

**City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 20-18 2512 2514 Curtview Drive
Municipal Center - 300 S. Church St.
For Consideration by the Commission on October 27, 2020**

REQUEST: To consider a rezoning of one tract of land containing .57 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RM-8” Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

**APPLICANTS/
OWNER:** **George Hamman, Civilogic, 203 Southwest Dr., Jonesboro, AR 72401**
Kenny and Sheila Throgmartin, 410 Maumelle Street, Lake City, AR 72437

LOCATION: 2512 and 2514 Curtview Drive, Jonesboro, AR 72401

SITE

DESCRIPTION: **Tract Size:** Approx: .57 Acres
Street Frontage: 140 feet along Curtview Drive
Topography: Predominately flat
Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential District – One Home
South	R-1 Single Family Residential – 4 Unit Apartment Building
East	R-1 Single Family Residential – Vacant – City of Jonesboro
West	R-1 Single – within 200 ft. 12 Manufactured Homes and 1 incomplete duplex

HISTORY: The Land is Vacant. The northern lot had a house, but was removed between 2015 and 2019.

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 High Intensity Growth Sector. A wider mix of land uses is appropriate in the **High Intensity Growth Sector**. A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

HIGH INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

DENSITY: Multi-family 8-14 Dwelling Units per acre

No More than 8 - 14 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 city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development.

HEIGHT: 150 Feet

TRAFFIC: This will be located along arterial streets with high traffic volume.

EXAMPLES:



The sections identified on the land use map as high intensity consist primarily of areas where high intensity uses are already in place and strip development is common.



However, future strip development is discouraged, to be replaced by what the Urban Land Institute calls “pulsed nodes of development,” that are areas of mixed-use residential and commercial development interspersed with stretches of low-intensity land uses or open space as shown below.

High Intensity Commercial Nodes may contain most of the land uses listed under High Intensity, but they are to be clustered in 40-200 acre developments or combinations of developments situated within a ¼-1/3 mile radius of the intersection of arterial roadways. Use of high quality materials, good design, on-street parking, landscaping, and open spaces will be key features of developments contained in these nodes. Good connectivity for bicycle and pedestrian transportation will be featured, as well as appropriately placed bus stops.

TYPICAL LAND USES:

