



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-10: 2910 and 2912 Greensboro 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 1.74 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-1” Single Family Residential District to “RM-16” Residential Multifamily
Classification: 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher with a Limited Use Overlay.

APPLICANTS/
OWNER: Perry Ivy, 2912 Greensboro Road, Jonesboro, AR 72401

LOCATION: 2910 and 2912 Greensboro Road

SITE
DESCRIPTION: **Tract Size:** Approx. 1.74 Acres
Street Frontage: **379.13 feet along Greensboro Road**
Topography: Parcel is at peak of a Hill
Existing Development: 2 Residential Structures and Accessory Building

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	TC Town Center
South	TC Town Center
East	TC Town Center
West	TC Town Center

HISTORY: Single Family Homes and Accessory Building

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP:

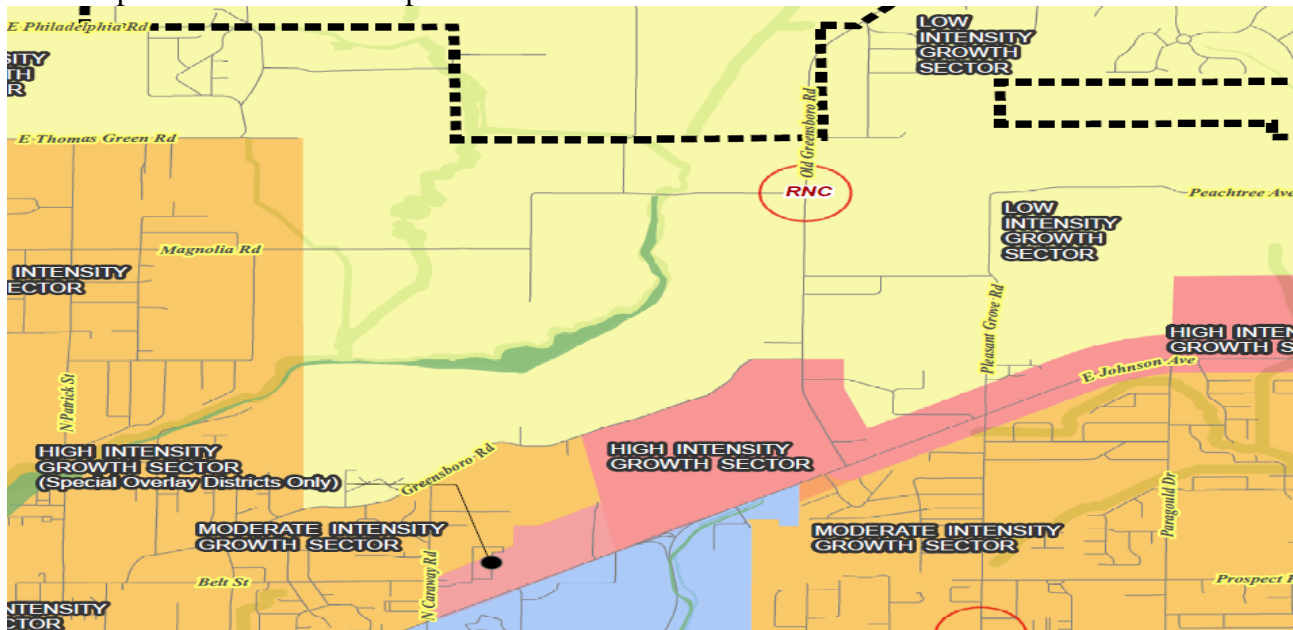
The Current/Future Land Use Map recommends this location as Low Intensity Growth Sector. Low Intensity uses take place in areas where transportation arteries are fewer and services like sewer are more sparse. The major intent of this sector is to preserve the more laid-back feel to residential life. 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.

