City of Jonesboro
ARKANSAS

City of Jonesboro Metropolitan Area Planning Commission

Staff Report – RZ 17-27: 800 Scott Street

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 7.66 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 7.66 acres of land located at 800 Scott Street from R-1 Single Family Residential and R-2 Low Density Multi-Family Residential to RM-16 Multi-Family Residential

APPLICANTS/ OWNER: Barbara Tosh, 800 Scott Street, Jonesboro, AR

LOCATION: 800 Scott Street, Jonesboro, AR

SITE DESCRIPTION: **Tract Size:** Approx. 7.66 acres

STREET FRONTAGE: **Street Frontage:** Around 550 feet along Greensboro Road and Pineview Street
Topography: Flat
Existing Development: Applicants house and an old storage building

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential District
South	R-2 Low Density Multi-Family Residential District
East	R-3 High Density Multi-Family Residential District
West	R-1 Single Family Residential

HISTORY: This property has an old storage building sitting on it.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

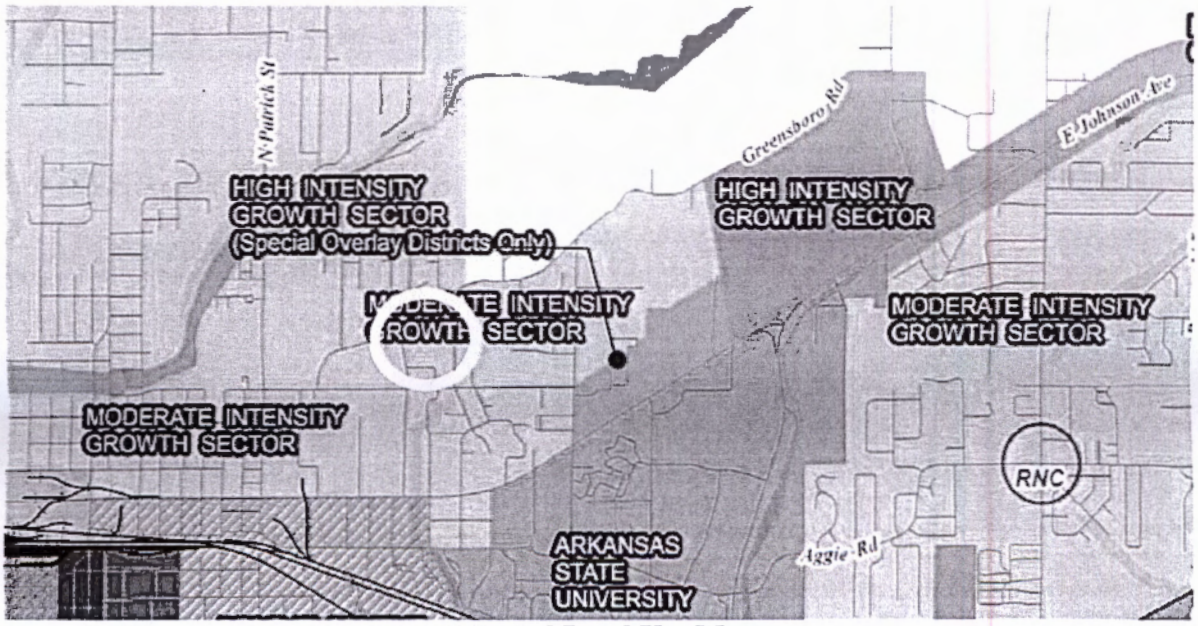
The Current Land Use Map recommends this location as a Moderate Intensity Growth Sector. A wide range of land uses are appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Good building design, use of quality construction materials,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