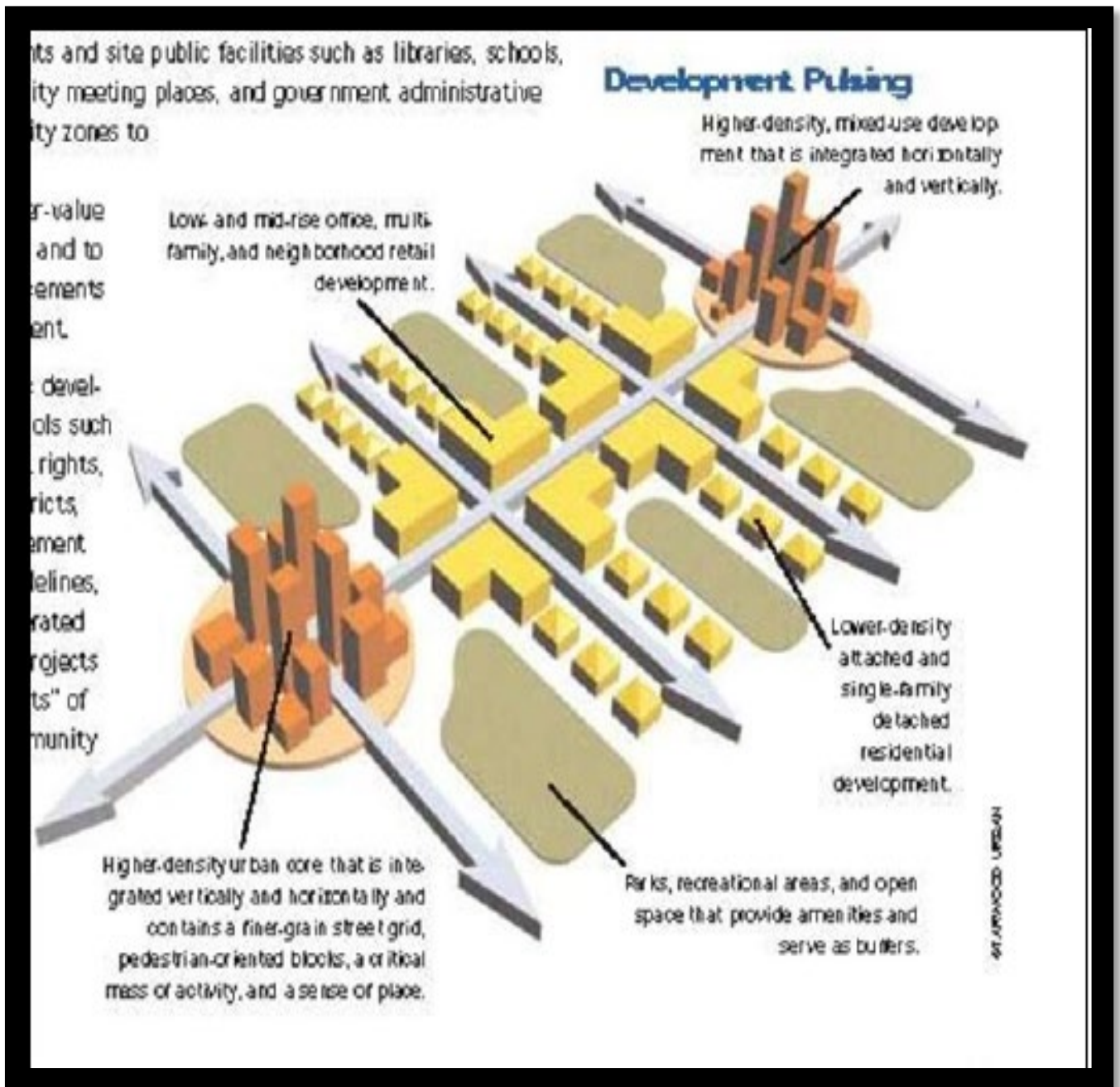
- Multi-family
- Attached single family residential
- Retail
- Medical and Professional, Banks
- Commercial, office, and service

