

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 17-21: 1900 Kathleen, 4703 and 4707 Samantha
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on July 25, 2017

REQUEST: To consider a rezoning of one tract of land containing 1.01 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 1.01 acres of land located at 1900 Kathleen, 4703 Samantha and 4707 Samantha from R-2 and R-3 Multi-Family to RM-16 Multi-Family Residential.

APPLICANTS/OWNER: Lynn Turner 5532 Kersey Lane, Jonesboro, AR 72401

LOCATION: 1900 Kathleen, 4703 and 4707 Samantha

SITE DESCRIPTION: **Tract Size:** Approx. 1.01 Acres

STREET FRONTAGE: **Street Frontage:** Around 420
Topography: Flat
Existing Development: Residential home, shop building, mobile home

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-3 Multifamily Residential
South	R-2 Multifamily Residential
East	R-3 Multifamily Residential
West	I-1 Limited Industrial District

HISTORY: Residential home with a shop building and mobile home.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

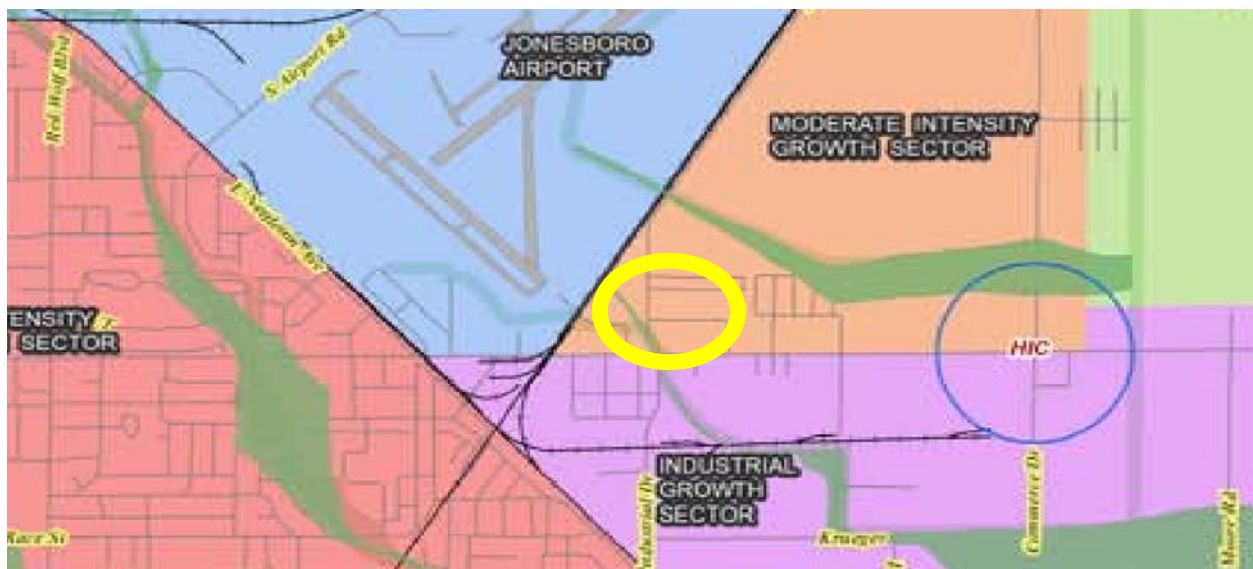
The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the Moderate Intensity Sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

Typical Land Uses:

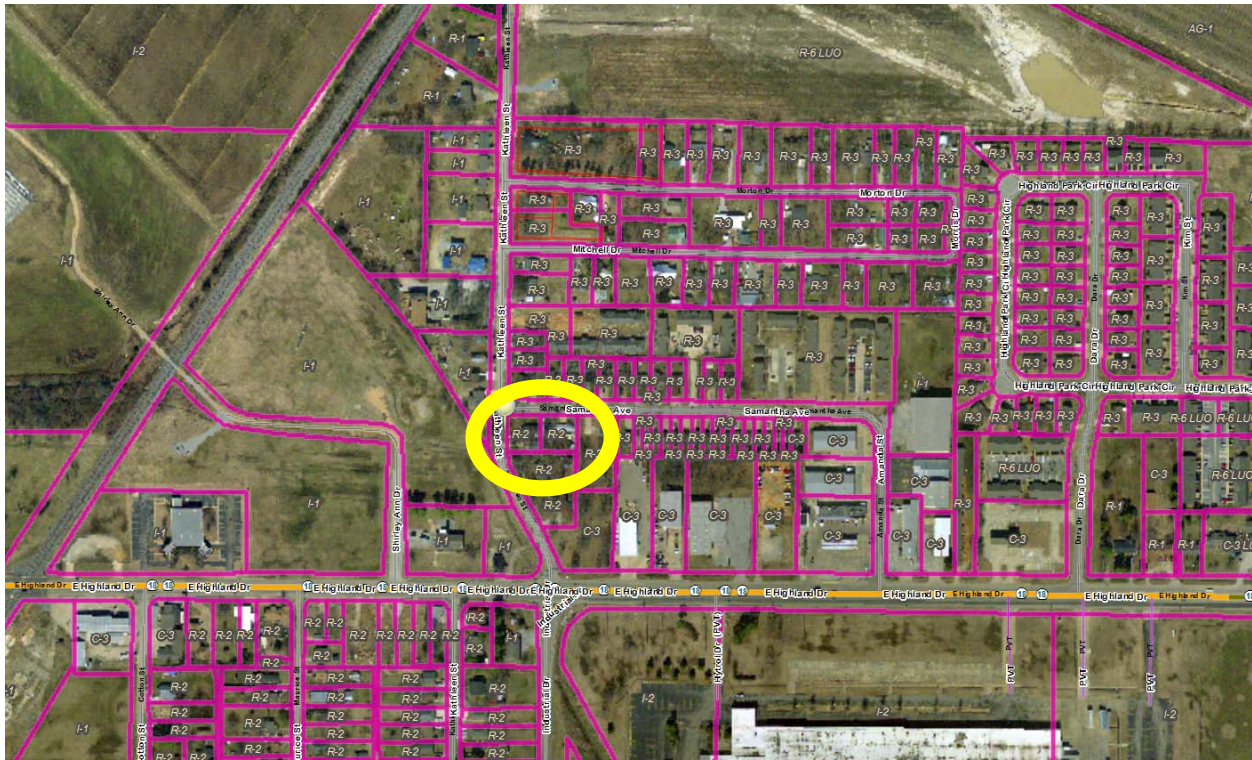
- Single Family Residential
- Attached Single Family, duplexes, triplexes, and fourplexes
- Neighborhood retail, neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's market
- Pocket park

