

*City of Jonesboro City Council*  
**Staff Report – RZ 18-22: 100 Kathleen Drive Rezoning**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the City Council on October 2, 2018*

**REQUEST:** To consider a rezoning of one tract of land containing 25.73 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Residential District to a “RS-8” Single Family Residential District with minimum lot of 5,445 sq. ft. required.

**APPLICANTS/ OWNER:** James Bowman, 3032 Quail Drive, Jonesboro, AR 72404  
 Morris Real Estate Holdings, LLC, P.O. Box 1081. Jonesboro, AR 72403

**LOCATION:** 100 Kathleen Drive, Jonesboro, AR 72404

**SITE DESCRIPTION:** **Tract Size:** Approx. 25.73 Acres  
**Street Frontage:** 1372.10’ Total along Kathleen Drive.  
**Topography:** Predominately Flat  
**Existing Development:** Flat Farmland

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North - I-1	LUO – Vacant Lot
South – R-1	Residential Farmland
East – R-1	Residential Farmland
West – I-2	Industrial, Jonesboro Municipal Airport

**HISTORY:** Farmland – Agricultural Crops

**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 Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the Moderate Intensity Sector. Control of traffic is probably the most important consideration in this Sector. Additionally, good building design, use of quality construction materials and more abundant landscaping are important considerations in what is approved, more so that the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. maybe appropriate. Consideration should be given to appropriate locations

of transit stops.

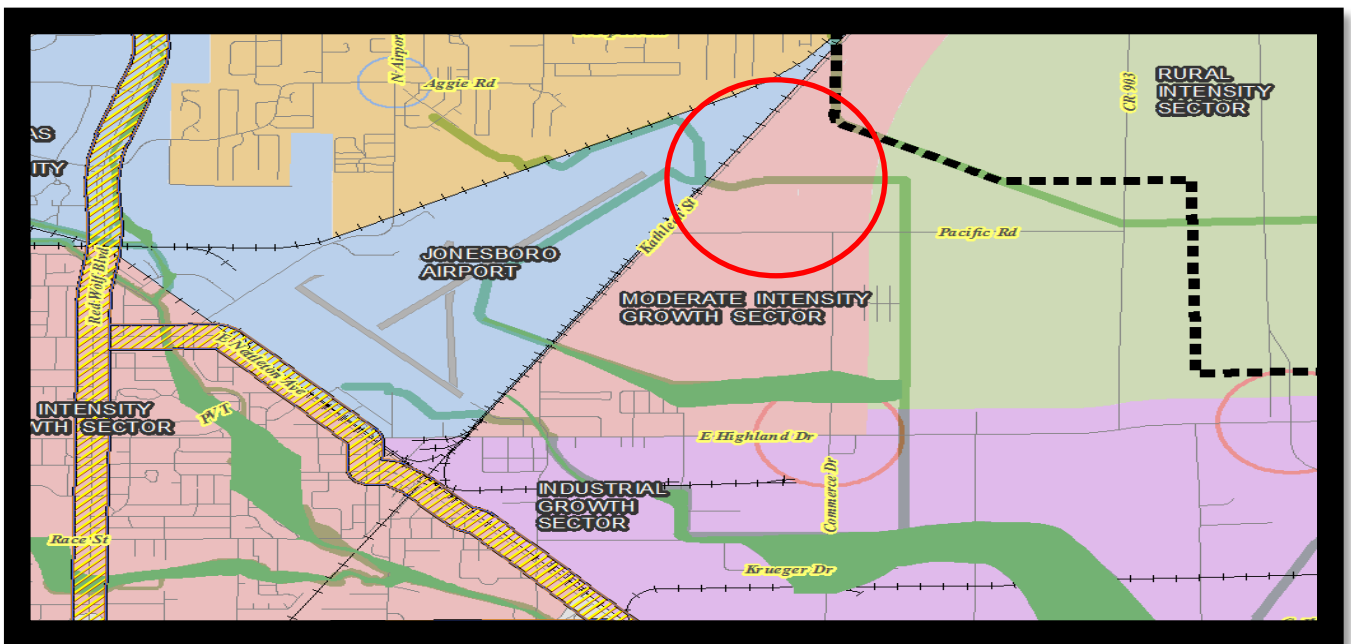
**Moderate Intensity Recommended Use Types Include:**

