

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 17-26: 1110 Loberg Lane
Municipal Center - 300 S. Church St.
For Consideration by the Commission on September 12, 2017

REQUEST: To consider a rezoning of one tract of land containing 1.36 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 1.36 acres of land located at 1110 Loberg Lane from R-1 Single Family Residential to RM-8 LUO Multi-Family Residential

APPLICANTS/
OWNER: Mr. Chris Ishmael, 604 CR 464, Jonesboro, AR 72404

LOCATION: 1110 Loberg Lane, Jonesboro, AR

SITE
DESCRIPTION: **Tract Size:** Approx. 1.36 Acres
STREET FRONTAGE: **Street Frontage:** 177 feet
Topography: Flat
Existing Development: Undeveloped

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-2 Low Density Multi-Family Residential District
South	R-2 Low Density Multi-Family Residential District
East	R-2 Low Density Multi-Family Residential District
West	R-1 Single Family Residential

HISTORY: Previously a single-family house. That house has been removed.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

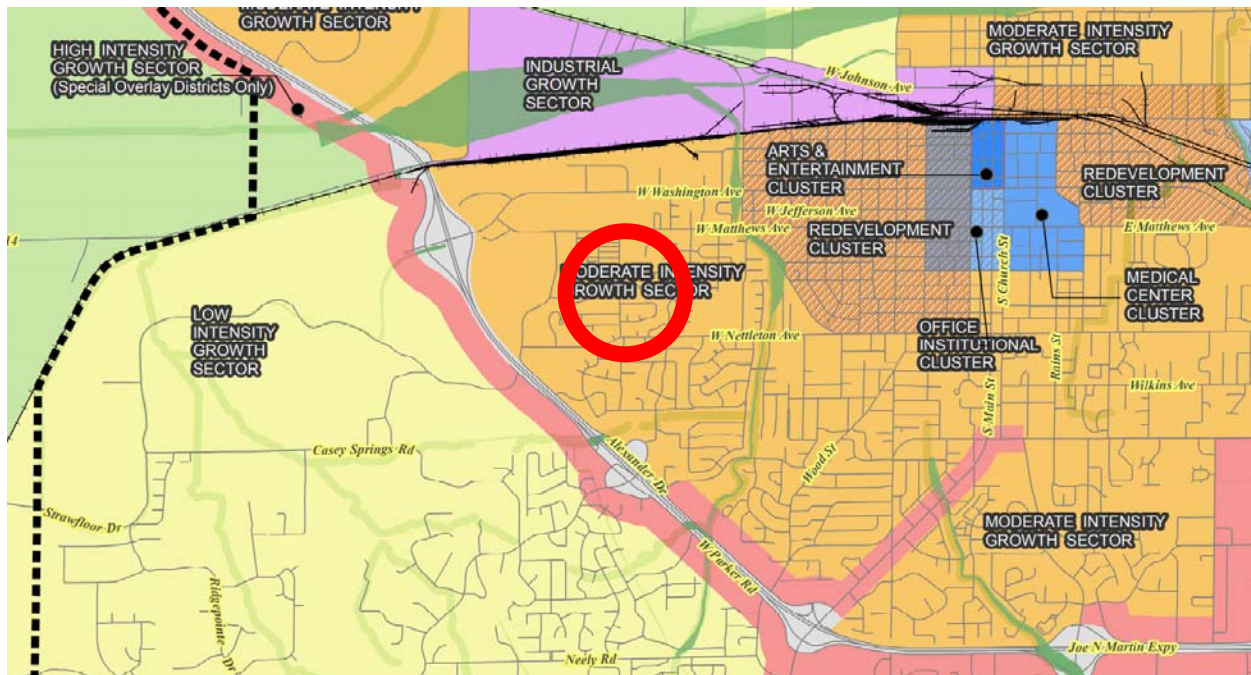
The Current Land Use Map recommends this location as a Moderate Intensity Growth Sector. A wide range of land uses are appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Good building design, use of quality construction materials, 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, ect. may be appropriate. Consideration should be given to appropriate location of transit stops.

Typical Land Uses:

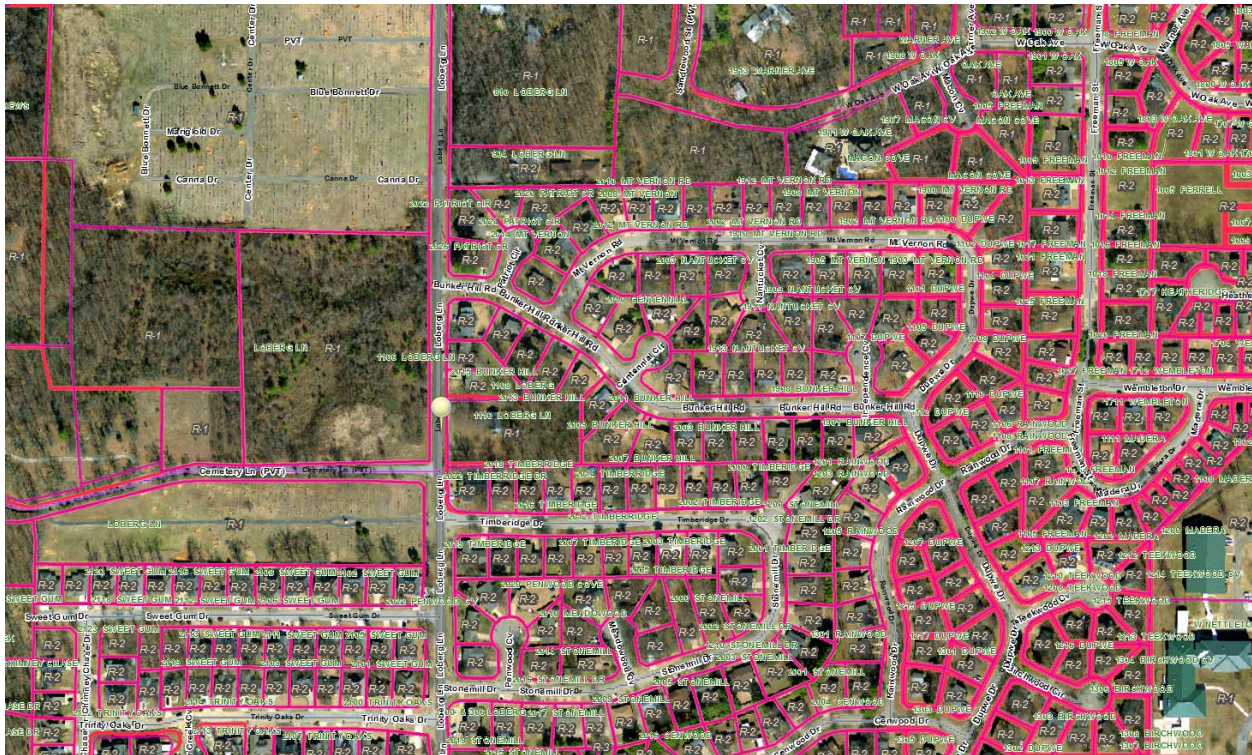
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood Services
- Office parks
- Smaller, medical offices
- Libraries, schools, and other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small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

