



*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 19-16: 1100 Dove Road
Municipal Center - 300 S. Church St.
For Consideration by the Commission on November 12, 2019*

REQUEST: To consider a rezoning of one tract of land containing 1.48 acres +/- more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 1.48 +/- Acres of land located at 1100 Dove Road from R-1 Single Family Medium District and R-2 Multi-Family Low Density District to RS-7 Single Family Residential District, minimum 6,222 sq. ft. lot required with a Limited Use Overlay.

**APPLICANTS/
OWNER:** Parker Real Estate, LLC, J. Matt and Tracy Parker
1102 Dove Road, Jonesboro, AR 72401

LOCATION: 1100 Dove Road

**SITE
DESCRIPTION:** **Tract Size:** Approx. 1.48 +/- Acres
STREET FRONTAGE: **Street Frontage:** Around 50 Ft on Dove Street
Topography: Flat
Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial – Businesses
South	R-1 Single Family Density District – Houses
East	C-3 General Commercial – R-2 Multi-Family - Houses and Vacant Land
West	R-1 Single Family & Vacant Land & R-2 Multi- Family Low Density – Golf Course

HISTORY: Undeveloped 60 yrs.

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 Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the **Moderate Intensity Growth Sector**. Control of Track 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, etc., may be appropriate. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

MODERATE INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- Mix of Single Family, Duplexes, Triplexes and Fourplexes
- Neighborhood Retail and Service
- Office Parks
- Smaller Medical Offices
- Libraries, schools, other public facilities
- Senior Living Centers / Nursing Homes
- Community-Serving Retail
- Small Supermarket
- Convenience Store
- Bank
- Barber/Beauty Shop
- Farmers Market
- Pocket Park

DENSITY: *1/5 TO 1/3 Acre Lots for Single Family*

No More than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development.

HEIGHT: *4 Stories*

TRAFFIC: *Approximately 300 peak hour trips (Commercial Only)*



In addition, a small Eastern Portion of the land is High Intensity Growth Sector. The land is more in the Moderate Intensity Sector.

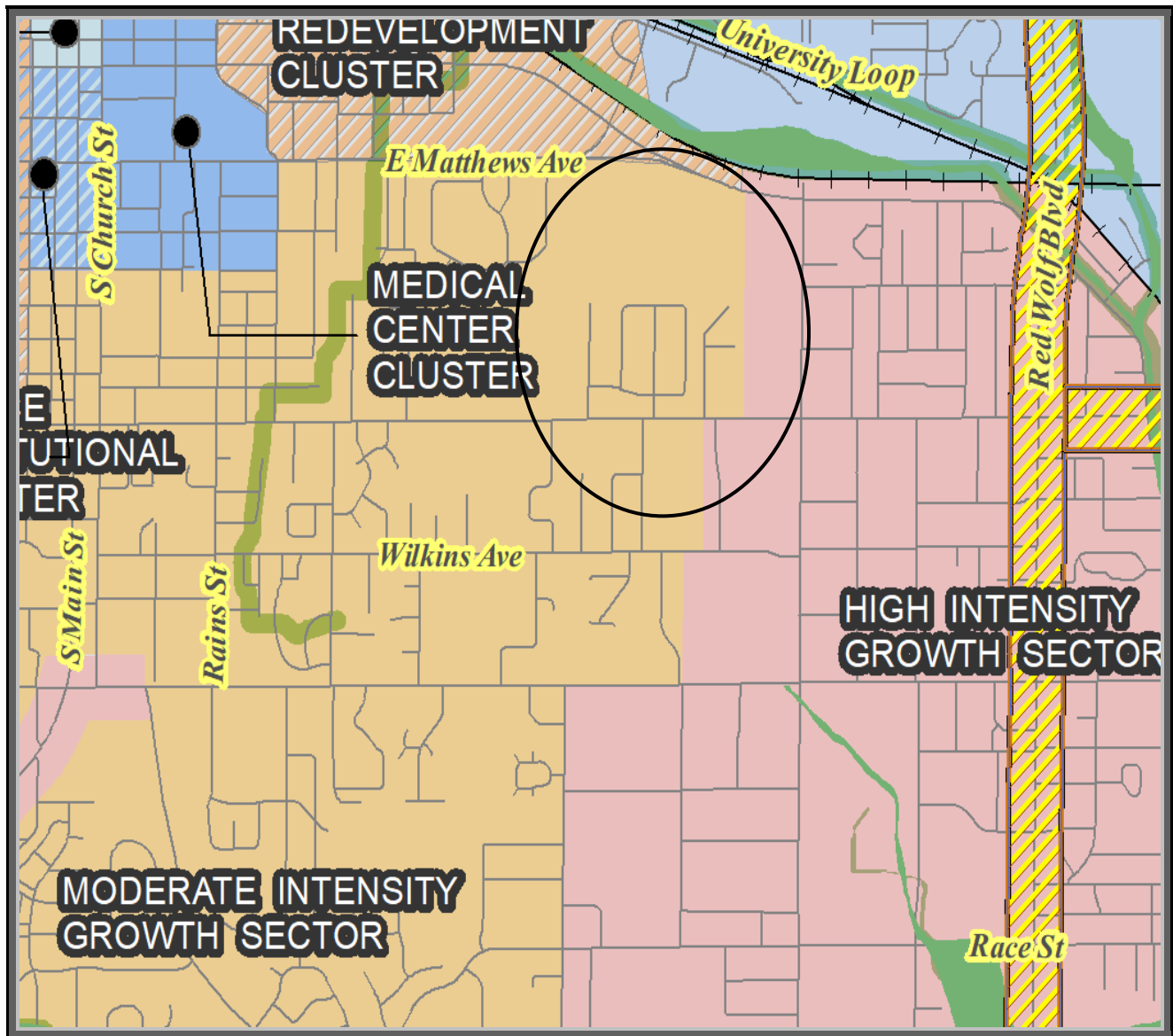
A wider mix of land uses is appropriate in the **High Intensity Sector zone**, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in area where sewer service is readily available and transportation facilities are equipped to handle the traffic. The Land Use Plan recommends no more than 14 dwelling units per acre for high intensity growth sectors.