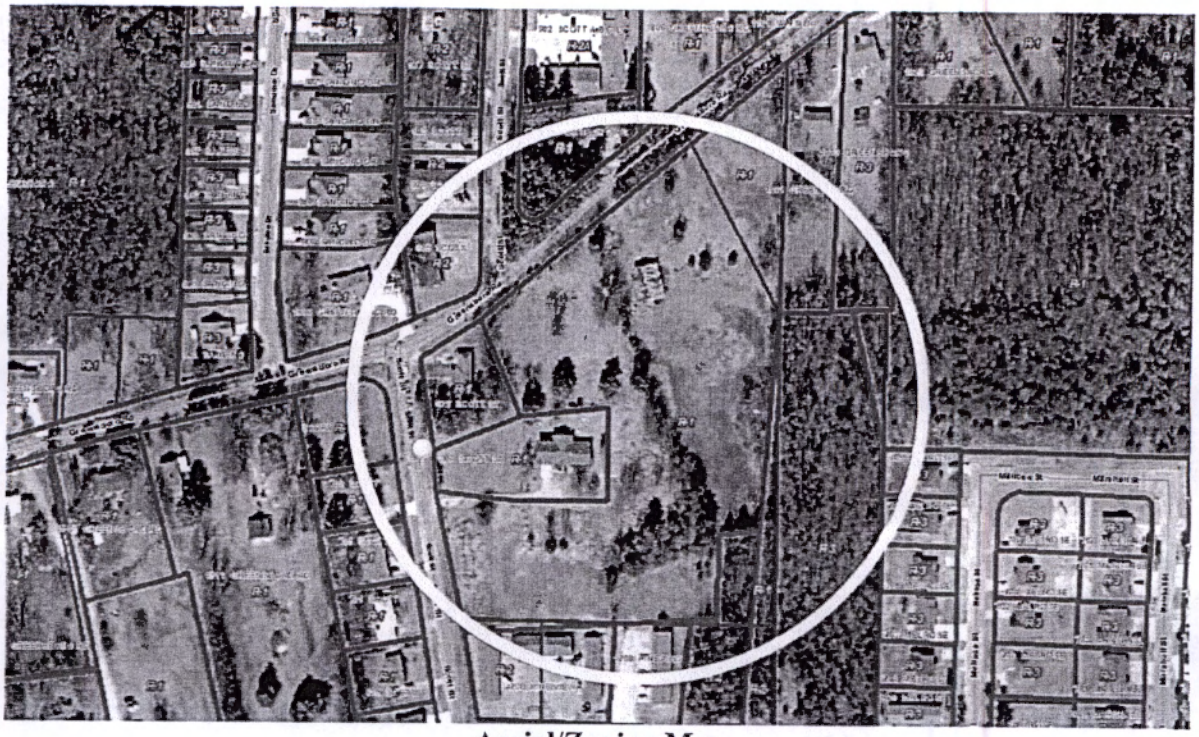
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood Services
- Office parks
- Smaller, medical offices
- Libraries, schools, and other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small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

