



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 20-13: 5244 Harrisburg Road Rezoning
Municipal Center - 300 S. Church St.
For Consideration by the Planning Commission on August 25, 2020

REQUEST: To consider a rezoning of one tract of land containing 3.7 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Residential District to a “PD-RS” Residential Planned Development – 8 units per acre.

APPLICANTS/OWNER: **Blue Cloud Development, 361 SW Drive, #287, Jonesboro, AR 72401**
Shirley Marlow, 5943 Rees Road, Apt. 380, Jonesboro, AR 72401

LOCATION: **5244 Harrisburg Road, Jonesboro, AR 72401**

SITE DESCRIPTION: **Tract Size:** Approx. 3.7 Acres
Street Frontage: 760 feet along Harrisburg Road
Topography: Predominately Flat
Existing Development: Lot is Vacant

SURROUNDING CONDITIONS:

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

HISTORY: Vacant for Many Years.

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 Moderate Intensity Growth Sectors with a wider mixture of land uses is appropriate for this zone. A wider mix of land uses is appropriate in the moderate intensity sectors. 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 hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

MODERATE INTENSITY GROWTH SECTORS - 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, etc.*
- *Community-serving retail*
- *Small supermarket*
- *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 city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development.

Height: *4 stories*

Traffic: *Approximately 300 peak hour trips
(Commercial Only)*



Fig. 10: Example Moderate Intense Type-Nursing Home



Fig. 11: Example Moderate Intense Type- Retail Service



Fig. 12: Moderate Intense Type- Retail/Office



Fig. 13: Example Moderate Intense Type- Retail Service



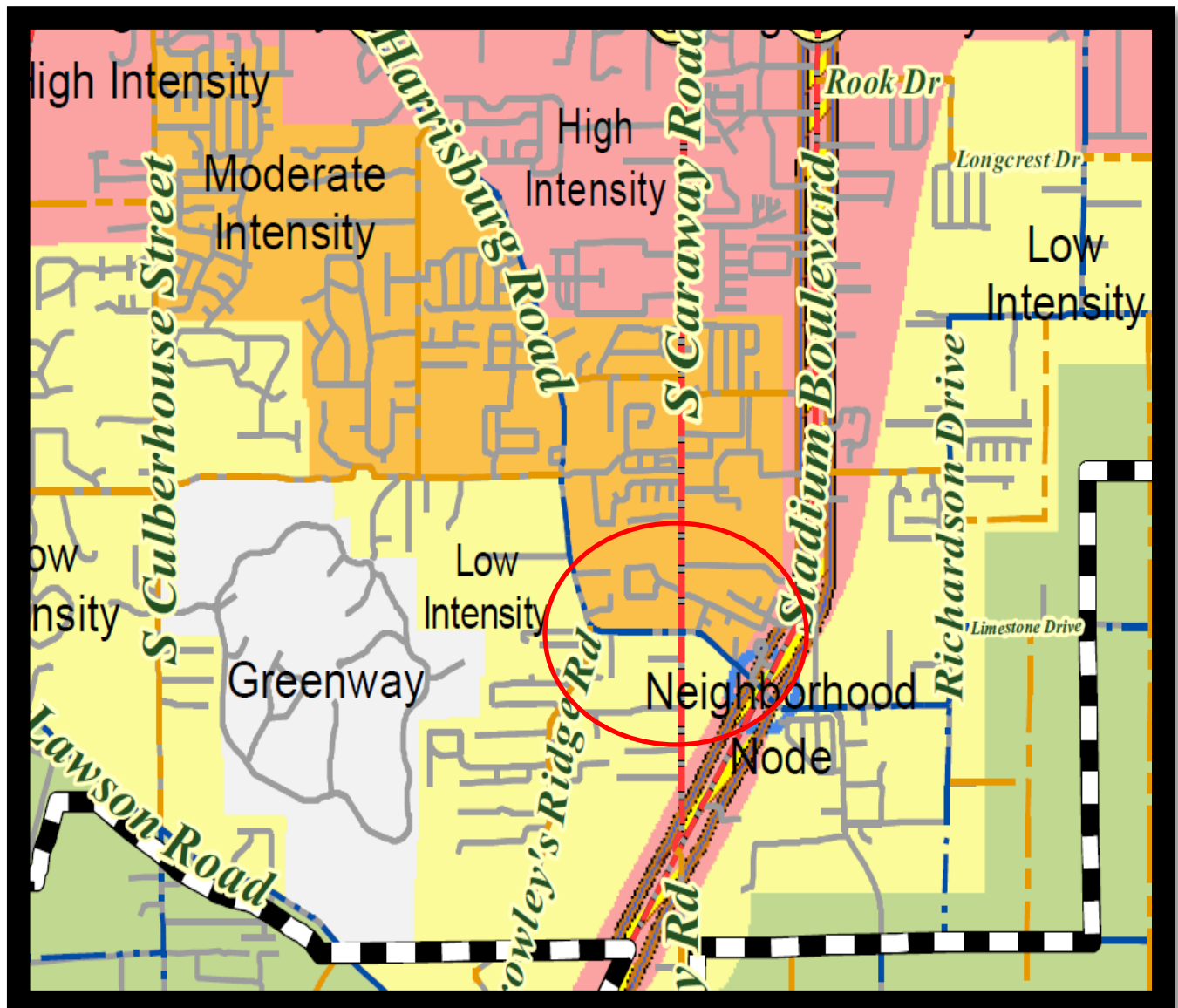
Fig. 14: Example Moderate Intense Type- Retail Service