- *Single Family Residential*
- *Attached Single Family, Duplexes, Triplexes and Fourplexes*
- *Neighborhood Retail*
- *Neighborhood Services*
- *Office parks*
- *Smaller medical offices*
- *Libraries, schools, other public facilities*
- *Senior living centers/nursing homes*
- *Community-serving retail*
- *Small supermarkets*
- *Convenience store*
- *Bank*
- *Barber/beauty shop*
- *Farmer's Market*
- *Pocket Park*

**Density:**

*1/5 to 1/3 Acre Lots for Single Family*

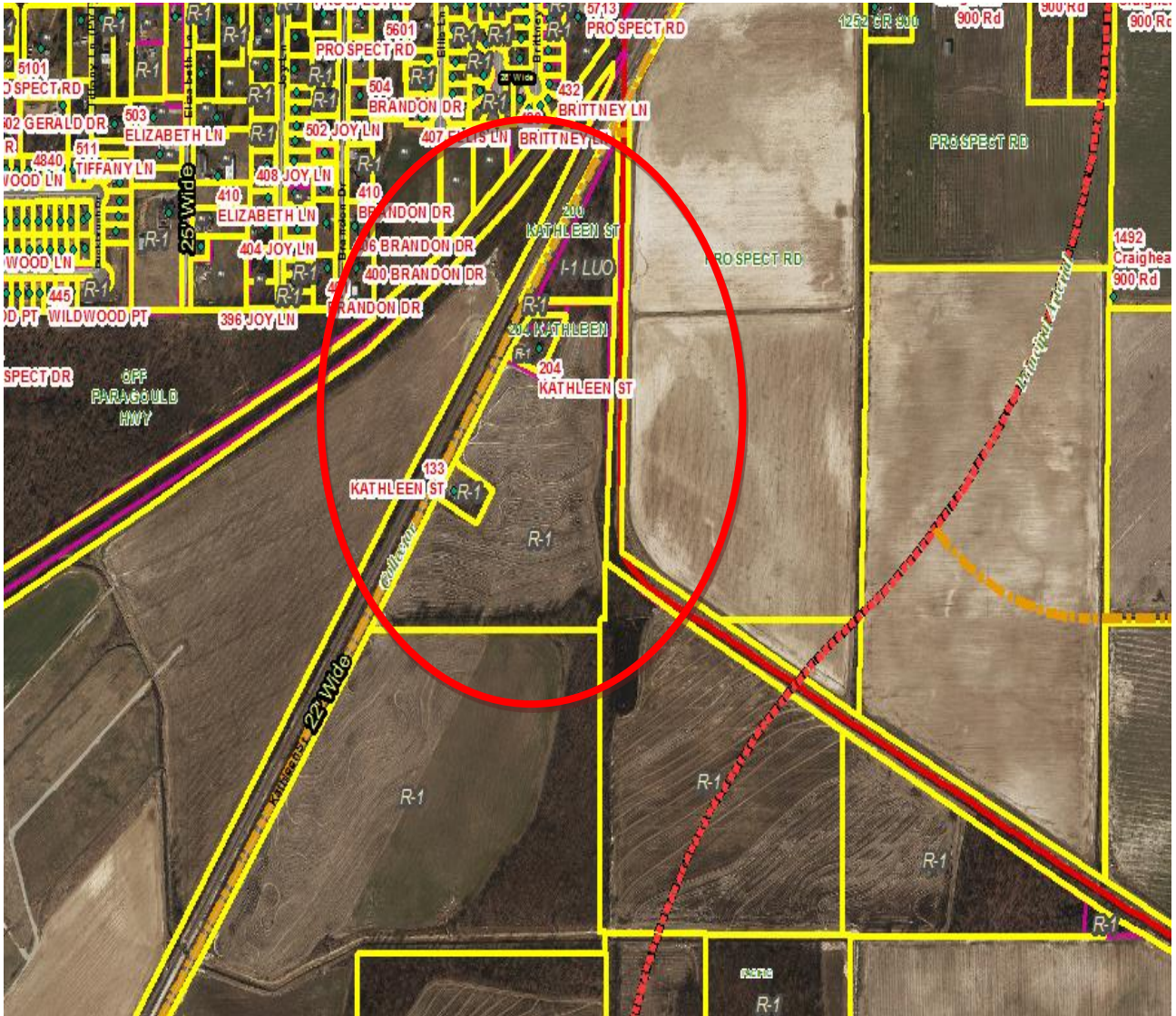
*No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of the city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development. The Height on the development would be no more than four (4) stories.*



