



City of Jonesboro City Council
Staff Report – RZ 20-11 1330 W. Monroe
Municipal Center - 300 S. Church St.
For Consideration by the Council on September 1, 2020

REQUEST: To consider a rezoning of one tract of land containing .166 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-3” General Commercial District to “RS-7” Single Family Residential District; minimum 6,222 sq. ft. lot required.

**APPLICANTS/
OWNER:** Alberto Morales, 221 Hollis Street, Bono, AR 72416

LOCATION: 1330 W. Monroe, Jonesboro, AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx.166 Acres
Street Frontage: 50 ft. on W. Monroe
Topography: Predominately flat
Existing Development: Vacant Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential and C-3 General Commercial
South	R-2 Multi-Family Low Density District
East	R-2 Multi-Family Low Density District
West	R-2 Multi-Family Low Density District and C-3 General Commercial

HISTORY: Vacant

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 Redevelopment Cluster Growth 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 the 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.

REDEVELOPMENT CLUSTER GROWTH SECTORS - RECOMMENDED USE TYPES
INCLUDE:

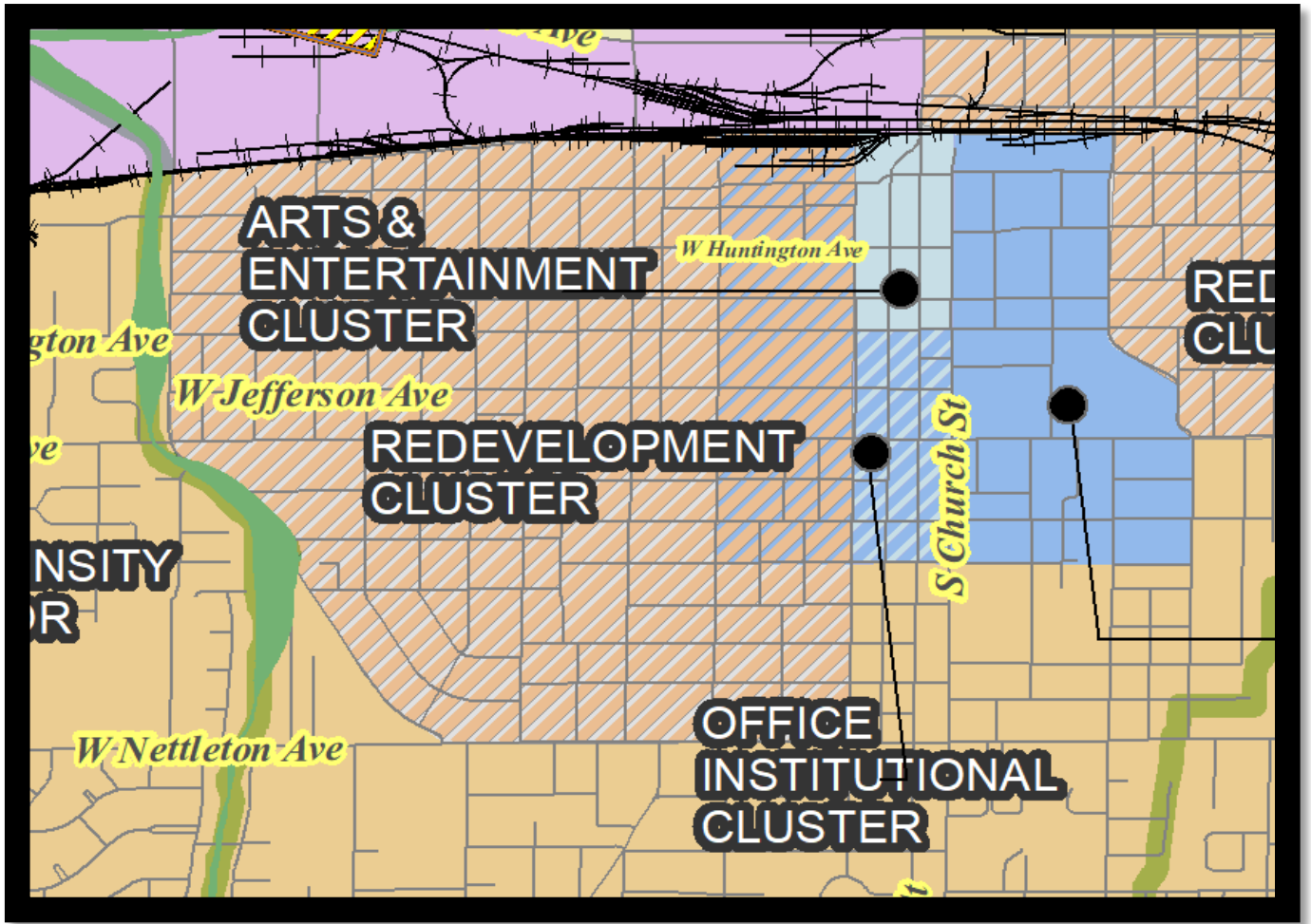
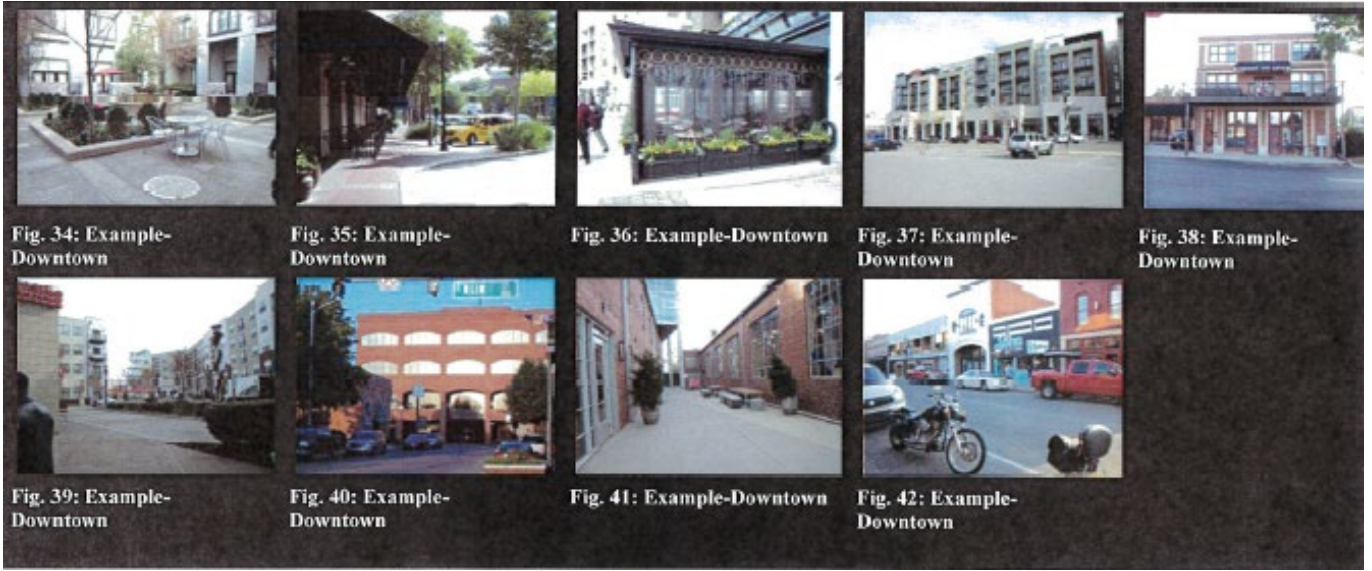
- *Multi-Family*
- *Attached Single Family Residential*
- *Retail*
- *Medical and Professional Offices*
- *Public Plaza*
- *Pocket Park*
- *Parking Deck*
- *Museums and Libraries*
- *Live/Work/Shop Units*
- *Sit-down Restaurants*
- *Corporate Headquarters*
- *Conference Center*
- *Government Buildings*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