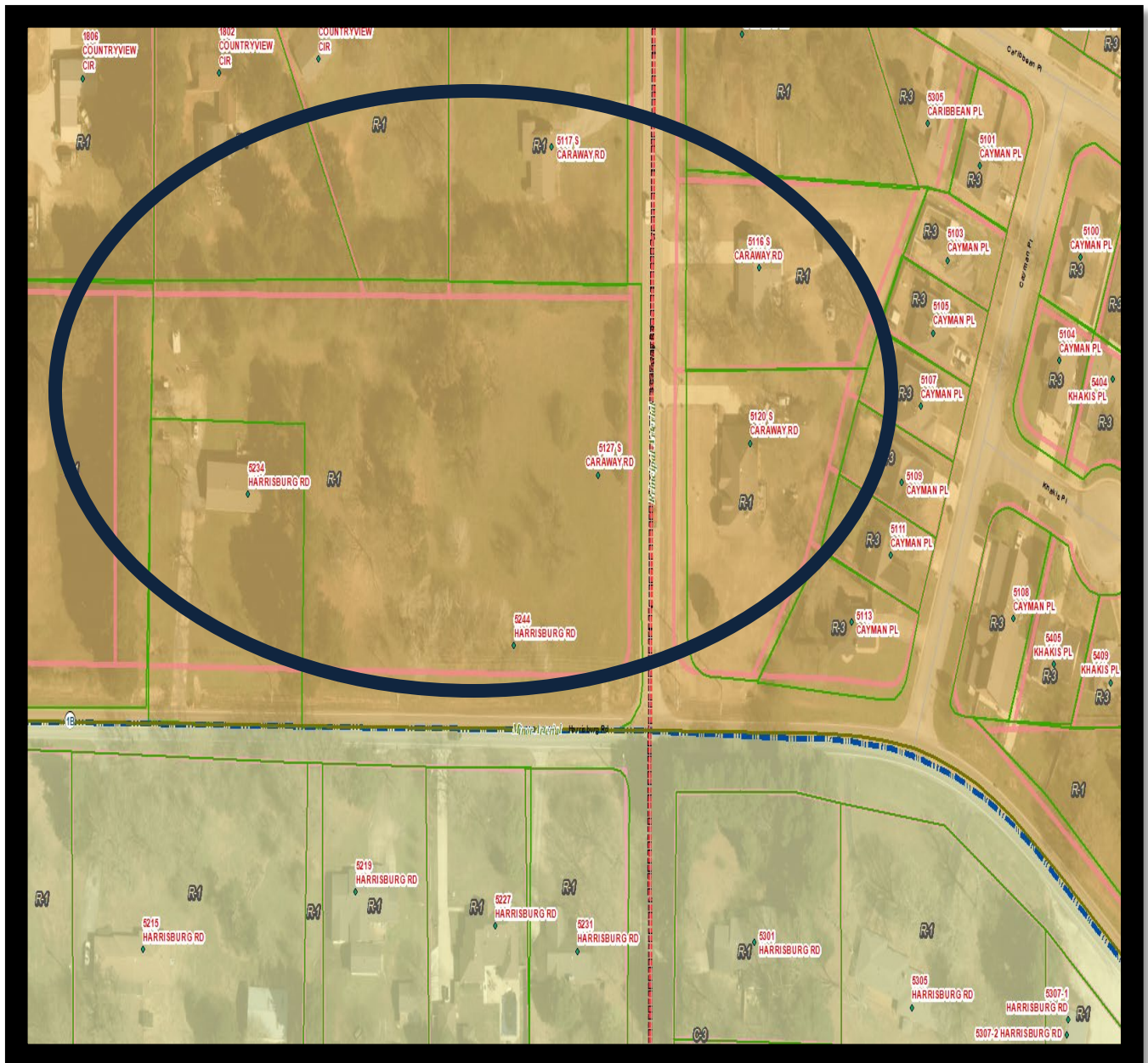
Fig. 15: Example Moderate Intense Type- Small Lot Res.



