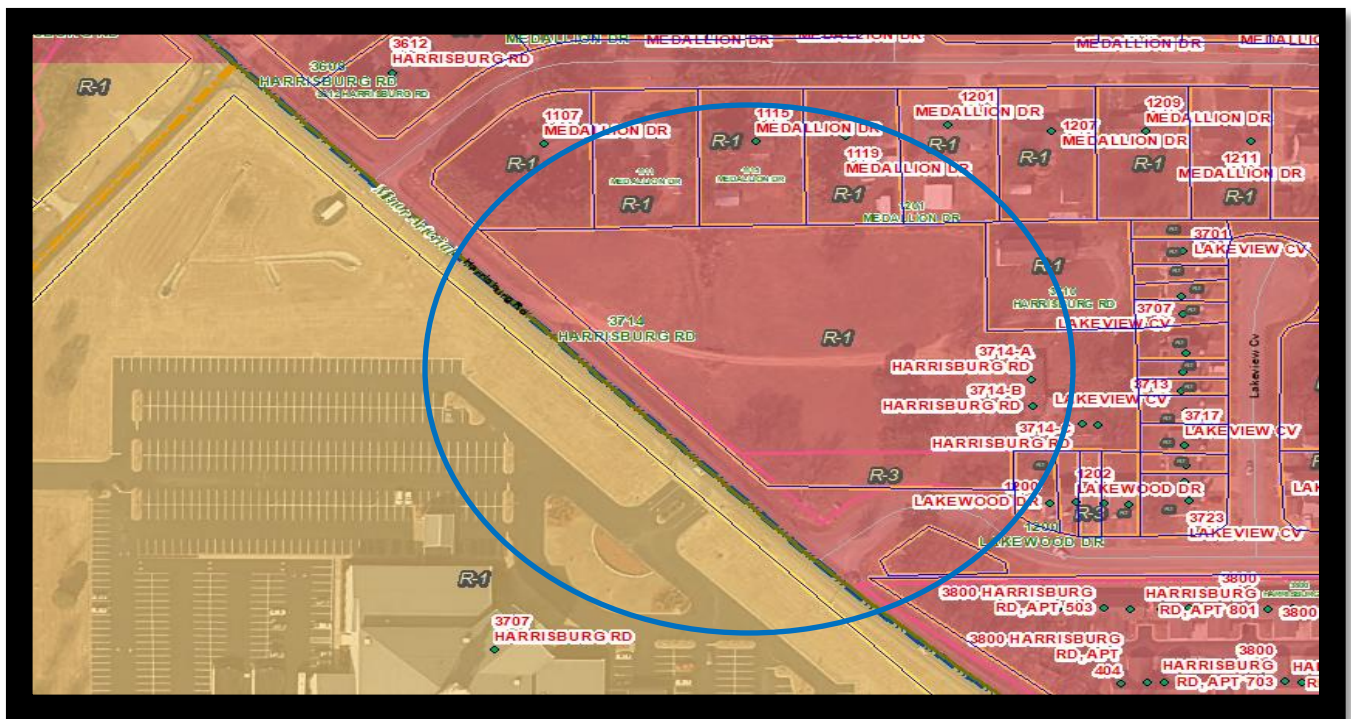
- *Multi-Family*
- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *Service Stations*
- *Commercial and Office*
- *Call Centers*
- *Research and Development*
- *Medical*
- *Banks*
- *Big Box Commercial*
- *Hotel*

