



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-06: Sage Meadows Blvd and Macedonia Rd
Municipal Center - 300 S. Church St.
For Consideration by the Commission on May 8, 2018

REQUEST: To consider a rezoning of one tract of land containing 1.84 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “C-3” Commercial District to “RM-6” Residential Multi-Family District classification; eight units per net acre, includes all forms of units duplexes, triplexes, quads, and higher.

APPLICANTS/OWNER: David Onstead, P.O. BOX 19068, Jonesboro, AR 72403

LOCATION: South side of Macedonia Road, East side of Highway 351, Located North of the Entranceway to Sage Meadows Subdivision/Sage Meadows Boulevard on the corner.

SITE DESCRIPTION: **Tract Size:** Approx. 1.84 Acres
Street Frontage: **190.50’ feet along Road; 100.69 feet along Sage Meadow Blvd**
Topography: Predominately Flat with slight sloping
Existing Development: Vacant Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	PD-R Single Family Residential District
South	R-3 Multi-Family High Density District
East	R-3 Multi-Family Residential District
West	County

HISTORY: Vacant Land

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP:

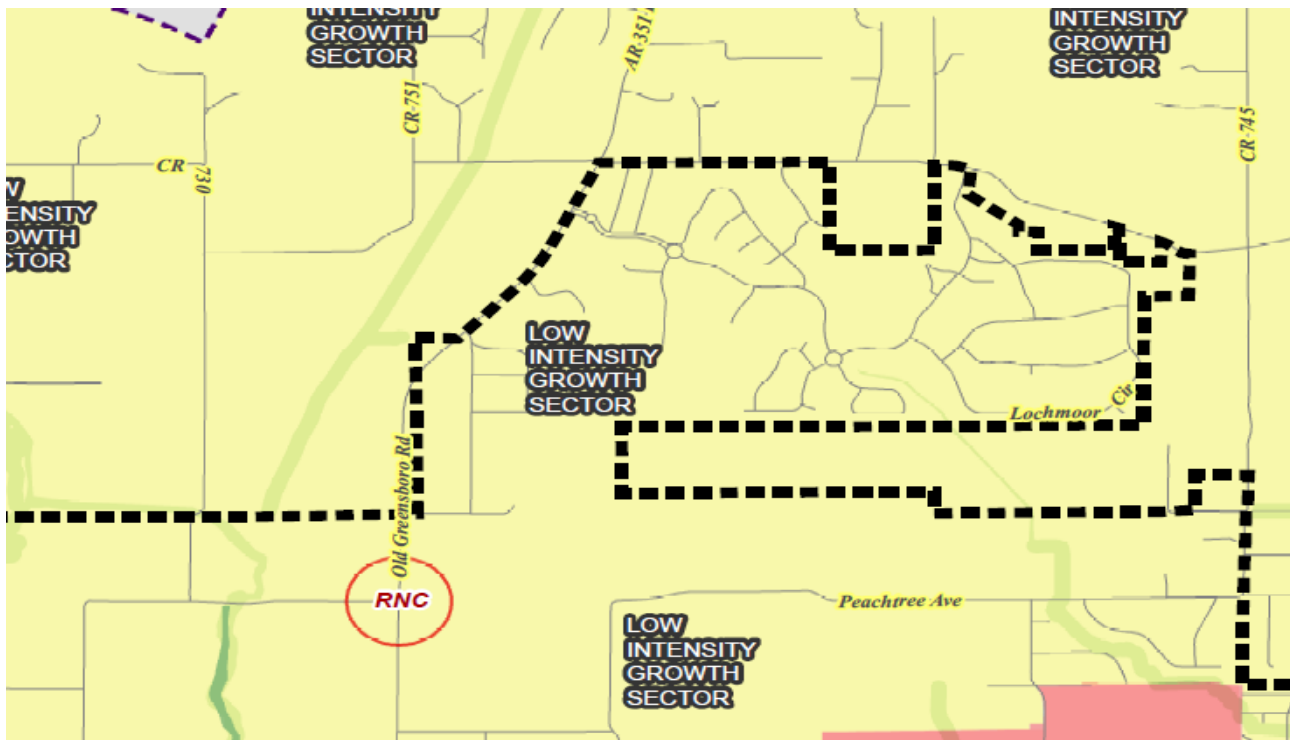
The Current/Future Land Use Map recommends this location as Low Intensity Growth Sector. Low Intensity uses take place in areas where transportation arteries are fewer and services like sewer are more sparse. The major intent of this sector is to preserve the more laid-back feel to residential life. Limited Commercial development, primarily at the crossroads of arterials and collectors is allowed. 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. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

LOW INTENSITY RECOMMENDED USE TYPES INCLUDE:

- Moderate to large lot single family residential developments
- Neighborhood Markets
- Neighborhood Convenience Stores
- Neighborhood Services as in dry cleaners, carwashes, small banks
- Stables
- Senior Living Centers / Nursing Homes

MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Old Greensboro Road, which is a Principal Arterial Street and Sage Meadows Blvd is a local street on the Master Street Plan. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.



