

City of Jonesboro City Council
Staff Report _ RZ 19-08: 5403 E. Nettleton _ Fred Street
Municipal Center - 300 S. Church St.
For Consideration by the City Council on August 6, 2019

REQUEST: To consider a rezoning of one tract of land containing .77 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 0.77 +/- acres of land located at 5403 E Nettleton - Fred Street Dudley's Subdivision from C-3 General Commercial District to RS-7 – Single-Family Residential District; minimum 6,222 sq. ft. lot required.

APPLICANTS/
OWNER: Jerry Stephens, 901 Somerset Lane, Jonesboro, AR 72401

LOCATION: 5403 E. Nettleton - Fred Street – Lot 27 - Dudley's Subdivision

SITE
DESCRIPTION: **Tract Size:** Approx. 00.77 +/- Acres

STREET FRONTAGE: **Street Frontage:** Around 157.89 Feet of Fred Street
Topography: Flat **Existing Development:** House

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial – Vacant
South	R-2 Multi Family Low Density – House
East	C-3 General Commercial – House and Vacant Land
West	C-3 General Commercial – House and R-2 Multi- Family Low Density

HISTORY: House

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 both High Intensity Growth Sector and Overlay District. The land is equally divided between the two sectors.

A wider mix of land uses is appropriate in the **high intensity sector and overlay area**. Control of traffic is probably the most important consideration in this 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 area where sewer service is readily available and transportation facilities are equipped to handle the traffic. The Land Use Plan recommends no more than 14 dwelling units per acre for high intensity growth sectors.

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

The **Overlay Corridors** are the main entryways into the City of Jonesboro. The Current / Future Land Use Map has established this as an Overlay District. These access points define how people perceive the City of Jonesboro when coming into the City. The Purpose of the Overlay District is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design standards for developments, and provide effective land use planning and facilitate traffic flow.

In the **Overlay Areas**, these overlay areas will run along the listed streets and shall be adjacent to the streets for a distance of 300 feet from the street right-of-way. Nettleton is designated from East City Limits to Red Wolf Boulevard. In addition to the requirements, the property inside the overlay, corridors will be required to add additional landscape. All area will be required to have front, rear, and side buffer yards. Front shall be 25' grass vegetative buffer. Side yards shall be 10' grass vegetative buffer. Rear yards shall be 10' grass vegetative buffer, and exterior side yards shall be 15' of vegetative buffer. In addition to the buffer areas, the front and exterior side yards shall have trees planted on 25-foot centers. Tree species to be planted within their corridors should be consist of plants that are native to the area. The Landscape Ordinance describes these.

Landscape: In addition to the requirements for landscaping in the City of Jonesboro, the property inside the overlay, corridors will be required to add additional landscape. Buffers Yards: All area will be required to have front, rear and side buffer yards. Front shall be 25' grass vegetative buffer. Side yards shall be 10' grass vegetative buffer, Rear yards shall be 10' grass vegetative buffer, and exterior side yards shall be 15' of vegetative buffer. In addition to the buffer areas, the front and exterior side yards shall have trees planted on 25-foot centers. Tree Species to be planted within these corridors should be consist of plants that are native to the area and follow the Landscape Ordinance.

Signage: Monument signs shall be the only type of signage allowed off the buildings in the Overlay District. The monument sign shall be ground mounted and match the architectural features of the building. The maximum height of the monument shall be eight feet in height for a single tenant building and twelve feet in height for a multi-tenant building. The advertising area of the sign cannot contain over 50 percent of the sign face as changeable copy. Changeable copy can be static or LED, but cannot be flashing, rotating, or distracting to "motorists" and/or "road users". Signs shall be limited to no more than one sign per lot unless the lot width is greater than 300'. If greater than 300', the lot may be allowed an additional monument sign for every 300' of frontage.