DENSITY: *6-14 Units Per Acre for Multi-Family*

HEIGHT: *6 Stories*

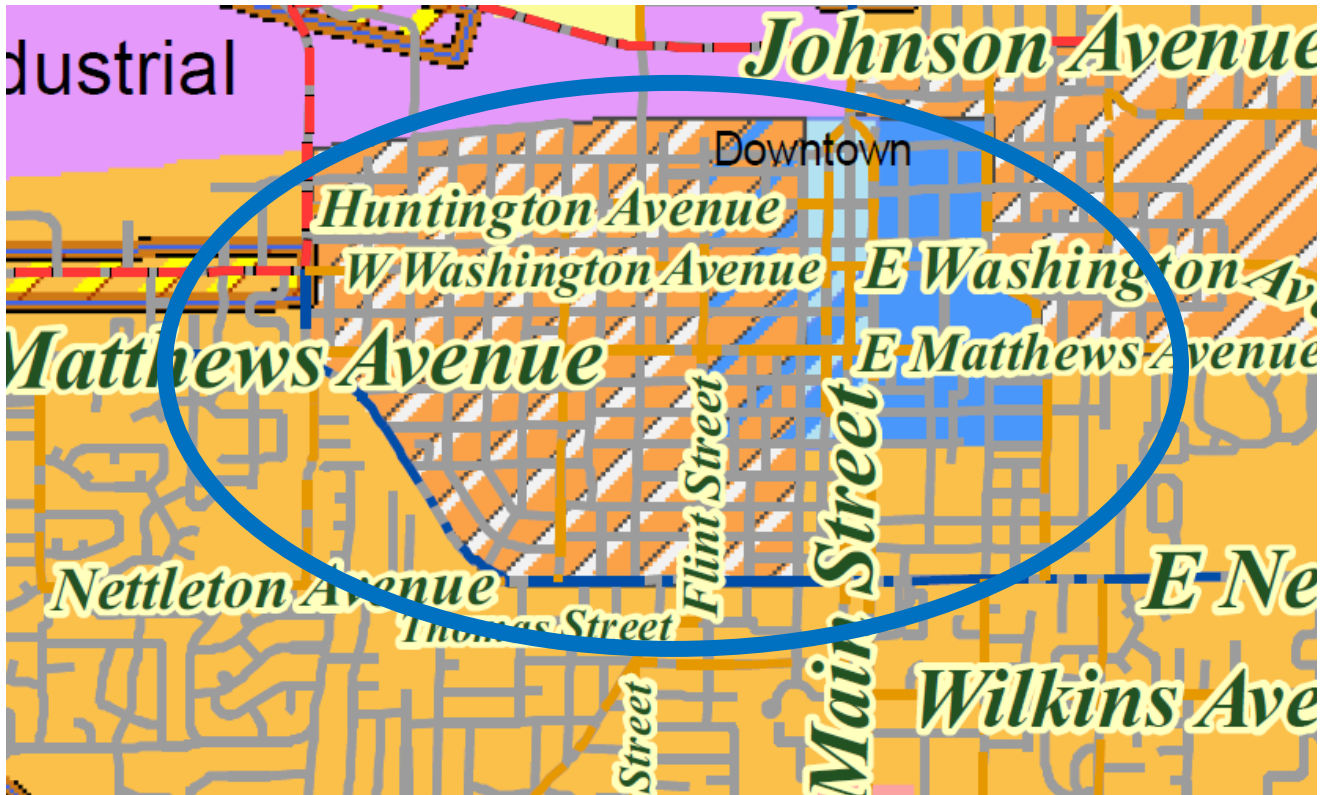
TRAFFIC: *No more than 300 peak hour trips*

EXAMPLES:



Land Use Plan

MASTER STREET PLAN/TRANSPORTATION



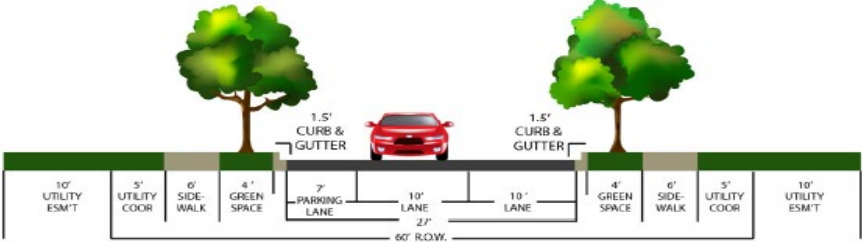
Master Street Plan Map

Master Street Plan/Transportation

The subject property is served by W. Monroe Avenue. Monroe on the Master Street Plan is classified 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.

Local Street Option 1 is to be used when on-street parking is provided within the development.