Typical Land Uses:

- Regional shopping centers
- Automotive dealerships
- Outdoor display retail
- Fast food restaurants
- Multi-family
- Service stations
- Commercial and office
- Call centers
- Research and development
- Medical
- Banks
- Big box commercial
- Hotel

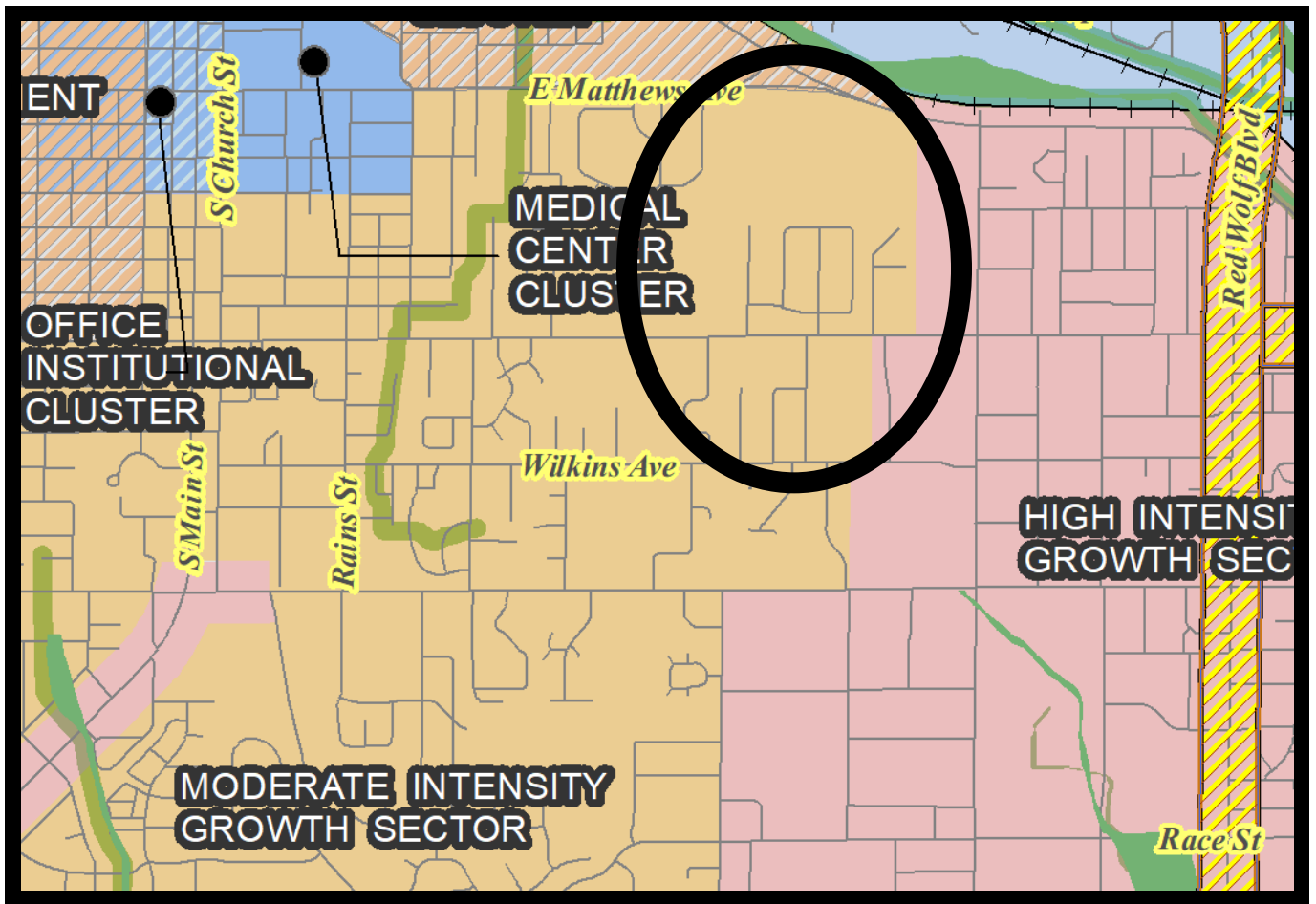


MASTER STREET PLAN/TRANSPORTATION

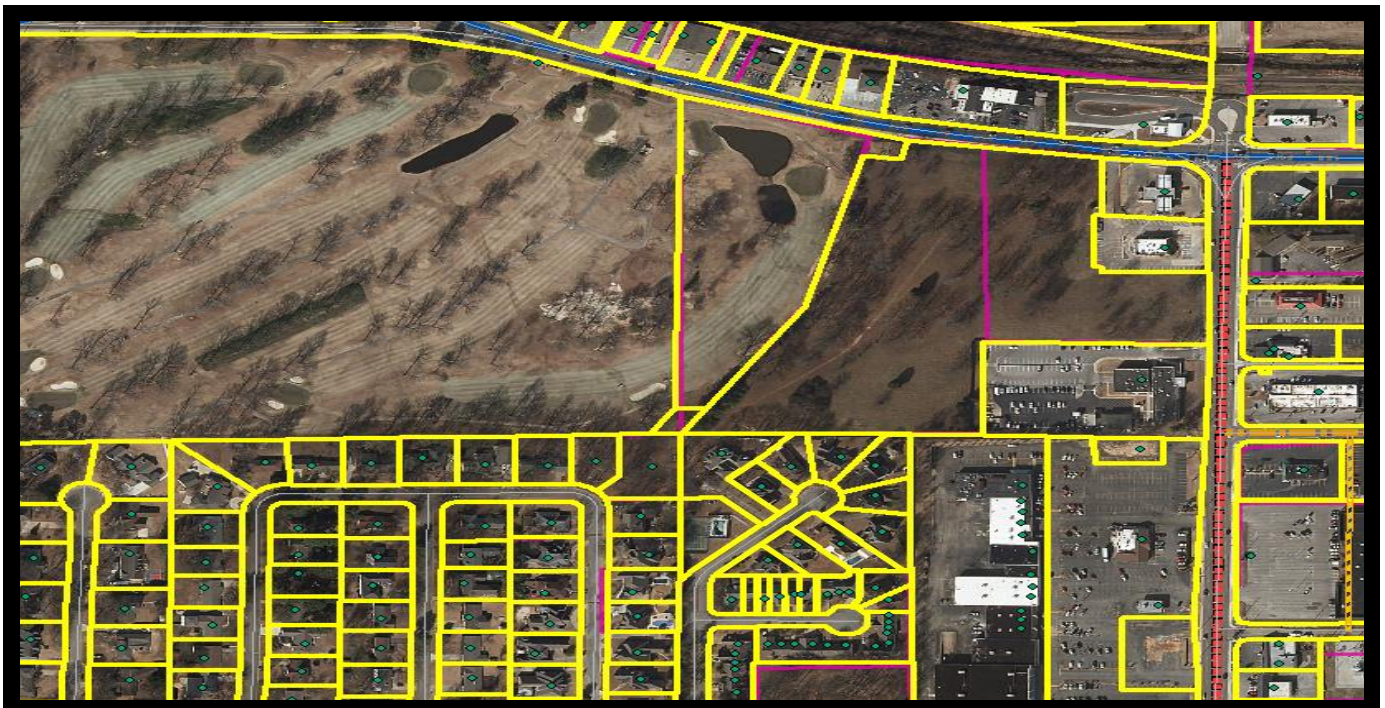


Adopted Land Use Map

Dove Street is considered a Local Street. The Local Street Function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a Residential Area by heavy trucks and buses should be minimized. The design speed is 25 miles per hour. Lane width is 12 feet wide. The Standard Right of Way is 60 Ft. wide.







Aerial/Land Use 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 both Moderate and High Intensity Growth Sector	
(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 a variety of single-family houses, duplexes, multi-family and commercial development. The developer wants to construct one single-family house on this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	They could have built a house on R-1 Single Family and R-2 Multi 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.	Minimal impact if rezoned.	
(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

The applicant would like to rezone this property so they can build one Single Family House on this development.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-7 Residential:

RS-7 Residential District: This Single Family Residential District; minimum 6,222 sq. ft. lot required...

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 19-16, a request to rezone property from R-1 Single Family Medium District and R-2 Multi-Family Low Density District to RS-7 Single Family Residential District, minimum 6,222 sq. ft. lot required with an Limited Use Overlay, 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. Any change of use shall be subject to Planning Commission approval in the future.
3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.
4. This Rezoning has a Limited Use Overlay, which stipulates equaling Birdland Setbacks and lot Sizes.

Respectfully Submitted for Planning Commission Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 19-16 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 Medium District and R-2 Multi-Family Low Density District to RS-7 Single Family Residential District, minimum 6,222 sq. ft. lot required with an Limited Use Overlay, 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 Department in the future.