MASTER STREET PLAN/TRANSPORTATION

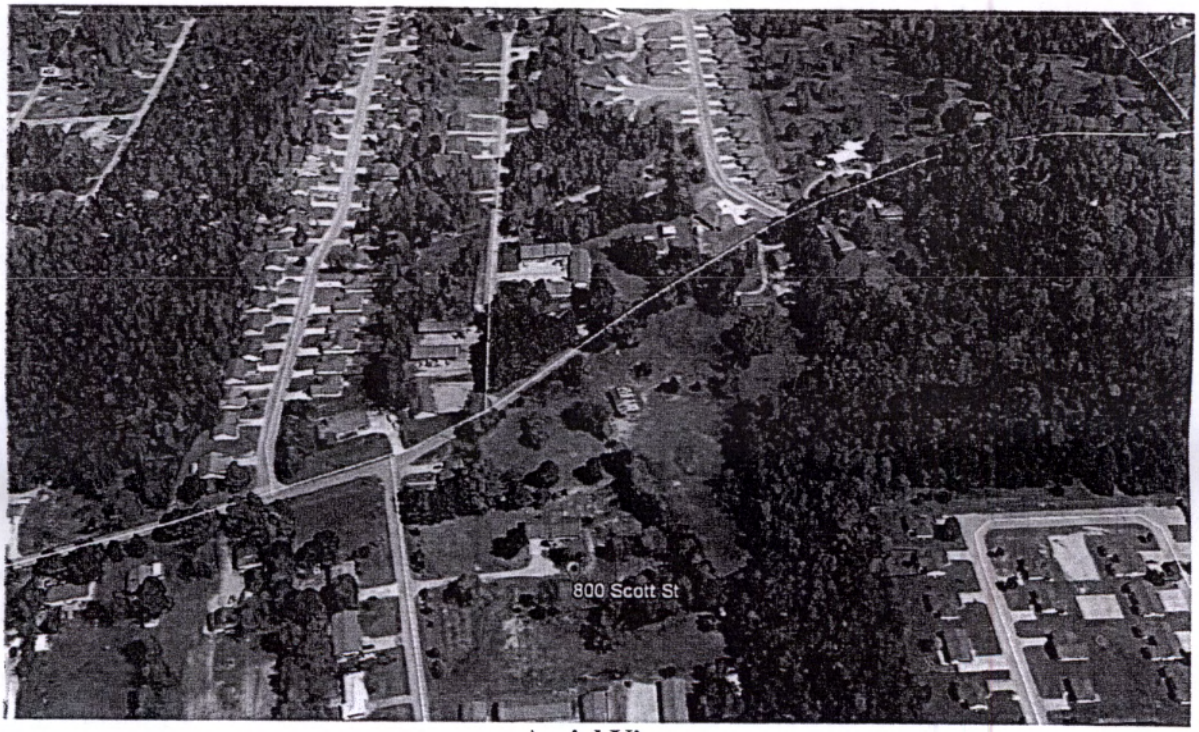
The subject site is served by Scott Street. The street right-of-ways must adhere to the Master Street Plan.



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-16.	X
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	X
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	With the exception of R-3 Parcels to the East, this area is mostly R-1 Single Family and R-2 Low Density Multi-Family Residential. The R-3 lots to the East currently have Single Family homes one them.	X
(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.	X
(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:

The applicant would like to rezone the property so the land can be sold for its highest and best use.

Chapter 117 of the City Code of Ordinances defines RM-16 Multi-Family Residential:
RM-16 Multi-Family Residential: Residential multi-family classification; sixteen 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 17-27, a request to rezone property from R-1 Low Single-Family Residential District and R-2 Low Density Residential District to RM-6 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
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Sample Motion

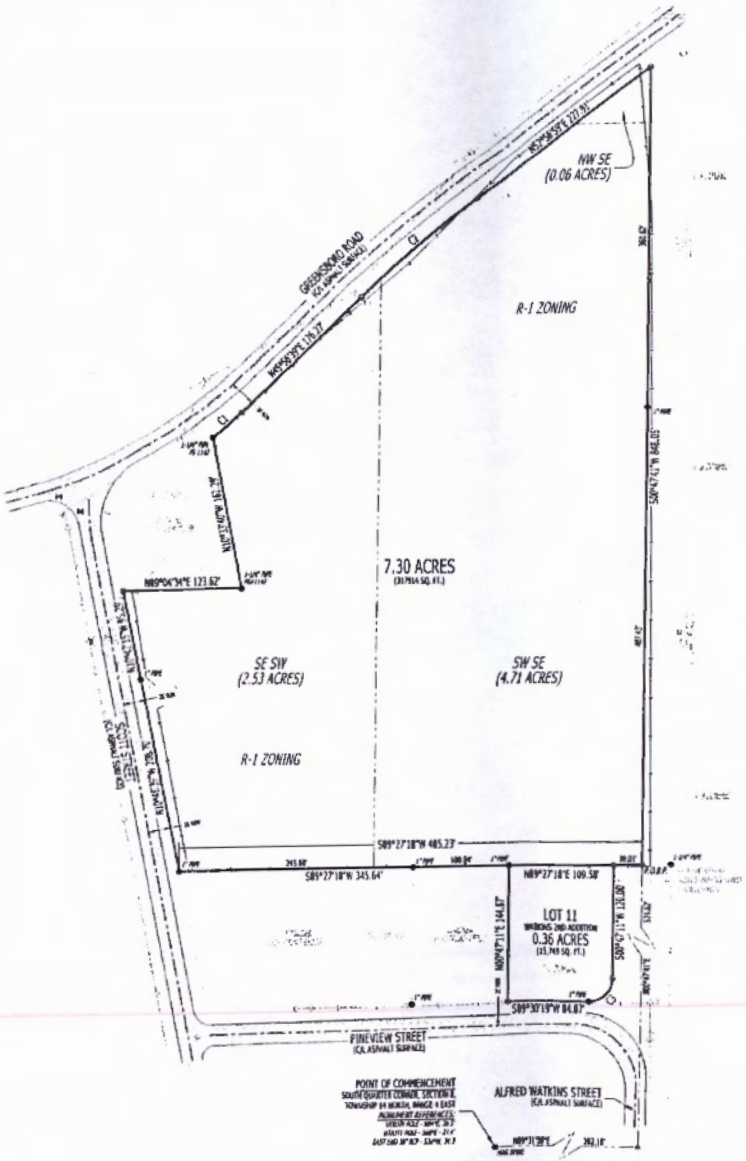
I move that we place Case: RZ 17-27 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from R-1 Single Family Residential District and R-2 Low Density Multi-Family Residential District to RM-16 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