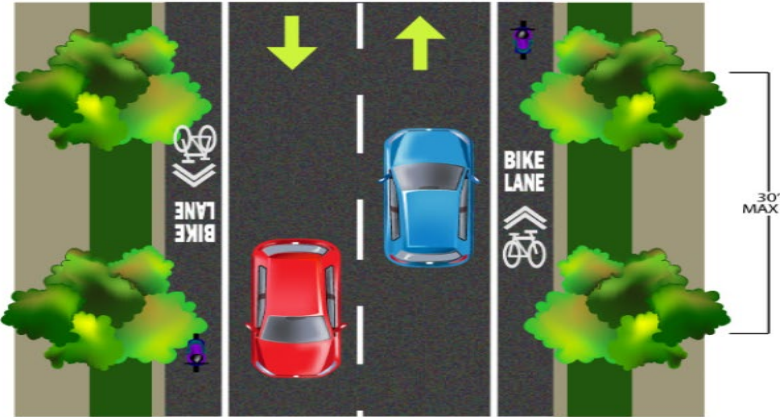
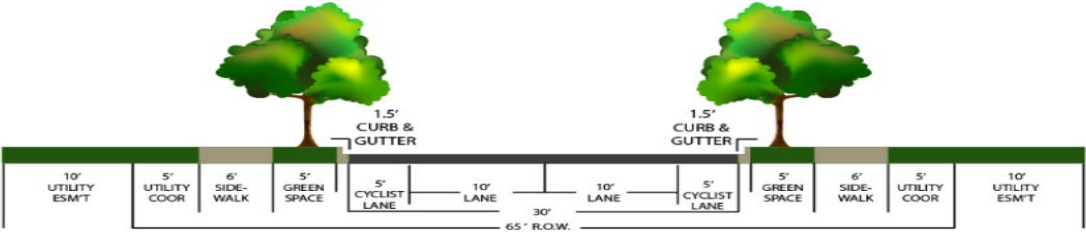
LOCAL STREETS OPTION 1
VPD < 3,000