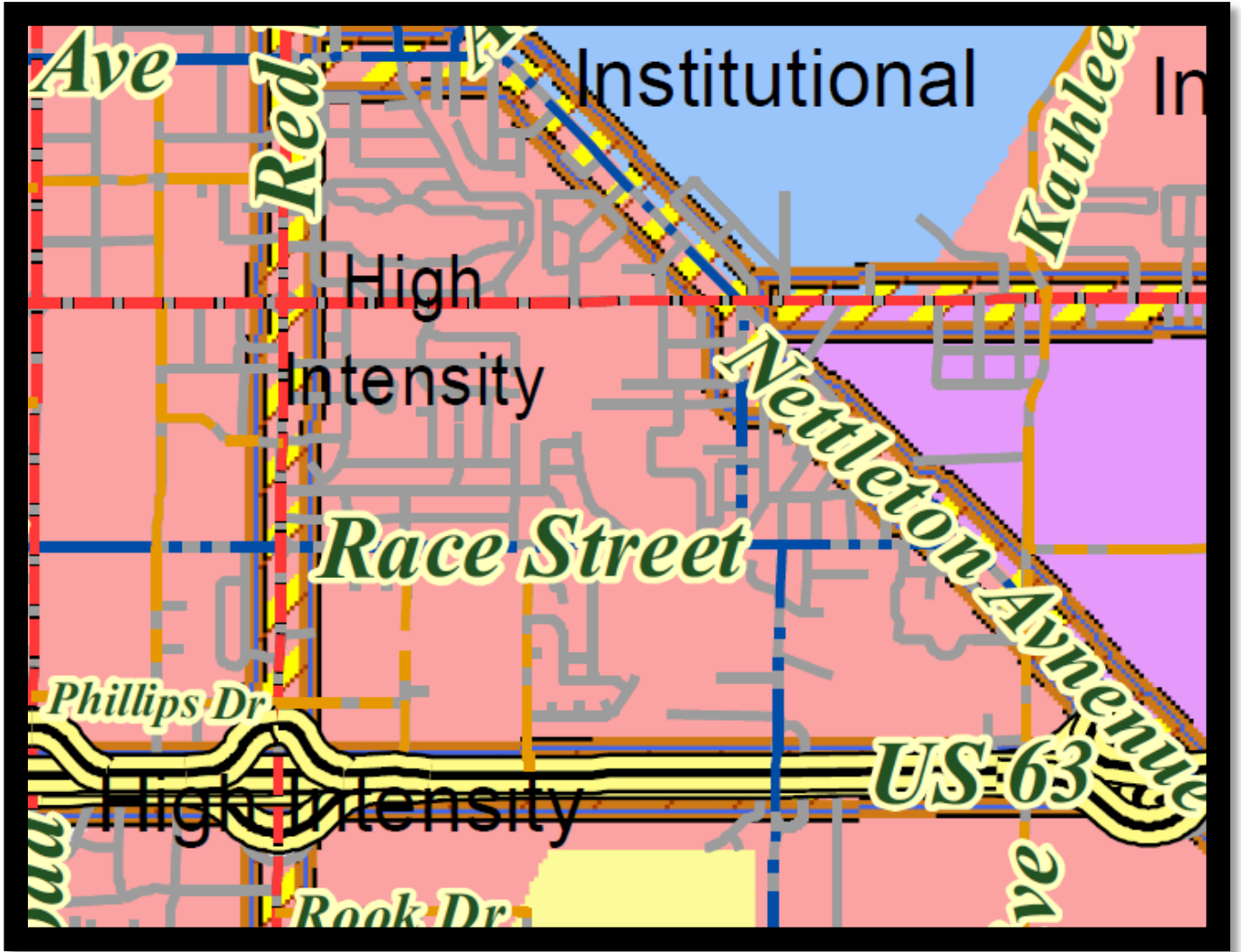
- Hotel

DENSITY: 6-14 units per acre for Multi-family

HEIGHT: 150 feet

TRAFFIC: This will be located along arterial streets with a high traffic volume.





LAND USE MAP

MASTER STREET PLAN TRANSPORTATION



Master Street Plan Map

Master Street Plan/Transportation

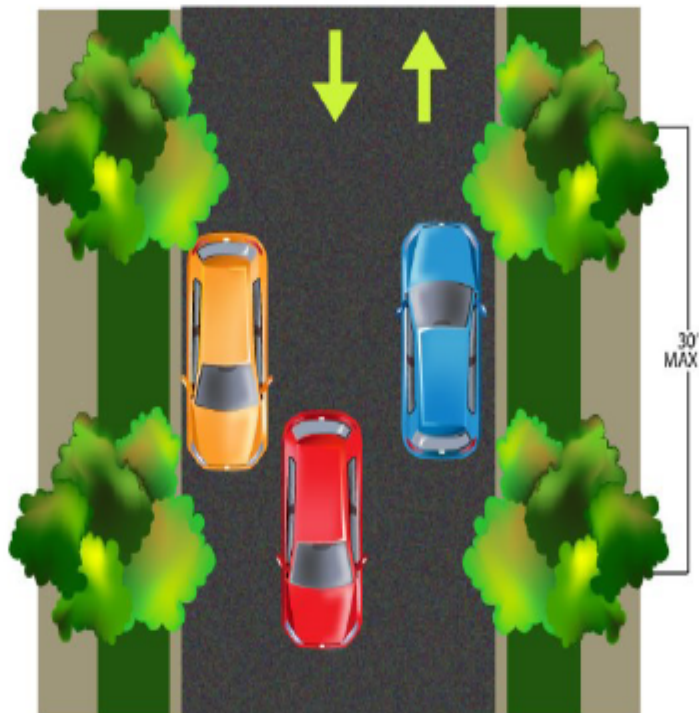
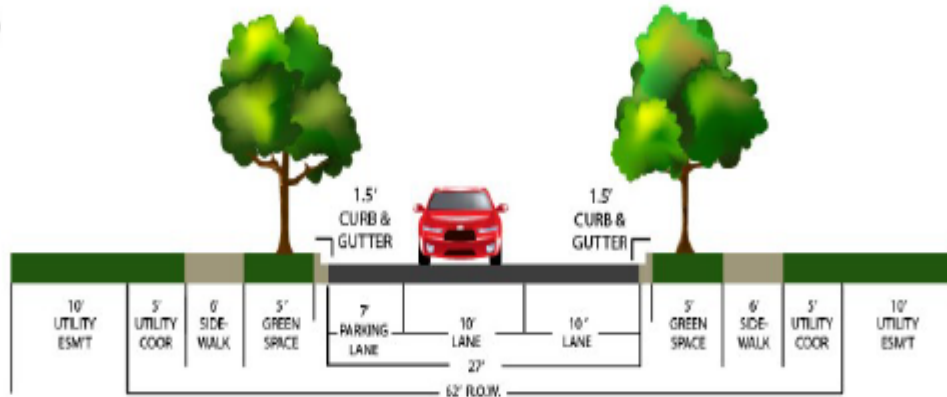
The subject property is served by Curtview Drive. Curtview Drive on the Master Street Plan is classified a Local Street. The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized. The standard Local Street is to be used in all cases.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.

