



*City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ 15-14 1110 Belt Street Rezoning
 Municipal Center- Council Chambers – 300 S. Church St.
 For Consideration by the Commission on Tuesday, September 08, 2015*

REQUEST: To consider a rezoning of the land containing 1.22 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RM-12” LUO (Maximum of 10 Units).

**APPLICANTS/
OWNER:** Marque Mealing, 2003 Greensboro Rd., Jonesboro, AR

LOCATION: 1110 Belt Street, Jonesboro, AR 72401

**SITE
DESCRIPTION:** Tract Size: 1.22 Acres.
 Street Frontage: 198.74’ along Belt Street
 Topography: Slightly sloping/Grade Change at Street Frontage.
 Existing Development: Formerly Single Family Home demolished.

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Vacant Residential
	South: R-3/I-1	Residential/Multi-family
	East: R-1	Single Family
	West: I-1	Commercial Facility

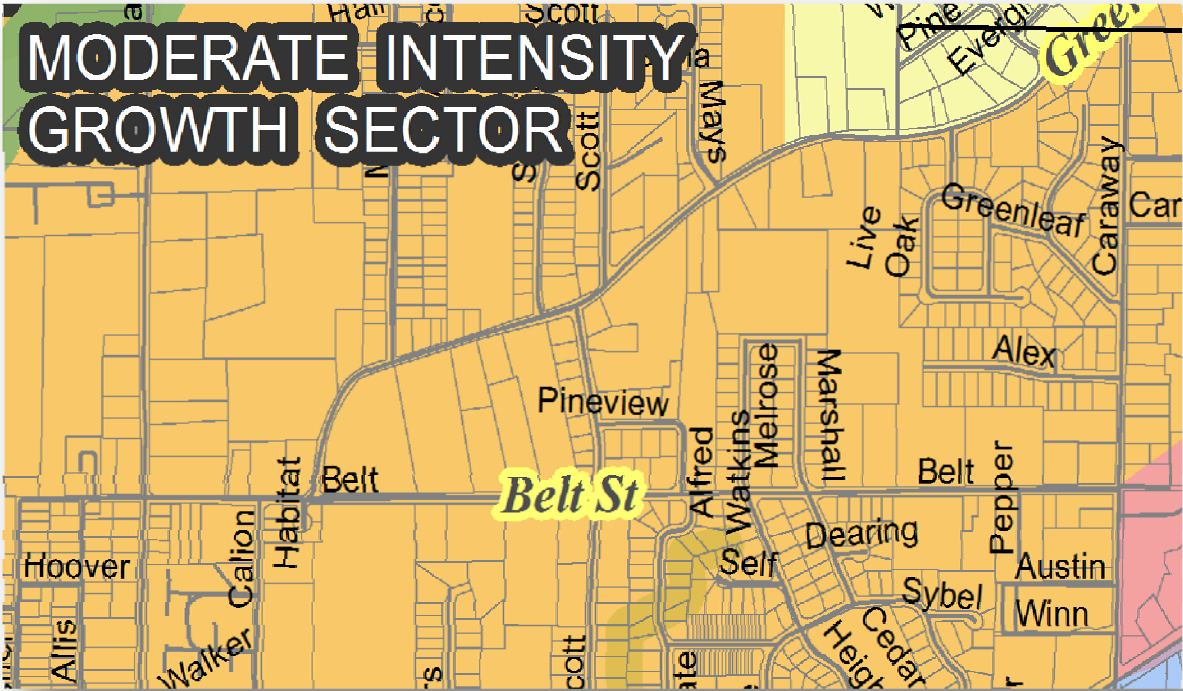
HISTORY: None.