Adopted Land Use Map









Aerial/Zoning Map



Aerial 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:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed “RM-6” Residential Multifamily District rezoning is not Consistent with the Future Land Use Plan, which was categorized as Low Intensity Growth Sector. The Property will be developed into Single Family Homes. The Same style of home that is built on Village Meadow Cove that is the owner’s previous development.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all “RM-6” District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This is adjacent to the Village at Sage Meadows Subdivision and the proposed uses would complement said district as noted.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This zoning is C-3 General Commercial. The purpose of this district is to help provide appropriate locations for commercial and retail uses, which are convenient and serve the needs of the traveling public. Appropriate locations for this district are along heavily traveled arterial streets.	
(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 proposed uses are said to compliment and increase curb appeal to the area. No detrimental or adverse impacts are predicted. The elements will be taken care of thru the development site plan with the appropriate departments.	
(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 due to the fact that residential currently exist. The elements will be taken care of thru the development site plan with the appropriate departments.	

STAFF FINDINGS

Applicant's Purpose

MASTER STREET PLAN/TRANSPORTATION:

The subject site is served by Old Greensboro Road / Hwy 351 (Principal Arterial) and Sage Meadows Blvd. (Local Street) on the Master Street Plan. The proposed right-of way is noted as 60 ft. from center line of Sage Meadows Blvd. and 50 ft. from Old Greensboro Road / Hwy 351. Principal Arterials require 60 ft. from center of road, by which the proposed is less.

ZONING CODE COMPLIANCE REVIEW:

This parcel is bounded on two sides by existing subdivisions. The Applicant is requesting that 6 units per acre be approved. The applicant is marketing "Landonimum" style detached Single Family Units for the subject 1.84-acre tract.

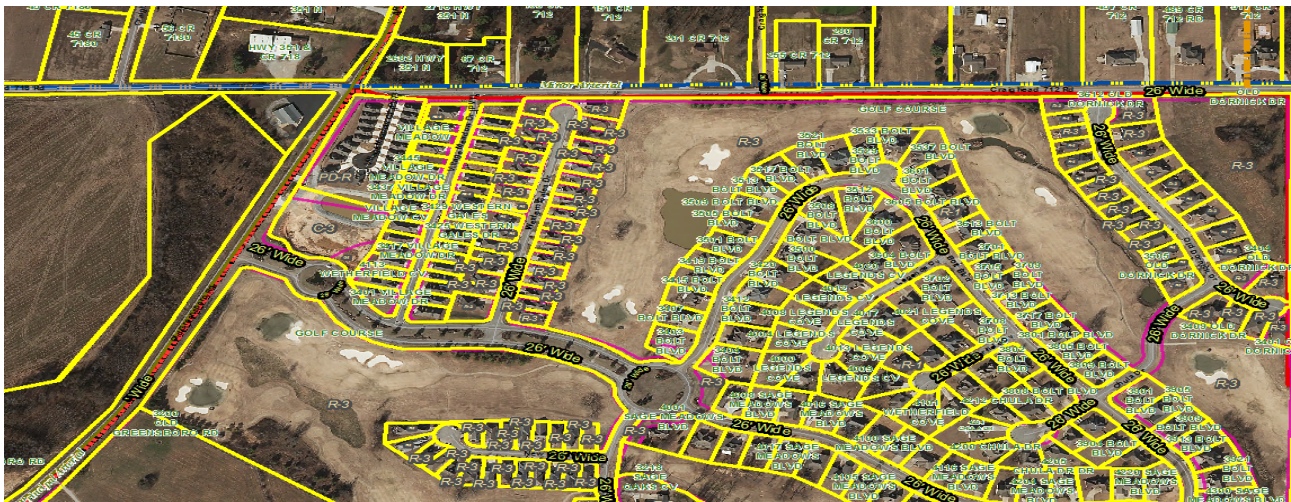
Definition of "Landonimum"

A type of residential property in which the owner owns both the home and the land on which the home is built. The home is a part of a community, like a condominium, where the landscaping, maintenance and other services are provided by a homeowners' association. Although the City of Jonesboro Code of Ordinances do not define the term, it is used in other parts of the country. The style of home will closely replicate the homes directly east on Western Gales Drive of which the lots were reduced in size to R-3 Zoning District Regulations, and the setbacks being reduced to 5 ft. in the side yard. Most *Landonimum* lots have zero-lot-line restrictions.

The application lacks details of a proposed layout. This is needed to verify that requirements such as the 20% common open space required for planned developments with all residential dwelling units is adhered to. Other details such as storm water detention or retention and private street layout should be demonstrated by the applicant.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-6 District as follows:

Definition: RM-6 Residential Multifamily Classification: six units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.



View of Larger Area Showing Current Zoning

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 be approved based on the above observations and criteria of Case: RZ 18-06, a request to rezone property from “C-3” Commercial to “RM-6” 6 Residential Units per Acre subject to final site plan approval by the Planning Department subject to 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 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. The applicant agrees to comply with the Master Street Plan recommendations for the Old Greensboro Road / HWY 351 right-of-way.
4. Fencing details depicting screening shall be implemented along the perimeter abutting residential uses of the proposed site as approved by the MAPC if any is seen needed.
5. The use of this district shall be limited to detached single-family units.

Respectfully Submitted for Planning Commission Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-18-06 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 “C-3” Commercial to “RM-6” 6 Residential Units Per Acre 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 Staff in the future.

Pictures of Area