MASTER STREET PLAN/TRANSPORTATION

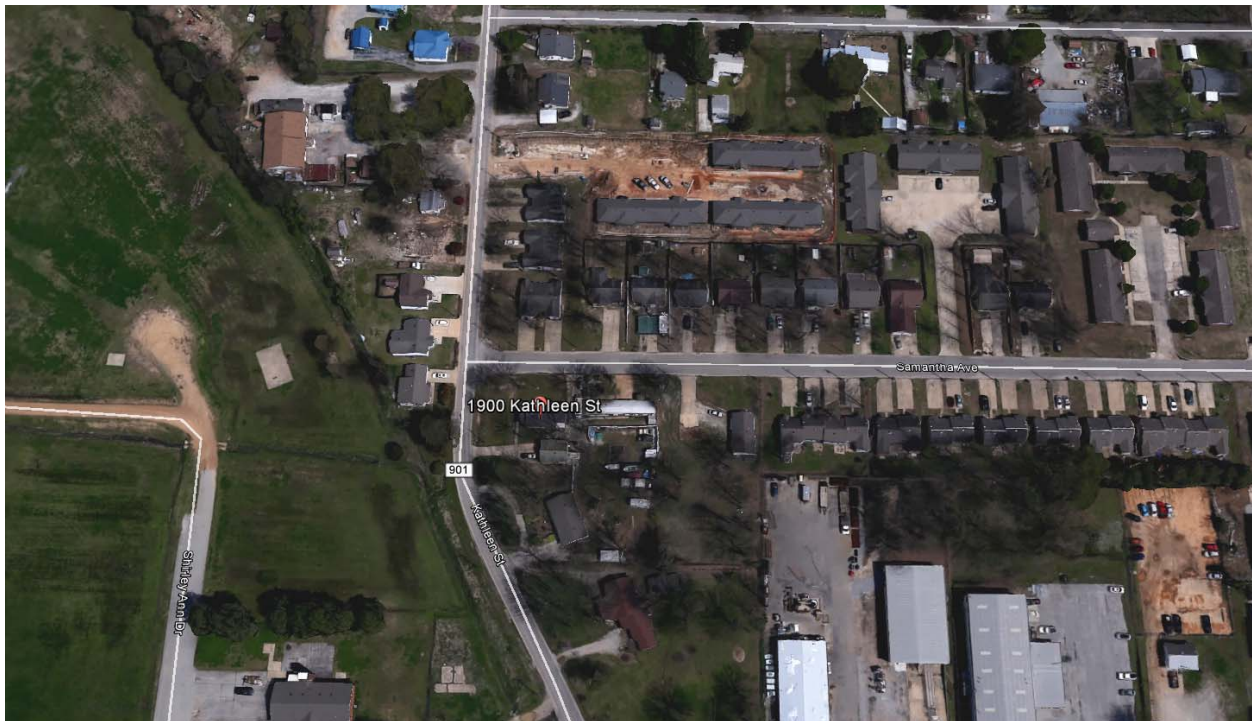
The subject site is served by Kathleen Street and Samantha Street. The street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map









Aerial/Zoning 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 a Moderate Intensity Growth Sector. The Land Use Plan recommends no more than 8 dwelling units per acre.	
(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 multifamily housing units. The surrounding properties are already zoned R-3 or R-2 for multifamily housing.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Multi-Family is suitable for Moderate Intensity Growth Sectors. Density should be reduced to no more than 8 units per acre.	
(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.	The proposal could increase traffic but the applicant would replace the older existing structures currently on the lot with new structures. This could improve the visual appearance of the neighborhood.	
(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 because there are several multifamily units in the area already.	

STAFF FINDINGS

APPLICANT'S PURPOSE

The applicant would like to rezone this property so all three lots have the same zoning. In the future they would like to replat this property into one lot. This would eventually be one lot used for multifamily development.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 Multi-Family Residential:

RM-16 Multi-Family Residential District: This residential multifamily classification allows 16 units per net acre. All form of units are allowed in this district including duplexes, triplexes, quads, and higher.

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.	

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel should not be approved as presented. However, should the MAPC decide to approve based on the above observations and criteria of Case RZ 17-21, a request to rezone property from R-2 and R-3 Multifamily Residential to RM-16 Multi-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. 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. Any change of use shall be subject to Planning Commission approval in the future.
4. Must provide documentation that all past gravesites have been relocated.
5. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Planning Commission Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 17-21 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 R-2 and R-3 Multifamily Residential to RM-16 Multi-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 MAPC in the future.



View looking North



View looking South



View looking East



View looking West