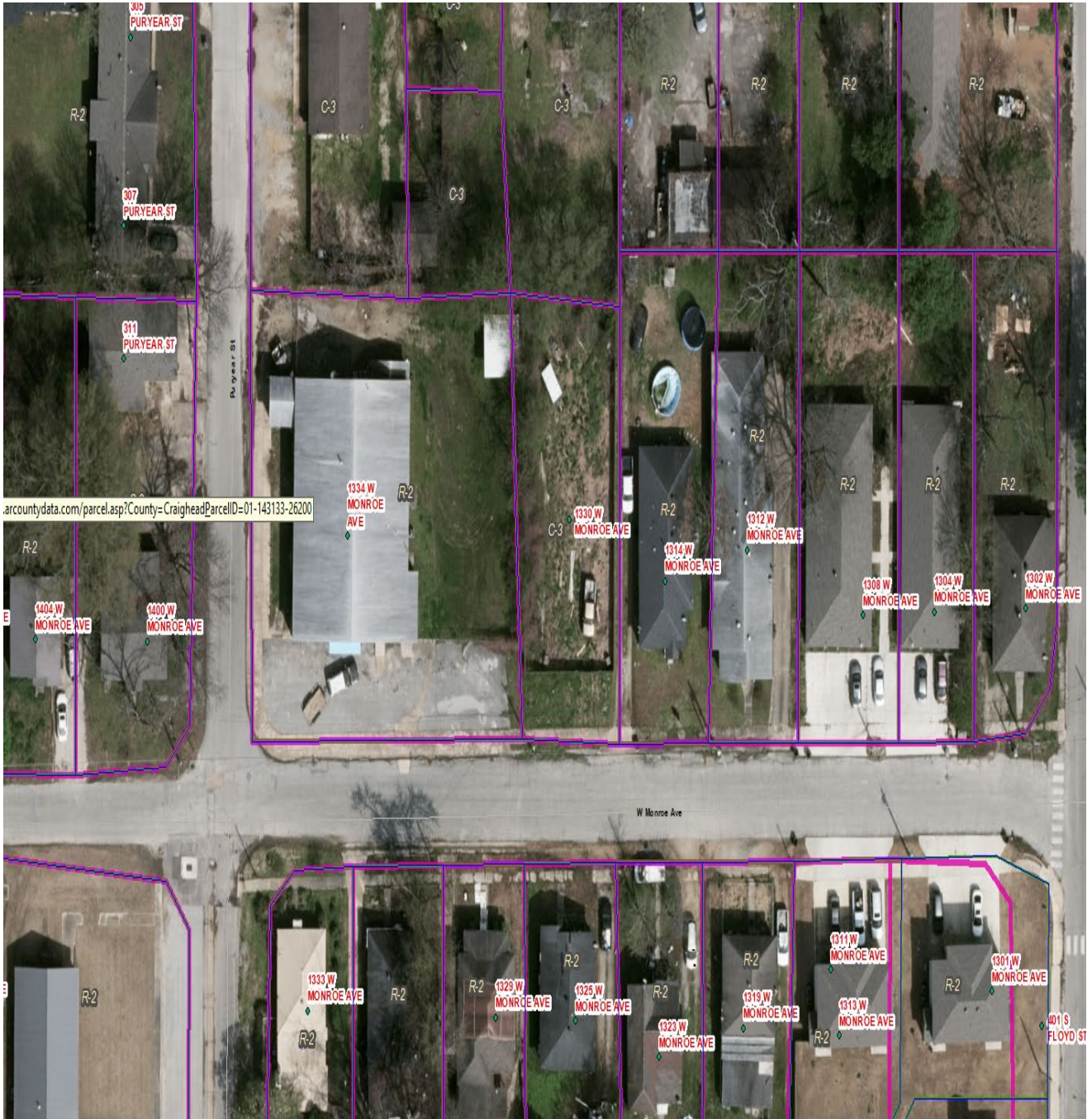


Note: Where VPD is < 3,000 and speed is < 25 mph bikes may share the travel lanes.

Option 2 is to be used when on-street parking is not provided within the development.

LOCAL STREETS OPTION 2











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 Growth Sector. The Applicant is wanting to build a Single Family Home.	
(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. To redevelop this area with nice new development.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there is R-2 Multi-Family Low Density District Zoning in this area for Single Family Homes.	
(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 as a C-3 General Commercial District cannot have Single Family Homes built. They are not allowed in C-3.	
(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 planning is implemented. Commercial and Residential is on all sides of this property.	
(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 a RS-7 Single Family Residential District; minimum 6,222 sq. ft. lot required with a Limited Use Overlay. The applicant wants to rezone the property to build a Single Family Home on the Property.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already Commercial Businesses located in the area.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-7 Single Family Limited Use Overlay District as follows:

Definition of RS-7 Single Family District Limited Use Overlay - The purpose of this district is Single-family residential district; minimum 6,222 sq. ft. lot required with a Limited Use Overlay of a minimum 60 ft. lot widths.

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	Reported no issues.	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	Reported no issues.	
MPO	No issues were reported	
Jets	Reported no issues.	
Utility Companies	Reported no issues.	CWL
Code Enforcement	Reported no issues.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON AUGUST 25, 2020

Alberto Morales is requesting MAPC Approval for a Rezoning from “C-3” General Commercial District to “RS-7” Single-Family Residential District; minimum 6,222 sq. ft. lot required for .166 +/- acres of land located at 1330 W. Monroe.

APPLICANT: Alberto Morales stated they are wanting to build a residence on this lot.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they would recommend approval with 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 Planning Department, prior to any redevelopment of the property.**
- 3. Any change of use shall be subject to Planning Department approval in the future.**
- 4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.**

COMMISSION: Lonnie Roberts Jr. asked for public comments.

COMMISSION: Paul Ford stated in the packet it said you cannot build single family residential in C-3 zoning. He asked if this was the reason for this request.

COMMISSION: Lonnie Roberts Jr. stated that is correct. Nothing else has changed other than they want to build a residence there.

PUBLIC: No more comments.

COMMISSION: Lonnie Roberts Jr. asked for commissioners action.

COMMISSION ACTION:

Mr. Kevin Bailey made a motion to approve Case: RZ: 20-12, as submitted, to the City Council with the stipulations that were read by the Planning Department:

The MAPC find to rezone property from “C-3” General Commercial District to a “RS-7” Single Family Residential District; minimum 6,222 sq. ft. lot required for .166 +/- acres of land. Motion was seconded by Mr. Dennis Zolper.

Roll Call Vote: 6-0, Aye’s: Paul Ford; Mary Margaret Jackson; David Handwork; Kevin Bailey; Jimmy Cooper; Dennis Zolper

Absent: Jerry Reece and Jim Little

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 20-11 a request to rezone property from “C-3” General Commercial District to “RS-7” Single Family Residential District; minimum 6,222 sq. ft. lot required; 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 Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.

Respectfully Submitted for City Council Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 20-12 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” General Commercial District to “RS-7” Single Family Residential District; minimum 6,222 sq. ft. lot required will be compatible and suitable with the zoning, uses, and character of the surrounding area.