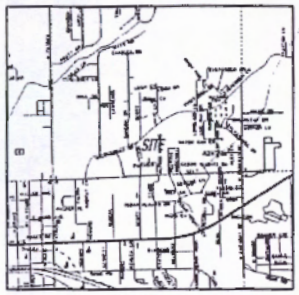


CURVE TABLE:

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	48.13'	425.83'	06°28'49"	N66°58'03"E	48.10'
C2	164.16'	1,250.00'	07°31'42"	N69°58'34"E	164.04'
C3	31.56'	20.00'	90°23'39"	S44°56'29"E	28.40'

LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "BEARD, P.S. 1691" (OR AS NOTED)
- COMPUTED POINT (NOT MONUMENTED)
- UTILITY POLE
- GUY WIRE
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- TELECOMMUNICATIONS PEDESTAL
- BOUNDARY LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD TELECOMMUNICATION LINE
- EXISTING BARB-WIRE FENCE



VICINITY MAP
(N.T.S.)

SURVEYOR'S NOTES:

1. SURVEYOR WAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
   - RECORD PLAT, WATKINS 2ND ADDITION, BY FRED HAYWOOD, P.S. 765, RECORDED IN BOOK 15B, PAGE 62, DATED DECEMBER 18, 1968.
   - RECORD PLAT, EDWARDS ADDITION, BY HARVEY S. JOHNSON, P.S. 191, RECORDED IN BOOK 15B, PAGE 80, DATED SEPTEMBER 23, 1976.
   - BOUNDARY SURVEY, BY TROY L. SHARTEL, P.S. 596, RECORDED IN BOOK G, PAGE 108, DATED APRIL 7, 1981.
   - BOUNDARY SURVEY, BY HARVEY S. JOHNSON, P.S. 161, RECORDED IN BOOK G, PAGE 122, DATED APRIL 14, 1983.
   - BOUNDARY SURVEY, BY DANNY R. WARD, P.S. 1590, SLS NO. 2009120680R, DATED SEPTEMBER 29, 2009.
   - RECORD REPLAT, ALLARD'S PINEVIEW REPLAT, BY BRADLEY P. VANCLEVE, P.S. 1400, RECORDED IN BOOK C, PAGE 189, DATED SEPTEMBER 27, 2006.
   - BOUNDARY SURVEY, BY HERBERT C. KING, P.S. 1142, UNDATED.
   - WARRANTY DEED, RECORDED IN BOOK 583, PAGES 632-633, DATED OCTOBER 4, 1989.
   - QUITCLAIM DEED, RECORDED IN BOOK 558, PAGES 538-541, DATED NOVEMBER 07, 1997.
   - WARRANTY DEED, RECORDED IN BOOK 578, PAGE 428, DATED JULY 13, 1998.
   - WARRANTY DEED, RECORDED IN BOOK 745, PAGES 885-887, DATED APRIL 05, 2007.
3. THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05071C0045C, EFFECTIVE DATE SEPTEMBER 27, 2006.
4. SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT AND R-2, MULTI-FAMILY LOW DENSITY DISTRICT.
5. R-1 ZONING, BUILDING RESTRICTIONS:
   STREET SETBACK - 25'
   INTERIOR SIDE SETBACK - 7.5
   REAR SETBACK - 25
   MAXIMUM LOT COVERAGE - 35%
   MAXIMUM BUILDING HEIGHT - 35'