ZONING ANALYSIS

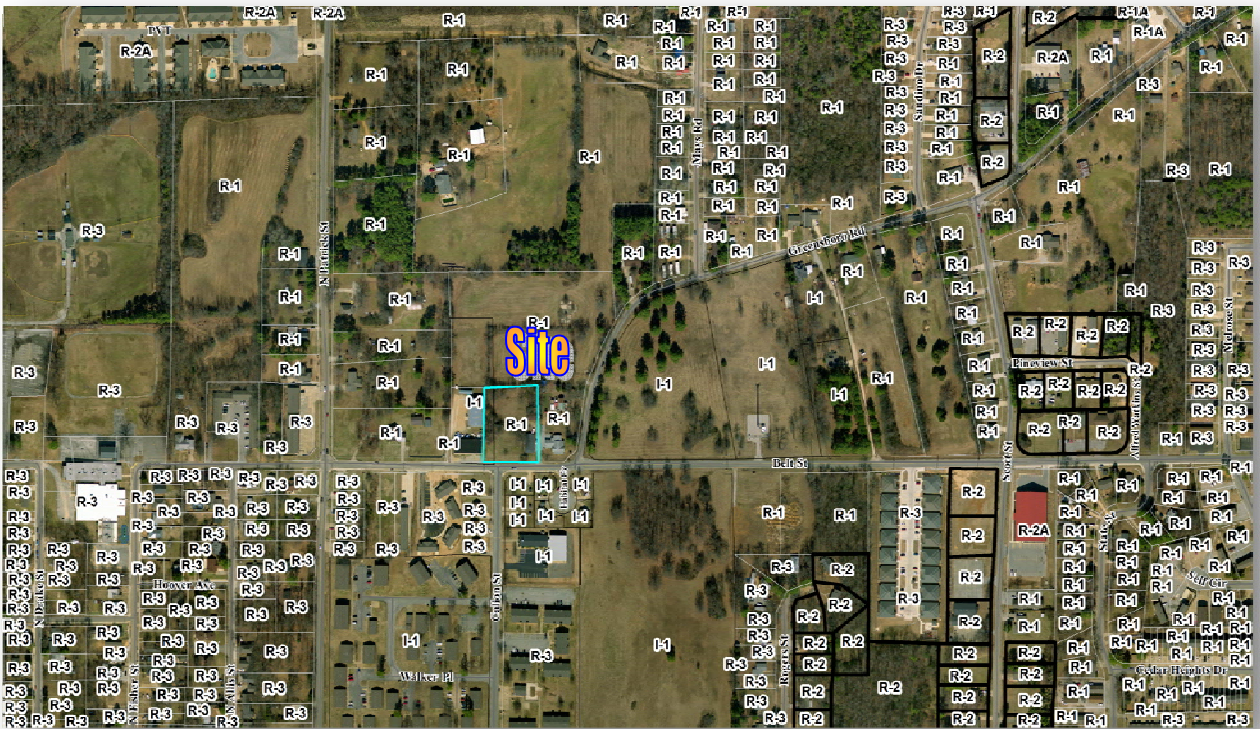
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The currently adopted Land Use Plan recommends the current site as Moderate Intensity Growth Sector.



Adopted Future Land Use Map










Vicinity/Zoning Map

Master Street Plan/Transportation

The subject property is served by Belt Street on the Master Street plan, which is classified as a Collector Road, which requires a 40 ft. right-of-way to road centerline (80 ft. total right-of-way). Such right-of-way distance is not clearly depicted on the rezoning plat filed. Compliance must be achieved. Note that the property was never platted. A plat must be filed for any redevelopment.

Approval Criteria- Chapter 117 – Amendments-

The criteria for approval of a rezoning are set out below:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed RM-12, District rezoning will be consistent with the Future Land Use Plan, if it is developed at a density of 8 dwelling units per acre or less as duplexes, tri-plexes or four-plexes. RM-8 would be more appropriate.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning	The proposal achieves consistency with the purpose of Chapter 117, as a Limited Use Overlay. The applicant proposes an ultimate build out of 8-9 units per acre; this could gross 10 units approximately.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area	Compatibility would only be achieved if the property is developed at a low intensity comparable to the surrounding single family homes.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment	Suitability is not an issue if development controls are in place to deal with buffering, screening, and access management.	
(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 applicant has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal since it is a continuation of adjacent site’s zoning.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant.	The property is now vacant land formally a single family home.	
(g) 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 impacts, utilities are present.	

Staff Findings:

The applicant proposes to provide for a maximum build-out of approximately 10 apartment units on 1.22 acres; no proposed layout has been presented, nor has a Limited Use Overlay been requested. After further review of the application details and coordination with the land use plan, this area is recommended as Moderate Intensity, which would limited the land to a maximum of 8 dwelling units per acre (RM-8). This would result in 9.76 units not quite 10 units as proposed.

The pre-existing R-1 Single Family District (5.6 units per acre) would have provided for perhaps 3 homes if the lots could be configured to satisfy lot/bulk requirements.

<i>Zoning Classification</i>	<i>Minimum Lot Width (in feet)</i>	<i>Minimum Lot Area</i>	<i>Front Setback (in feet)</i>	<i>Rear Setback (In feet)</i>	<i>Side Setback (in feet)</i>
RM-4	50	10,890s.f. per dwelling unit	20	15	7.5 each
RM-6	60	7,260s.f. per dwelling unit	20	15	10.0 each
RM-8	70	5,445s.f. per dwelling unit	25	20	10.0
RM-12	80	3,630s.f. per dwelling unit	25	20	15.0
RM-16	80	2,722s.f. per dwelling unit	25	20	15.0

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 and pending pre-meeting reviews:

Department/Agency	Reports/ Comments	Status
Engineering	No issues reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	No issues reported to date.
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	
School District	Request for review was sent to the school board.	Pending

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 15-14, a request to rezone property from “R-1” Single Family to “RM-8 L.U.O.” (Modified), with the following conditions 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.
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. The applicant/successors agree to comply with the Master Street Plan recommendation for Belt St. upon any future redevelopment of the site.

4. The property shall be redeveloped under the RM-8 District standards, with a maximum of 10 units.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ15-14 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 to RM-8, L.U.O., will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the noted conditions.

Site Photographs



View looking East on Belt St Site on Left



View looking north on Calion St. toward project site



View looking West from Site Entrance



View looking Southwest on Belt Street from property location



View looking west from the site



View looking apartments west of the site (Patrick @Belt St.)



View from Calion St. looking towards site



View of East Neighboring Property



View looking at Commercial Property on the West of Site