LOW INTENSITY RECOMMENDED USE TYPES INCLUDE:

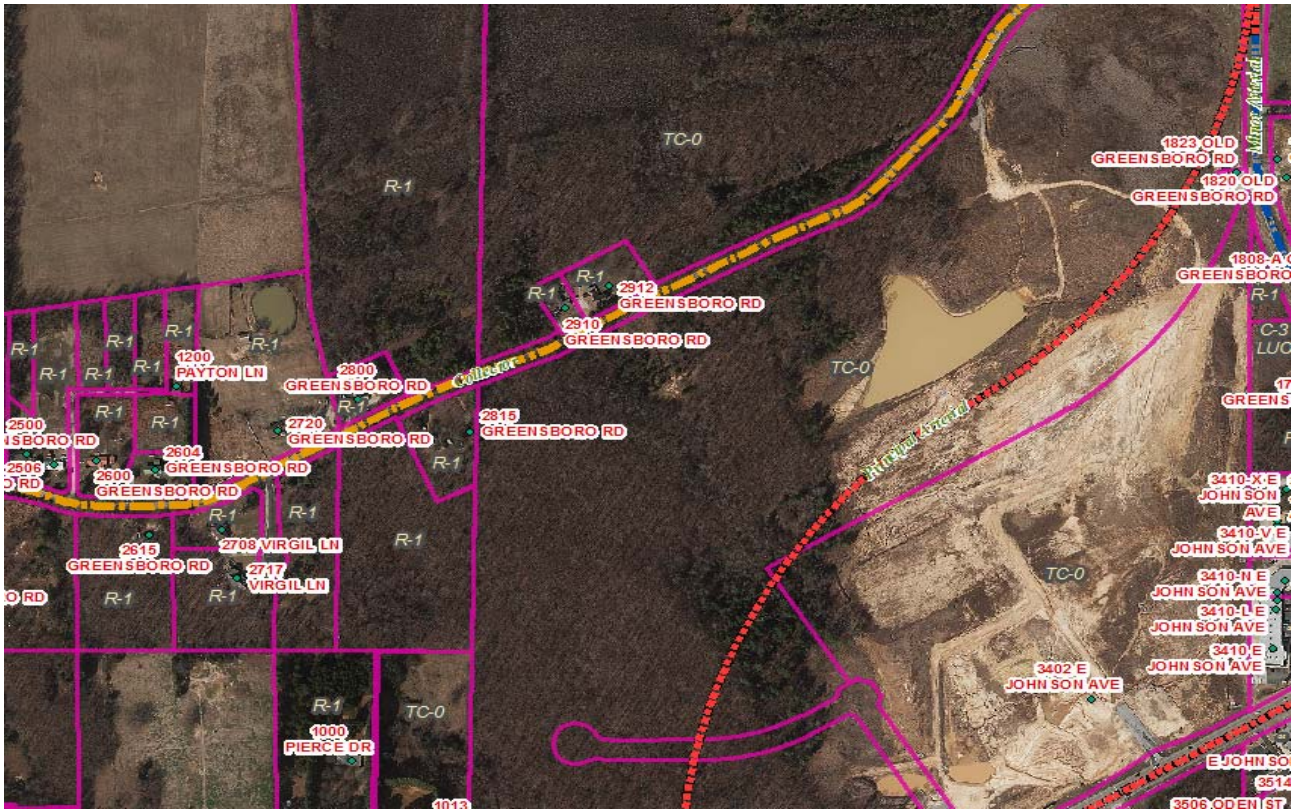
- Moderate to large lot single family residential developments
- Neighborhood Markets
- Neighborhood Convenience Stores
- Neighborhood Services as in dry cleaners, carwashes, small banks
- Stables
- Senior Living Centers / Nursing Homes