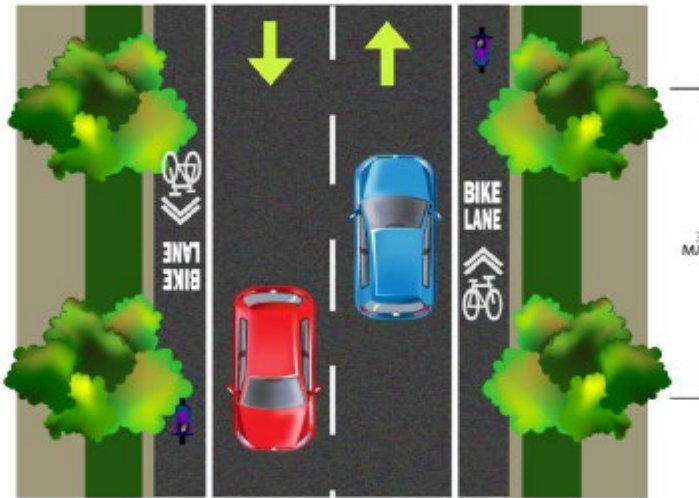
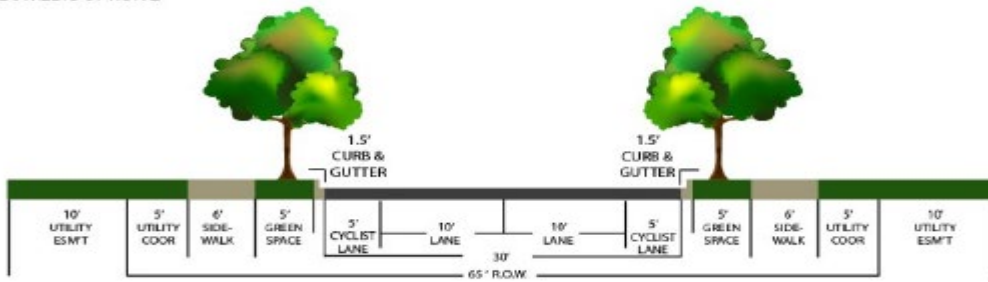
Note: Where VPD is < 3,000 or speed is < 25 mph, bikes may share the travel lanes.