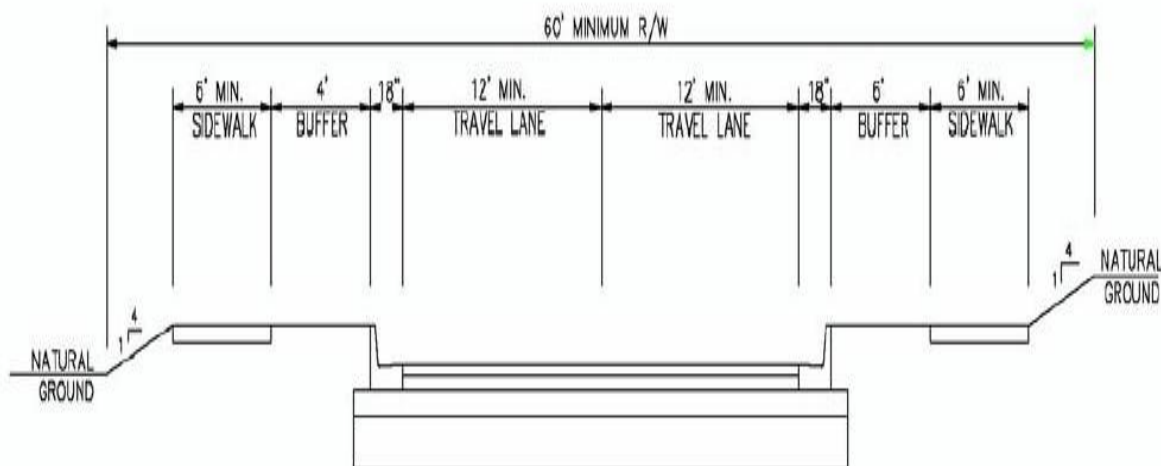
Design Requirements: All new buildings within the Overlay District shall be required to exterior features of at least 80% brick, wood or stone. Glass, architectural metals and stucco should only be used as accent features for the building. If parking lots are located in the front of the buildings, they should include landscaping islands at a ratio of one island for every ten parking spaces. All parking lot lighting within the overlay district shall be limited to full cutoff fixtures with a pole height not the exceed 18 feet. There shall be no light spillage onto adjacent property with this district. So when turning in the plans for the project, will have to include a photometric plan.