MASTER STREET PLAN/TRANSPORTATION

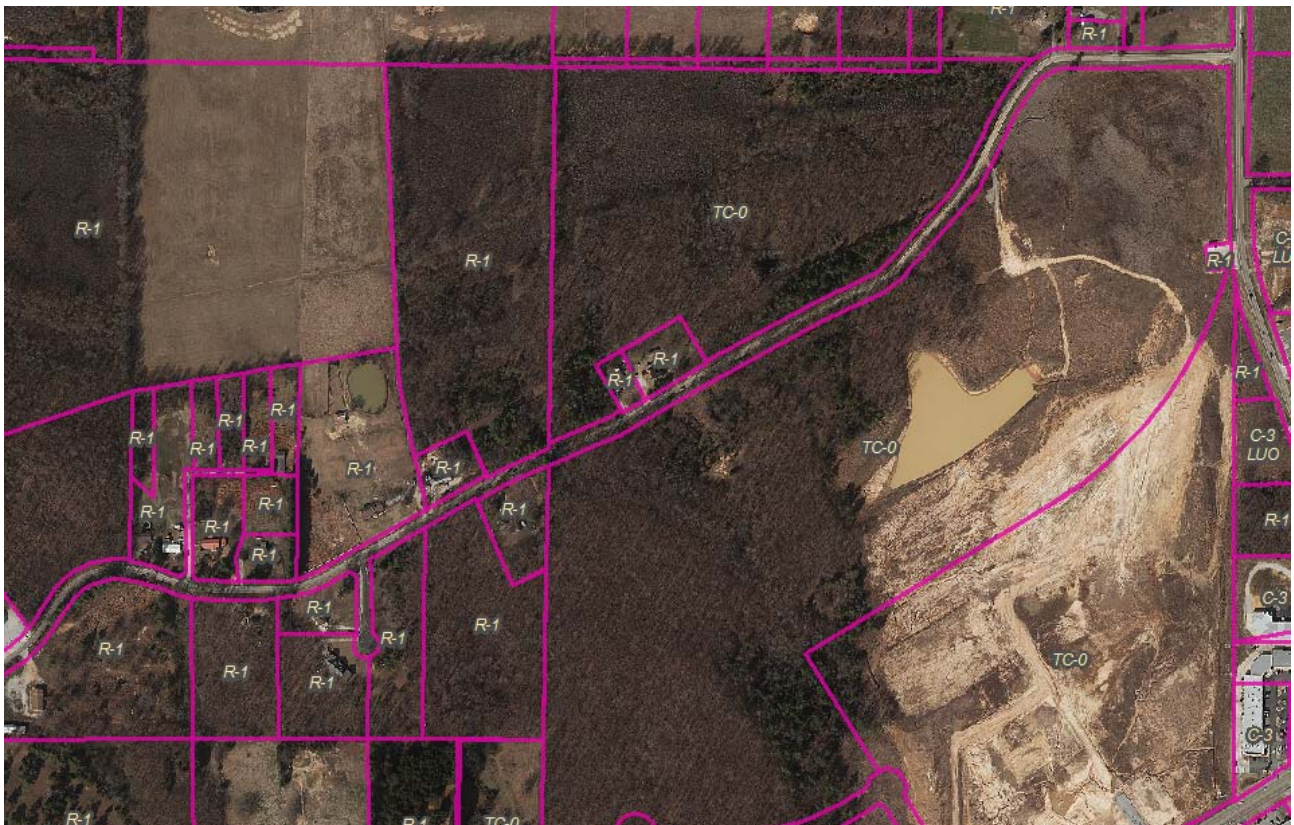
The subject site is served by Greensboro Road, which is a Collector Street on the Master Street Plan. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.



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-16” Residential Multifamily Classification: 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher with a Limited Use Overlay. This location in the Town Center Overlay with the Master Plan of Greensborough Village does not fit in the plan with Greensborough Village.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will not comply with consistency with the purpose of Chapter 117, with compliance of “RM-16” Residential Multifamily Classification: 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher with a Limited Use Overlay. District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is not achieved with the Town Center overlay zoning shown in the Greensborough Village to be Single Family Residential. The land is Town Center Overlay on all sides of this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This zoning is “R-1” Single Family Residential District. Multi-family is not allowed in Single Family Zoning.	
(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.	Other than possibly increasing traffic, this request should not be detrimental to the surrounding area. Property screening should be used to shield the single-family residential housing from this development. 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.	With proper screening in place, this development should have little impact on the surrounding area. 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:

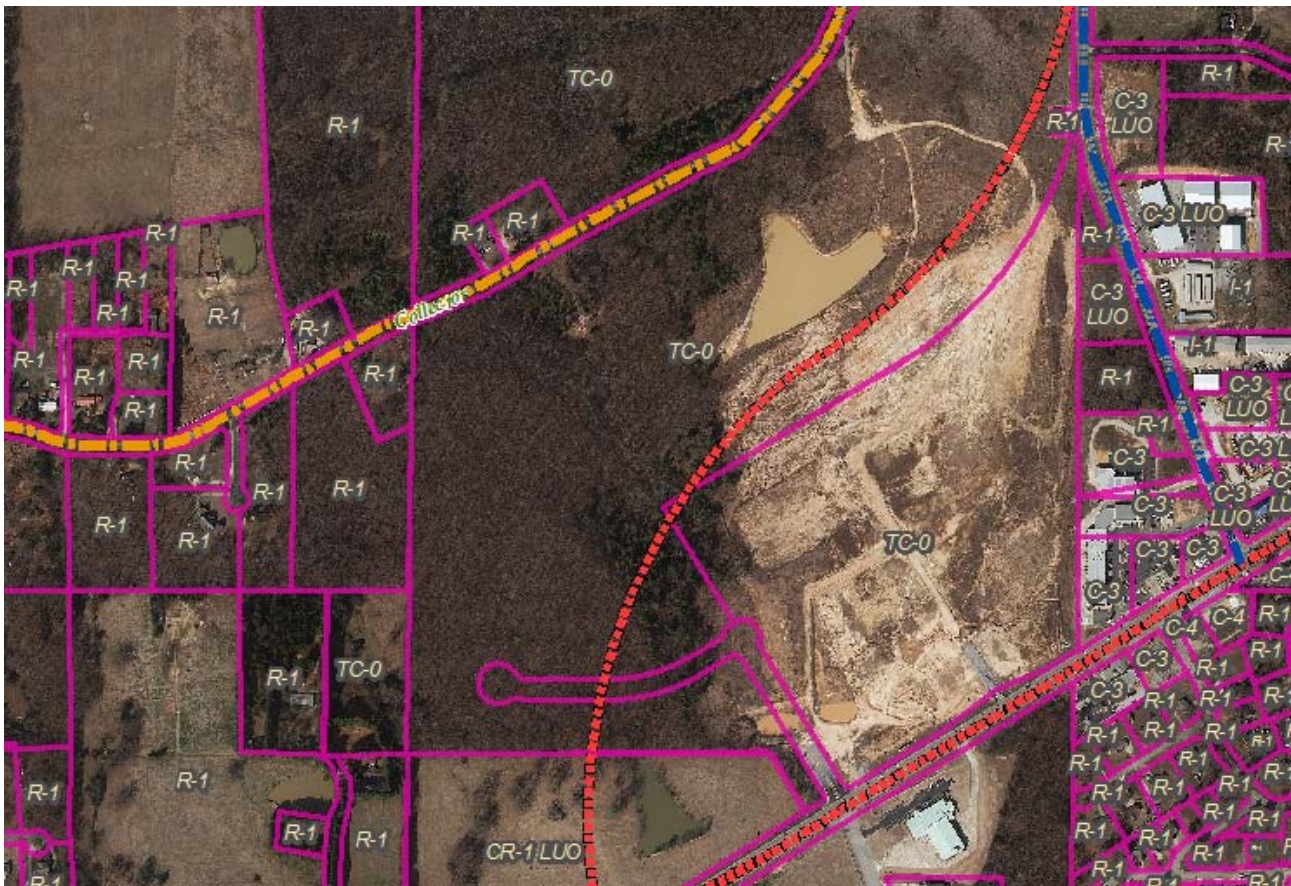
The subject site is served by Greensboro Road, which is a Collector Street on the Master Street Plan.

ZONING CODE COMPLIANCE REVIEW:

The Applicant would like to construct eleven duplex buildings, creating a total of twenty-two units. Twenty-two units placed on 1.74 acres yields a density of 12.6 Units per acre. Therefore, the owner request a zoning classification RM-16, with a Limited Use Overlay of a maximum of twenty-two units.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 District as follows:

Definition: RM-16 – Residential Multi-family classification: 16 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 18-10, a request to rezone property from “R-1” Single Family Residential District to “RM-16” Residential Multifamily Classification: 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher with a Limited Use Overlay and 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 State Street right-of-way.
4. Any change of use shall be subject to Planning Commission approval in the future.
5. Outdoor storage of equipment shall be screened.
6. 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.
7. The Limited Use Overlay with these stipulations: 1) Duplex Units or Single Family Homes only 2) Maximum of twenty-two units on 1.74 acres (12.6 units per acre).

Respectfully Submitted for Planning Commission Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-18-10 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 “R-1” Single Family Residential District to “RM-16” Residential Multifamily Classification: 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher with a Limited Use Overlay 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 Staff in the future.

Pictures of Area