LOCAL STREETS OPTION 1

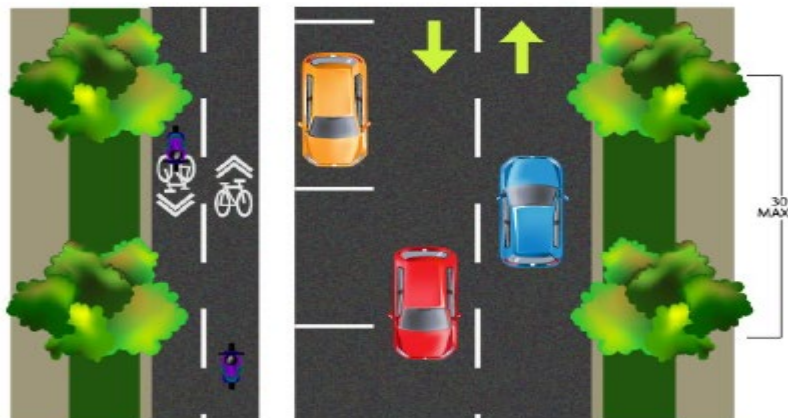
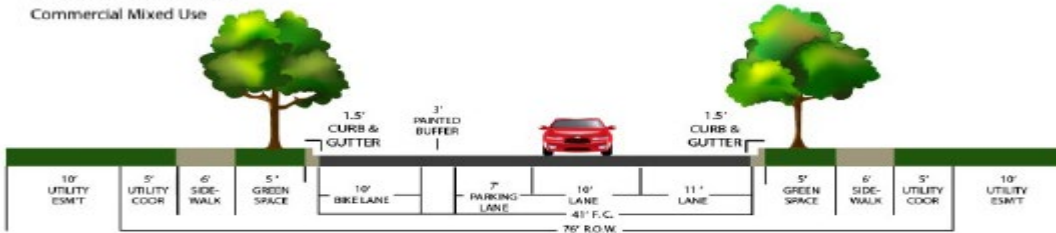
VPD < 3,000