**Density:**

*Multi-Family 8-14 Dwelling Units per Acre*



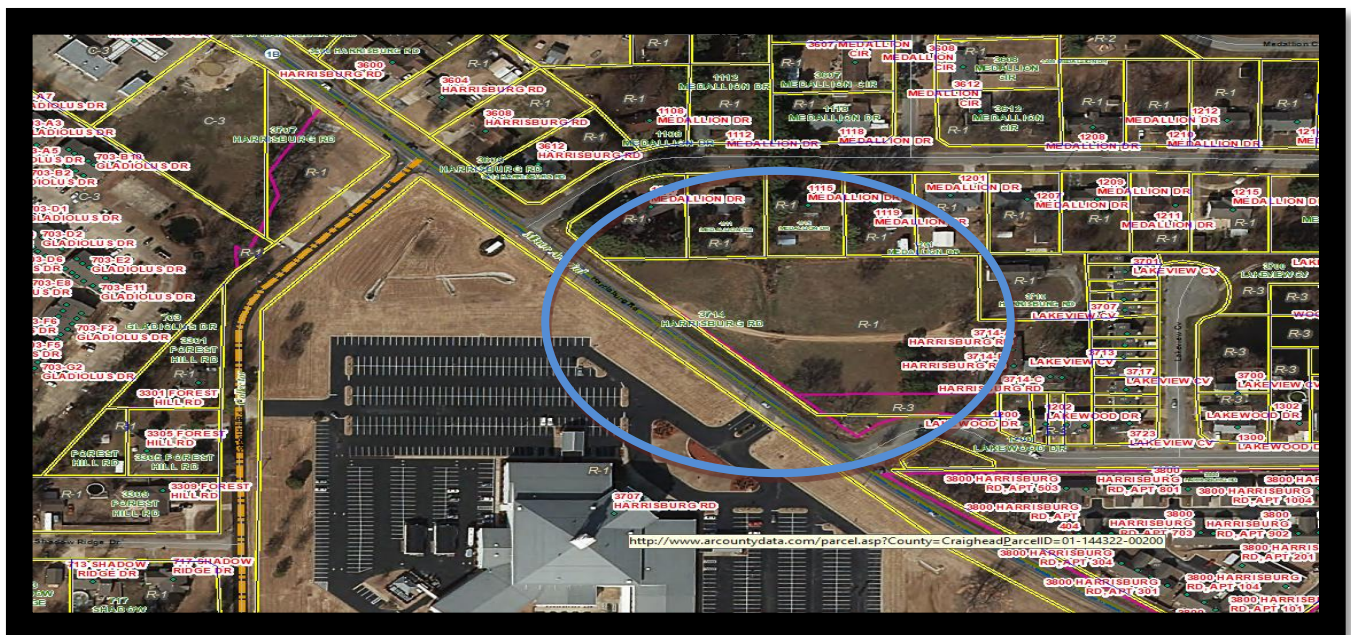
*Land Use Map*



## Master Street Plan/Transportation







The subject property is served by Harrisburg Road. Harrisburg Road on the Master Street Plan is classified as a proposed Minor Arterial, requiring a 100 ft. right-of-way. The applicant will be required to adhere to the Master Street Plan recommendations.

## 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) <b>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.	
(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.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering there are C-3 General Commercial Zoning in this area.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	The R-1 Zoning does not allow to build a commercial building. The applicant does not want to be the developer, so the land would be for sale as commercial property.	
(e) <b>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>	<b>The impact is unable to be determined since this is a speculation only. There is a major road expansion in the area and the city has concerns about how this development could impact the area.</b>	
(f) <b>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>	<b>The impact is unable to be determined since this is a speculation only. There is a major road expansion in the area and the city has concerns about how this development could impact the area.</b>	

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as an R-1 Single-Family Residential Zone. The applicant stated considering the existing uses on the south and east side this land is not conducive to single-family development. This parcel could form a nice commercial node for the area, to supplement the existing gas station, Wal-Mart Neighborhood Store, and the Family Dollar, with a mixture of offices and service businesses. The applicant does not wish to be the developer, so the land would be for sale as a commercial property.

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

## **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 19-10 a request to rezone property from “R-1” Single Family Residential District to “C-3” General Commercial District Limited Use Overlay; the following conditions are recommended:

### **By the Planning Staff:**

1. We are unable to support the rezoning at this time. It is not compatible with the residential character to the south. The land use plan does show this to be a commercial area in the future; however, at this time we feel that the request is premature until the road project is finished and we see proof of traffic conditions improving.

### **These are the conditions that are recommended if forwarded to Council:**

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. The Limited Use Overlay limitations include these prohibited uses:
  - a. Animal Care
  - b. Bed and Breakfast
  - c. Cemetery
  - d. College or University
  - e. Construction Sales and Service
  - f. Adult Entertainment
  - g. Funeral Home
  - h. Golf Course
  - i. Hospital
  - j. Hotel or Motel
  - k. Commercial Parking Lot
  - l. Pawn Shop
  - m. Recreation / Entertainment Outdoor
  - n. RV Park
  - o. School
  - p. Service Station
  - q. Billboard
  - r. Vehicle and Equipment Sales
  - s. Vehicle Repair
6. Privacy Fencing where abutting existing Residential Lots or Structures will be required.

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

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**Sample Motion:**

I move that we place Case: RZ 19-10 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-1” Single Family Residential District to “C-3” General Commercial District Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.

# PICTURES OF LOCATION