MASTER STREET PLAN/TRANSPORTATION

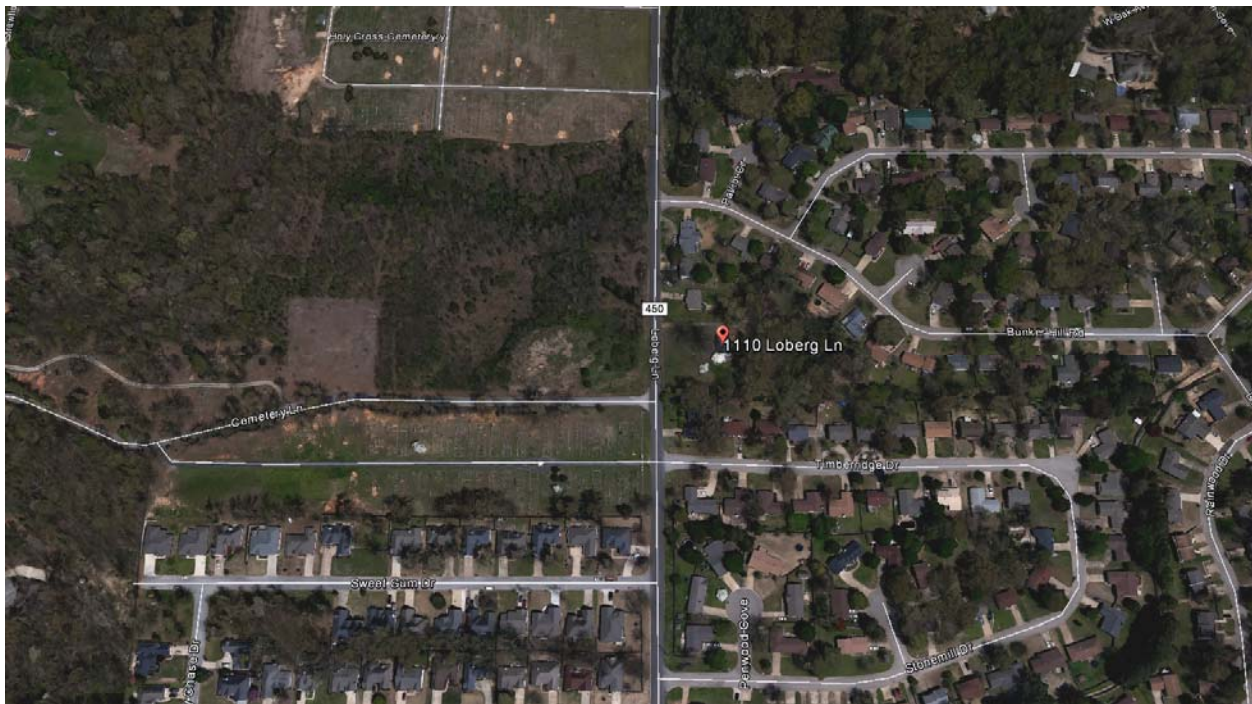
The subject site is served by Loberg Lane. The street right-of-ways must adhere to the Master Street Plan.



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. No more than 8 dwelling units per acre are recommended for this sector. This proposed development is asking for RM-8.	
(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.	With the exception of R-1 zoning and cemeteries to the West and across the street, this area is surrounded by R-2 Low Density Multi-Family Residential Zoning.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	If the property was left as R-1, this lot could be developed as Single Family Residential.	
(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 development could cause an increase in traffic. Proper buffer controls should be used to shield the single-family housing from the multi-family development	
(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:

This parcel is surrounded on three sides by an R-2 subdivision. The owner desire to construct six duplex units on 1.36 acres. Because the Scenic Hills Subdivision is zoned R-2, any home in that subdivision could be replaced with a duplex.

Chapter 117 of the City Code of Ordinances defines RM-8 Multi-Family Residential:

RM-8 Multi-Family Residential: Residential multi-family classification; eight units per net acre, includes all forms of units, 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 the MAPC decide to approve based on the above observations and criteria of Case RZ 17-26, a request to rezone property from R-1 Low Single-Family Residential District to RM-8 LUO Multi-Family Residential, 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. 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 17-26 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-1 Single Family Residential District to RM-8 LUO Multi-Family Residential, 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