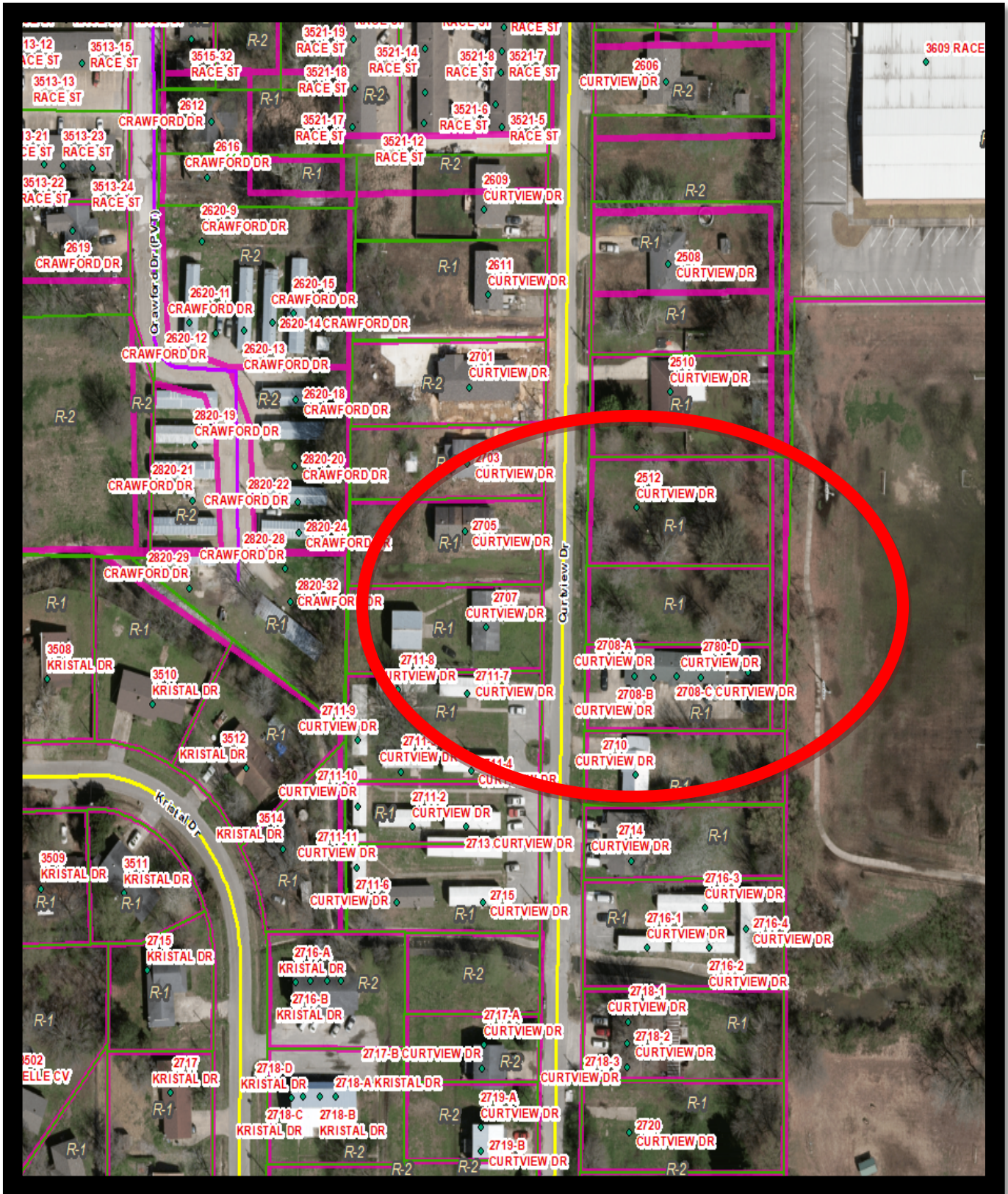
LOCAL STREETS OPTION 2



LOCAL STREETS OPTION 3
Commercial Mixed Use









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



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 High 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. “RM-8” Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher is consistent. There are other R-2 Zoning in the area that would allow Duplexes.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there are R-2 Multi-Family Low Density Zonings in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	This property could not develop as a duplex due to the Current Zoning being R-1 Single Family Residential. The R-1 Zoning does not allow duplexes.	
(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 Industrial 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 an “R-1” Single Family Residential District. The applicant wants to rezone the property to “RM-8” Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher. The Applicant wants to construct two duplexes with one being on each existing lots.

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 “RM-8” Residential Multi-Family Classification District as follows:

Definition of “RM-8” Residential Multi-Family Classification District - The purpose of this district is meet present and future housing needs, to protect the character of, and property values in, residential areas, to encourage a suitable environment for family life and to provide choice in density, as well as in type of housing. More specific description of this district is as follows: RM-8—Residential multifamily classification; eight 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	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 OCTOBER 27TH, 2020

George Hamman of Civilogic on behalf of Kenny and Shelia Throgmartin are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “RM-8” Residential multifamily classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for 0.57+/- acres of land located at 2512 and 2514 Curtview Street.

APPLICANT: George Hamman of Civilogic states he’s here to represent the Owner and Buyer on this and it’s two existing residential Lots zone “R-1” and this street has multiple nonconforming uses. There are multifamily, Manufactured homes in there and there is a across the street there is a duplex that is incomplete even though it appears to be have started under the newer guidelines. It has masonry finish on the outside and the parking in the rear, but for some reason it is not completed.

COMMISSION: Lonnie Roberts ask with 0.57 acres how many units will that be.

APPLICANT: George Hamman stated they would like to build one duplex on each of the 2 lots and it will be 4 units.

COMMISSION: Lonnie Roberts stated he be asking for public comments, but he turning it over to City Planner.

STAFF: Derrel Smith stated this also applies with our Land Use plan and we would recommend approval of the Rezoning changes 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 and Traffic Access Management Policy regarding any new development.**
- 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 submitted to the Planning Department prior to any redevelopment of this property.**
- 5. The new development will have to comply with the new Duplex Guidelines.**

COMMISSION: Lonnie Roberts ask for Public Comments on this Rezoning Request

PUBLIC: Tommy Ellison stated my lot connects to the lot those two lots and I disapprove of it.

COMMISSION: Lonnie Roberts ask was he here to voice his opposition is that what you are saying do you have anything else to add.

PUBLIC: Tommy Ellison stated he knew Kenny personally and he has own those for some time and refused to sell to anyone like that, because he did not want no one to do that to the property. We have enough stuff on the street going on, as it is right now to have any more places like that to do go there.

COMMISSION: Lonnie Roberts ask has anyone call in on the case. Anyone with Public Comments

COMMISSION: Lonnie Roberts ask for Commissioner's Comments or City Staff.