## Land Use Map

### Master Street Plan/Transportation







The subject property is served by Kathleen Street. Kathleen Street on the Master Street Plan is classified as a proposed Collector, requiring an 80 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 Moderate 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, 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 there are single family in this 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 residential. The R-1 Zoning does not allow 50 ft. wide lots.	
(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 R-1 Single-Family Residential Zone. Located on vacant farmland, this rezoning helps to comply with 50 ft. wide lots for developing the residential lots and under the R-1 50 ft. is not in compliance.

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

## Chapter 117 of the City Code of Ordinances/Zoning defines RS-8/Single Family Residential District as follows:

Definition of RS-8 Single Family Residential District - The purpose of a RS-8 district is to provide Single Family Residential District with a minimum 5,445 square foot lot with 15 ft. front and rear setbacks and 7.5 ft. side setback.

## 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	Quality of Life requests that the concepts of CPTED be implemented in the design of all buildings, landscaping and lighting. ANSI/IES lighting standards are highly recommended. Maintenance plans to retain CPTED Landscaping should also be considered.	

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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON SEPTEMBER 25, 2018**  
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**James Bowman and Mark Morris of Morris Real Estate Holdings, Inc. are requesting a Rezoning from R-1 Single Family Residential District to RS-8 Single-Family Residential District minimum 5,445 square foot lot required for 25.73 acres +/- of land located at 100 Kathleen Drive.**

**APPLICANT: Mr. Mark Morris is trying to get rezoned to higher density lots, trying to get 165 lots. The lots would be 50 foot. He said they are closer to the airport and the railway tracks, a higher density area would help this region.**

**STAFF: Mr. Derrel Smith said this does meet all six rezoning requirements and said he would recommend approval with the following stipulations.**

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Storm water 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. 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.**

**BOARD: Mr. Lonnie Roberts asked if there are any public comments.**

**PUBLIC: No Opposition.**

**APPLICANT: Mr. Mark Morris there is a letter attached from the Brookland Schools.**

**STAFF: Mr. Jim Scurlock asked if the FAA has approved the rezoning.**

**APPLICANT: Mr. Mark Morris said the FAA approval has been granted, as he will not build any houses that are over 35 feet tall.**

**COMMISSION ACTION:**

**Mr. Jim Little made a motion to approve Case: RZ: 18-22, as submitted, to the City Council with the stipulations that were read by the Planning Department:**

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Storm water 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. 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.**

**The MAPC find to rezone property from “R-1” Single Family Residential District to “RS-8” Single Family Residential District with minimum 5,445 square foot lot. Motion was seconded by Mr. Jimmy Cooper.**

**Roll Call Vote: 6-0, Aye’s: Jim Scurlock; Mary Margaret Jackson; Jerry Reece; Jimmy Cooper; Jim Little and Lonnie Roberts**

**Absent: David Handwork; Kevin Bailey; and Dennis Zolper**

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**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 18-22 a request to rezone property from “R-1”to“RS-8”; 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. 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.

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

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**Sample Motion:**

I move that we place Case: RZ-18-22 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 “R-1” Single Family to “RS-8”, Single Family Residential will be compatible and suitable with the zoning, uses, and character of the surrounding area.

# PICTURES OF LOCATION