   R-2 ZONING, BUILDING RESTRICTIONS:
   STREET SETBACK - 25'
   INTERIOR SIDE SETBACK - 7.5'
   REAR SETBACK - 25'
   MAXIMUM LOT COVERAGE - 40%
   MAXIMUM BUILDING HEIGHT - 35'
6. FIELD WORK WAS COMPLETED ON JANUARY 29, 2016.

DESCRIPTION (AS-SURVEYED):

LOT 11, WATKINS 2ND ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 0.36 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TOGETHER WITH

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°31'38" EAST, ALONG THE SOUTH LINE OF SAID SECTION 8, 262.18 FEET; THENCE NORTH 00°04'34" EAST, LEAVING SAID SOUTH LINE, 524.62 FEET TO THE POINT OF BEGINNING PROPER; THENCE SOUTH 89°27'18" WEST, 485.23 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SCOTT STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 19°48'28" WEST, 308.70 FEET; SOUTH 13°42'25" WEST, 95.26 FEET; THENCE NORTH 89°04'34" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, 123.62 FEET; THENCE NORTH 10°33'40" WEST, 162.26 FEET TO A POINT ON A CURVE TO THE LEFT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GREENSMOO ROAD; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY CURVE WITH A CENTRAL ANGLE OF 02°04'47", A RADIUS OF 425.83 FEET, 48.15 FEET TO A POINT THAT BEARS NORTH 48°36'02" EAST, 48.13 FEET FROM THE LAST SAID POINT; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 47°58'39" EAST, 178.27 FEET TO A POINT ON A CURVE TO THE RIGHT; NORTHEASTERLY ALONG SAID CURVE WITH A CENTRAL ANGLE OF 07°52'42", A RADIUS OF 1250.00 FEET, 181.16 FEET TO A POINT THAT BEARS NORTH 49°52'18" EAST, 181.86 FEET FROM THE LAST SAID POINT; NORTH 53°56'59" EAST, 227.91 FEET; THENCE SOUTH 00°04'34" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 848.05 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 7.30 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

TOTAL ACREAGE FOR TRACTS OF LAND COMBINED CONTAINS 7.66 ACRES.

SURVEYOR'S CERTIFICATION:

I, JASON D. BEARD, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", AND THAT THE ABOVE DESCRIBED TRACT WERE SURVEYED UNDER MY DIRECT SUPERVISION.

811 Know what's below. Call before you dig.

GRAPHIC SCALE 1" = 60'

BEARINGS BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (ESRI)

BOUNDARY SURVEY

CLIENT: CHARLES TOSH

LOT 11, WATKINS 2ND ADDITION TO THE CITY OF JONESBORO, TOGETHER WITH A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

RIDGE SURVEYING & CONSULTING PLLC
211 E. Church St., Suite H
Jonesboro, AR 72401
870-203-0942
jason@ridgesurveying.net

DESCRIPTION	DATE	BY	REVISIONS
DRAWN BY:	AB		
CHECKED:	JDB		
SCALE:	1" = 60'		
PROJ. #:	2016		

RIDGE SURVEYING & CONSULTING, PLLC.
ARKANSAS - 2948

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS
JASON D. BEARD
1691
01/01/2016

JASON D. BEARD - SURVEYOR
ARKANSAS - P.S. 1691

506-148-045-0-08-203-16-1691

9-16-2017

This letter is concerning the rezoning of the property at 801 Scott St.
I am against it because I live alone,
It will lower the value of my property,
It will make traffic worse.
And there will also be more crime in this area.

Mildred Holt
1806 Greensboro, Ar
Jonesboro, Ar 72401