

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-26: 124 N. Fisher Rezoning
Municipal Center - 300 S. Church St.
For Consideration by the MAPC Commission on November 13, 2018

REQUEST: To consider a rezoning of one tract of land containing .28 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “I-1” Limited Industrial District to a “RM-8” Residential Multifamily Classification: eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

APPLICANTS/ OWNER: Angel Fernandez, 314 N. Allis Street, Jonesboro, AR 72401 (owner’s son)
 Martha Fernandez, 323 N. Allis Street, Jonesboro, AR 72401

LOCATION: 124 N. Fisher, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 0.28 Acres
Street Frontage: 83 ft. along N. Fisher Street
Topography: Predominately Flat
Existing Development: Old House has been removed

SURROUNDING CONDITIONS:

ZONE	LAND USE
North – “I-1”	Industrial – Single Family House
South – “I-1”	Industrial – Single Family House
East – “I-1”	Fenced Empty Lot where they Park Cars and Single Family House
West – “I-1”	Industrial – Church, Parking Lot and Single Family Houses

HISTORY: Old Single Family 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 a Downtown Redevelopment District Cluster Sector. The enhancement of this area represents a longer-term effort. Investment in the Redevelopment Cluster will increase after values increase in the remainder of Downtown. In other

Words, enhancement of the Downtown Redevelopment Cluster will become feasible after the balance of Downtown's market has been strengthened.

At that time, enhancement of the Redevelopment Cluster should be orchestrated by:

- Encouraging a mixture of uses to be developed in this area, including offices, services, government facilities, and housing;
- Recognizing that this cluster is not an appropriate location for general retail uses;
- Encouraging qualify real estate development projects similar to those, which have recently occurred along Washington Avenue between Flint and Madison Streets; and
- Recognizing the importance of Code Enforcement in this area.

Downtown-Recommended Use Types Include:

- *Multi-Family*
- *Attached Single Family Residential*
- *Retail*
- *Medical and Professional Offices*
- *Public Plaza*
- *Pocket Park*
- *Parking Deck*
- *Museums and Libraries*
- *Live/work/shop units*
- *Sit-Down Restaurants*
- *Corporate Headquarters*
- *Conference Center*
- *Government Buildings*
- *Commercial, Office and Service*

Density:

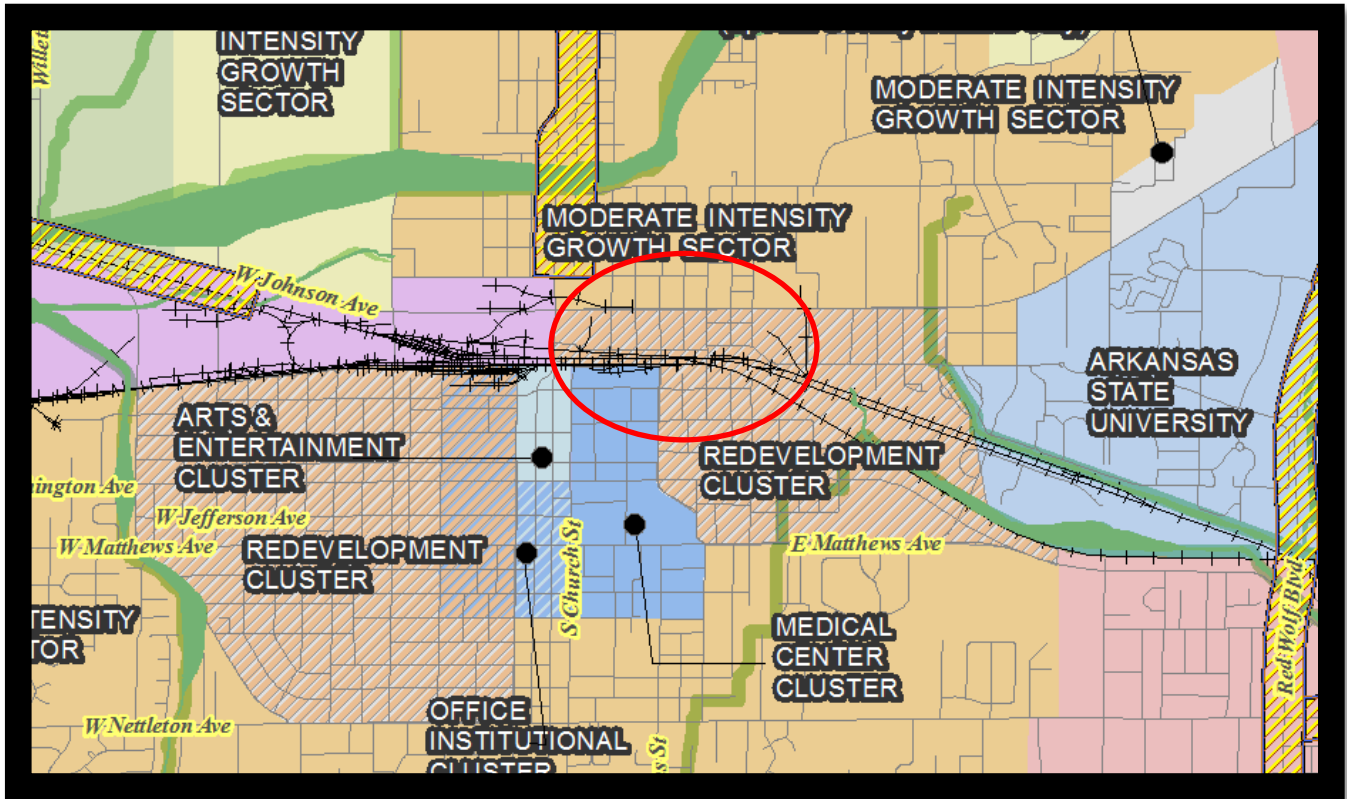
6 – 14 Units per acre for Multi-Family

Height:

6 Stories

Traffic:

Approximately no more than 300 Peak Hour Trips



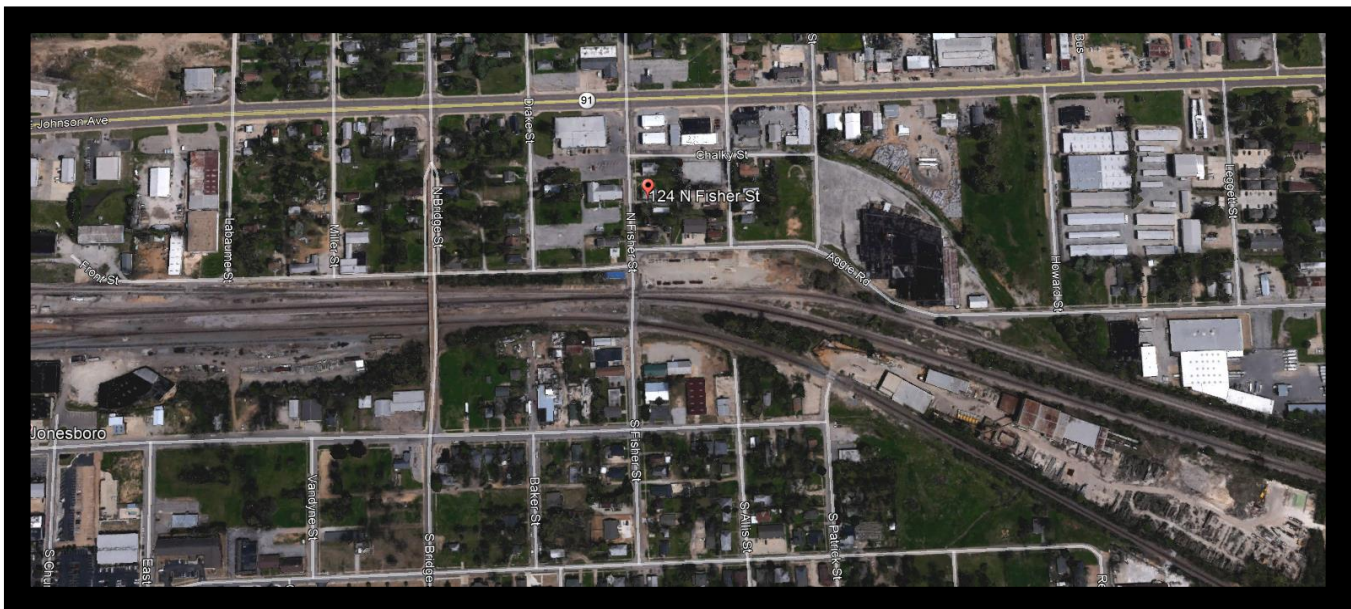
Land Use Map

Master Street Plan/Transportation

The subject property is served by North Fisher Street. Fisher Street on the Master Street Plan is classified as a proposed Local, requiring a 60 ft. right-of-way. The applicant will be required to adhere to the Master Street Plan recommendations.









Aerial/Zoning 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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a Redevelopment Cluster. This is for a Duplex.	
(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 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering this is a redevelopment cluster area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property will likely not develop as Industrial. This property has been vacant for four years since the demolition of the old house.	
(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;	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented.	
(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 businesses and residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an I-1 Limited Industrial District Zone. This had a single-family residential home on the property that was demolished about 4 years ago. The Applicant wants to build a new Duplex that is around 1,800 square feet. The surrounding area has single-family homes, multifamily and Industrial Buildings. Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-8/Residential Multi-Family District as follows:

Definition of RM-8 Residential Multi-Family District - The purpose of a RM-8 Residential Multi-Family Classification is 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	Minor Plat needed Prior to Building Permit	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	Reported no issues.	
MPO	No issues were reported	
Jets	No issues were reported.	
Utility Companies	Reported no issues.	CWL
Code Enforcement	No issues were reported.	

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 18-26, a request to rezone property from “I-1” Limited Industrial District to “RM-8” Residential Multi-Family District; the following conditions are recommended:

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. Any change of use shall be subject to Planning Commission approval in the future.
4. All site plans for the Duplex will have to follow the Duplex Guidelines for Duplexes and Triplex Units that was passed February 20, 2018 reference ordinance ORD-17:098.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ-18-26 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 “I-1” Limited Industrial District to “RM-8” Residential Multi-Family District will be compatible and suitable with the zoning, uses, and character of the surrounding area.

PICTURES OF LOCATION

