

City of Jonesboro City Council
Staff Report – RZ 17-29: 1106 E Johnson
Municipal Center - 300 S. Church St.
For Consideration by the City Council on October 17, 2017

REQUEST: To consider a rezoning of one tract of land containing .58 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of .58 acres of land located at 1106 E Johnson from I-1 Limited Industrial District to RM-16 Multifamily Residential.

APPLICANTS/ OWNER: T. Benton Smith, 519 West Washington Ave., Jonesboro, AR 72401
Kevin Alpe, 2412 Sea Island, Jonesboro, AR 72403

LOCATION: 1106 East Johnson, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 0.58 Acres

STREET FRONTAGE: **Street Frontage:** Around 100 feet along East Johnson
Topography: Flat
Existing Development: Older commercial building

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial
South	C-3 General Commercial and I-1 Limited Industrial
East	I-1 Limited Industrial and C-3 General Commercial
West	I-1 Limited Industrial

HISTORY: There was a commercial business on this lot.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

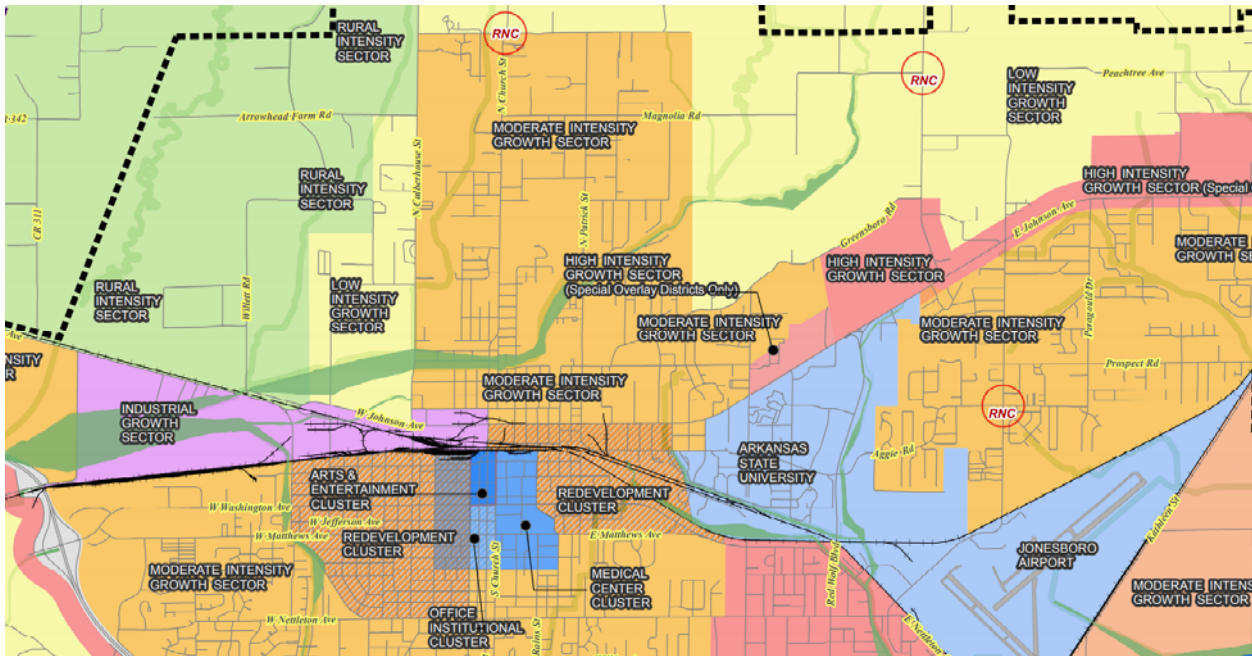
The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector. A wider mix of land uses are appropriate in this sector. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hour of operation, lighting standards, screening from residential uses, ect may be appropriate. Consideration should be given to appropriate locations 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 East Johnson Ave. The street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use 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:

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. The Land Use Plan recommends no more than 8 units per acre. The applicant is requesting 16 units per acre.	
(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.	There are other apartment developments in the area. There really is not much single-family residential housing in this area of Johnson.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	The property is currently zoned I-1. There really is not much industrial growth happening on Johnson.	
(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 that is currently on the property is an empty commercial building. Replacing an empty commercial building with a new multifamily apartment complex would impact the area but it probably would not be detrimental.	
(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.	If proper buffering were put in place, this property would have a minimal impact if rezoned.	

STAFF FINDINGS

APPLICANT’S PURPOSE:

There was a pawnshop on this property but the owner decided to close the business. He is now wanting to construct single-level, multi-family apartments/duplexes. The owner would construct a six-plex or eight-plex if rezoned.

Chapter 117 of the City Code of Ordinances defines RM-16 Multifamily Residential:

RM-16 Multifamily Residential: This is a residential multifamily zoning classification. The classifications allow for 16 units per net acre. This 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.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON OCTOBER 10, 2017

APPLICANT: Mr. Benton Smith requested MAPC approval for a rezoning at 1106 East Johnson. The applicant would like to rezone the property from I-1 Limited Industrial District to RM-16 Residential Multi-Family Classification. Mr. Smith said they have sent letters out and had meetings about this rezoning but they have not received any negative feedback.

STAFF: Mr. Derrel Smith presented staff comments. Planning recommended 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 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.

COMMISSION: Mr. Lonnie Roberts directed everyone's attention to the screen behind him to show a letter of opposition the Commissioners received earlier in the day.

COMMISSION: Mr. Jeb Spencer requested to take another look at the elevations submitted with the request. He asked if the building was going to be facing Johnson.

APPLICANT: Mr. Benton Smith said the building would have a front facing Johnson.

COMMISSION: Mr. Jim Little recommended a buffer between the auto shop and this proposed request.

APPLICANT: Mr. Benton Smith said that would not be an issue with his client to do that.

COMMISSION: Mr. Denise Zolper asked about the trash enclosures.

STAFF: Mr. Derrel Smith said that was something addressed during the site plan review.

COMMISSION: Mr. Jim Scurlock made a motion to approve the rezoning with the recommended conditions submitted by the Planning Department.

No more Public Comments.

COMMISSION ACTION:

Mr. Jim Scurlock made a motion to approve Case: RZ: 17-29, a request to rezone property from "I-1" General Industrial District to "RM-16" Residential Multi-Family Classification District, subject to final site plan approval by the MAPC as submitted, to the City Council with the following stipulations:

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.

Motion was seconded by Mr. Dennis Zolper.

The MAPC Recommends approval to rezone property from “I-1” General Industrial District TO “RM-16” Residential Multi-Family Classification District with the following vote:

Roll Call Vote: 7-1, Aye’s: Jim Scurlock; Kevin Bailey; Dennis Zolper; Jeb Spencer; Jerry Reece; Jimmy Cooper; and David Handwork

Nay: Jim Little

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the City Council decide to approve based on the above observations and criteria of Case RZ 17-29, a request to rezone property from “I-1” Limited Industrial District to “RM-16” 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 City Council Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 17-29 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 I-1 Limited Industrial 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