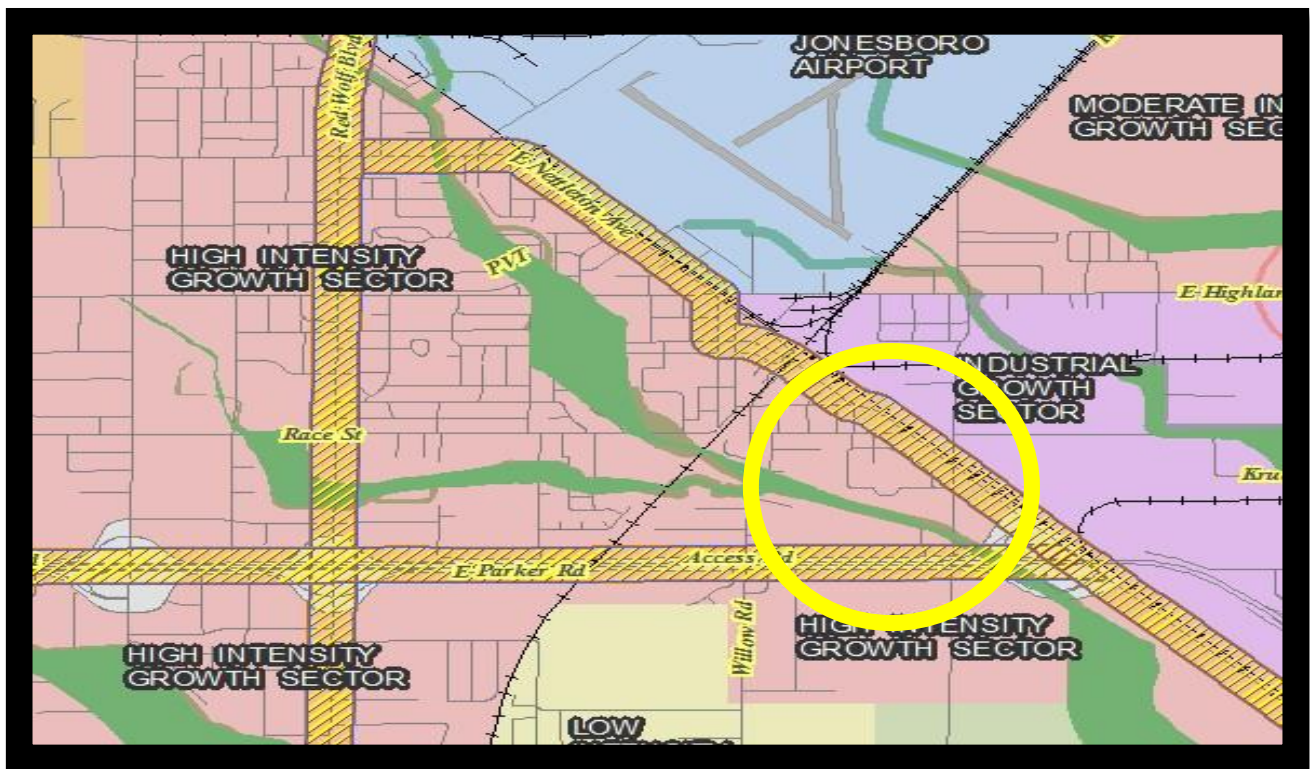


MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Fred Street, which on the Master Street Plan is defined as a Local Street. The Local Street is 60 ft. standard right-of-way. The street right-of-ways must adhere to the Master Street Plan recommendation upon replating and redevelopment as noted on the plat.

The Local Street Function is to provide to adjacent property. The movement of traffic is a secondary purpose. The use of the Local Street in a residential area by heavy trucks and buses should be minimized. The Design speed is 25 miles per hour. The lane width is 12 feet with the maximum centerline grade is 10 percent. The minimum stopping sight distance is 150 feet. Sidewalks are required on both sides of the streets.





Adopted Land Use Map



Aerial/Land Use Map



Aerial View



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.	This area is classified as both High Intensity Growth Sector and Overlay Corridor. There are single-family homes in this area now.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The area surrounding already has a variety of single-family houses, duplexes, multi-family and commercial development. The developer wants to construct four single-family houses on this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	To build new single-family houses on this property, it needs to be rezoned. The Zoning now will not allow Single Family Houses.	
(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.	Minimal impact if rezoned.	
(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.	

STAFF FINDINGS

APPLICANT'S PURPOSE

The applicant would like to rezone this property so they can build four single-family houses on this development.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-7 Single Family Residential:

RS-7 Single-Family Residential District: This residential single-family classification allows single-family homes with a minimum 6,222 square foot lot required.

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 objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JUNE 25, 2019

APPLICANT: Carlos Wood stated he is representing the owners and the owners are present for any questions. We are wanting to rezone the south portion of the property they own. This property also touches Nettleton. We want to rezone the southern part of it to put four, single family residential homes on it.

COMMISSION: Lonnie Roberts Jr. asked, the part that fronts Nettleton will remain C-3?

APPLICANT: Carlos Wood stated that is correct.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated we have reviewed it and would recommend approval with the following stipulations:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the storm water drainage design manual and flood plain regulations regarding any new construction.
2. Any change of use shall be subject to planning commission approval in the future.
3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering, etc. shall be submitted to the planning department prior to any redevelopment.

COMMISSION: Lonnie Roberts Jr. asked for public input and there was none. He then asked for commissioner comment.

COMMISSION ACTION:

Mr. Jerry Reece made a motion to approve Case: RZ: 19-08, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the storm water drainage design manual and flood plain regulations regarding any new construction.
2. Any change of use shall be subject to planning commission approval in the future.

3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering, etc. shall be submitted to the planning department prior to any redevelopment.

The MAPC find to rezone property from “C-3” General Commercial District to a “RS-7” Single Family Residential District with minimum 6,222 sq. ft. lot required. Motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote: 6-0, Aye’s: Jim Scurlock; Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little

Absent: Dennis Zolper

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JULY 23, 2019

APPLICANT: Carlos Wood stated this has to be heard again due to improper signage.

COMMISSION: Lonnie Roberts Jr. asked, based on the request from the previous time has anything changed other than you got the signs up in time?

APPLICANT: Carlos Wood stated no.

COMMISSION: Lonnie Roberts Jr. asked for public comment. There was none.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they have reviewed and 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. Any change of use shall be subject to Planning Commission approval in the future.
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The MAPC find to rezone property from “C-3” General Commercial District to a “RS-7” Single Family Residential District with minimum 6,222 sq. ft. lot required. Motion was seconded by Mr. Kevin Bailey.

Roll Call Vote: 6-0, Aye’s: Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little

Absent: Dennis Zolper

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the MAPC decide to approve based on the above observations and criteria of Case RZ 19-08, a request to rezone property from C-3 General Commercial District to RS-7 Single Family Residential District, subject to final site plan approval by the MAPC and 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. Any change of use shall be subject to Planning Commission approval in the future.
- 3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.

Respectfully Submitted for City Council Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 19-08 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from C-3 General Commercial District to RS-7 Single-Family Residential District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the Planning Department in the future.