COMMISSION: Mary Margaret Jackson stated I guess I have flooding on the brain since we had a week of rain behind us and we have another week rain ahead of us. That ditch right there shows issues and the flood map showed some flooding issues in this area. I know I have ask Engineering in the past about flooding and they said well if you we got maps and if you look at the maps pretty, much all of Jonesboro is flooding, or something along those lines. I am wondering if we have can of information about repetitive flooding. What I am concern about is just cramming more people in there. I know that is a consumption site plan there, but they show 8- 8 units which is the maximum one parking space per unit, they obviously going for the highest of what they can do with that land. I was wondering could Engineering give us any information about repetitive flooding in this area.

COMMISSION: Lonnie Roberts stated to Mrs Jackson there is two duplexes with a total of 4 units. Two units on the top and two on the bottom.

COMMISSION: Mary Margaret Jackson stated ok so all together 8 parking spaces. Then when you look around rest of the street, you see a lot of trees you know a lot of cars parked in the street and around. Again I'm concern about about the flooding in this area if we have any information about rescues or repetitive losses here it looks like it could be bad.

STAFF: Michael Morris stated that he don't know any repetitive lose in this area. There is a floodway established alone with a flood plan and they're allowed to develop a flood plan and left the floodway for future. Basically, we can fill up any bit of flood plan and the floodway will handled the flow.

COMMISSION: Mary Margaret Jackson stated I 100% understand that, I use to work with them, but we're making it denser and denser and we putting more people in there. So we are going to affect the floodplan and increase the water in the floodway, which can cover this area. So this is a rezoning we making it denser we putting more people in there we're covering this area this is in flood zone that is next to floodway and I don't know when it was last mapped.

Anytime I am looking at these places I concerned carefully about putting more people in harm's way, impacting because even you if they can control the water on their site they going to push water onto other people property. If this is an area that repetitive floods this is something I interested in hearing about especially for rezoning for an increase in density. It is something that concerns me and I'm hoping it something that we are keep track of. So if of my question again is do you have any information I think you said you don't have any information about repetitive flooding in this area.

STAFF: Michael Morris stated no we don't in that area. Now we have it in other places around but we do not in that area. We have one off of Mary Jane and I don't know any over there in Curtview in repetitive loss structures. I can get you a list of those if you like I just don't have them with me

COMMISSION: Mary Margaret Jackson stated yes she would be interested in that.

COMMISSION: Paul Ford stated the photograph that I saw it looks like the nonconforming uses are not adjacent to this property and that the property that the adjacent property are Single Family Residents. Am I wrong in that?

APPLICANT: George Hamman stated the lot to the South of this has at least 4 units and maybe more than that and a Single building

PUBLIC: Tommy Ellison stated I am the one with the privacy fence next door to it. That was like before when they was there and the neighbor just build his yard up just a little bit and that flood me and the one across the street when they build it up that shift all the water my way and I don't think that's fair to me. Because we do have enough flooding over there. I lived there since 1970 and I know a little about that area.

PUBLIC: No more comments.

COMMISSION: Lonnie Roberts Jr. asked for commissioners comment.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case: RZ: 20-18, 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 Stormwater Drainage Design Manual and Flood Plain Regulations and Traffic Access Management Policy regarding any new development.**
- 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 submitted to the Planning Department prior to any redevelopment of this property.**
- 5. The new development will have to comply with the new Duplex Guidelines.**

The MAPC find to rezone property “R-1” Single Family Residential District to “RM-8” Residential multifamily classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .57 +/- acres of land. Motion was seconded by Mr. Dennis Zolper.

Roll Call Vote: 5-2, Aye’s: David Handwork; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper

Nay’s: Mary Margaret Jackson; Paul Ford

Absent: Jerry Reece

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 20-18 a request to rezone property from from “R-1” Single Family Residential District to “RM-8” Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher; 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, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.
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.
5. The New Development will have to develop as the new Duplex Guidelines state.

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

Sample Motion:

I move that we place Case: RZ 20-18 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 “R-1” Single Family Residential District to “RM-8” Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher will be compatible and suitable with the zoning, uses, and character of the surrounding area.