Fig. 16: Example Moderate Intense Type- Retail Service

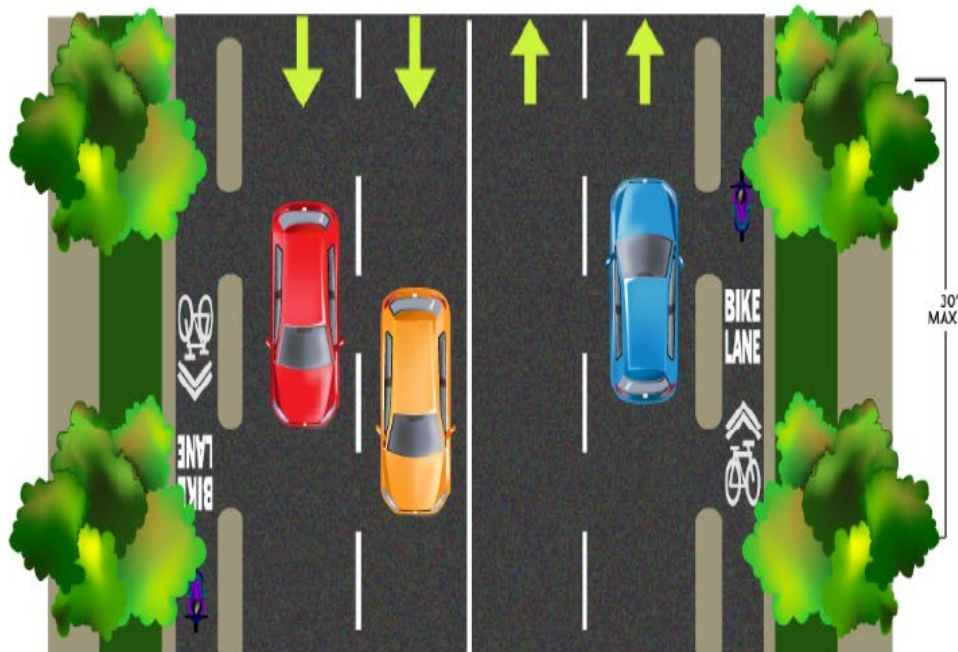
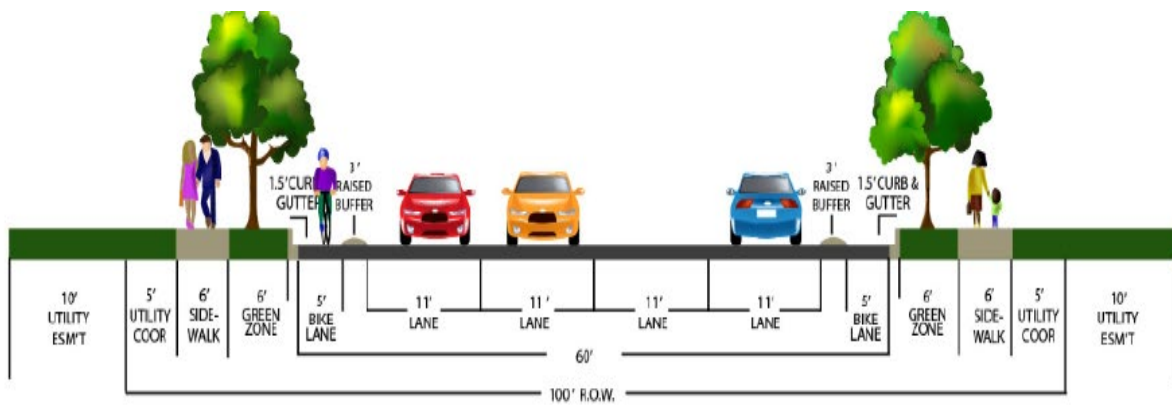


Land Use Map



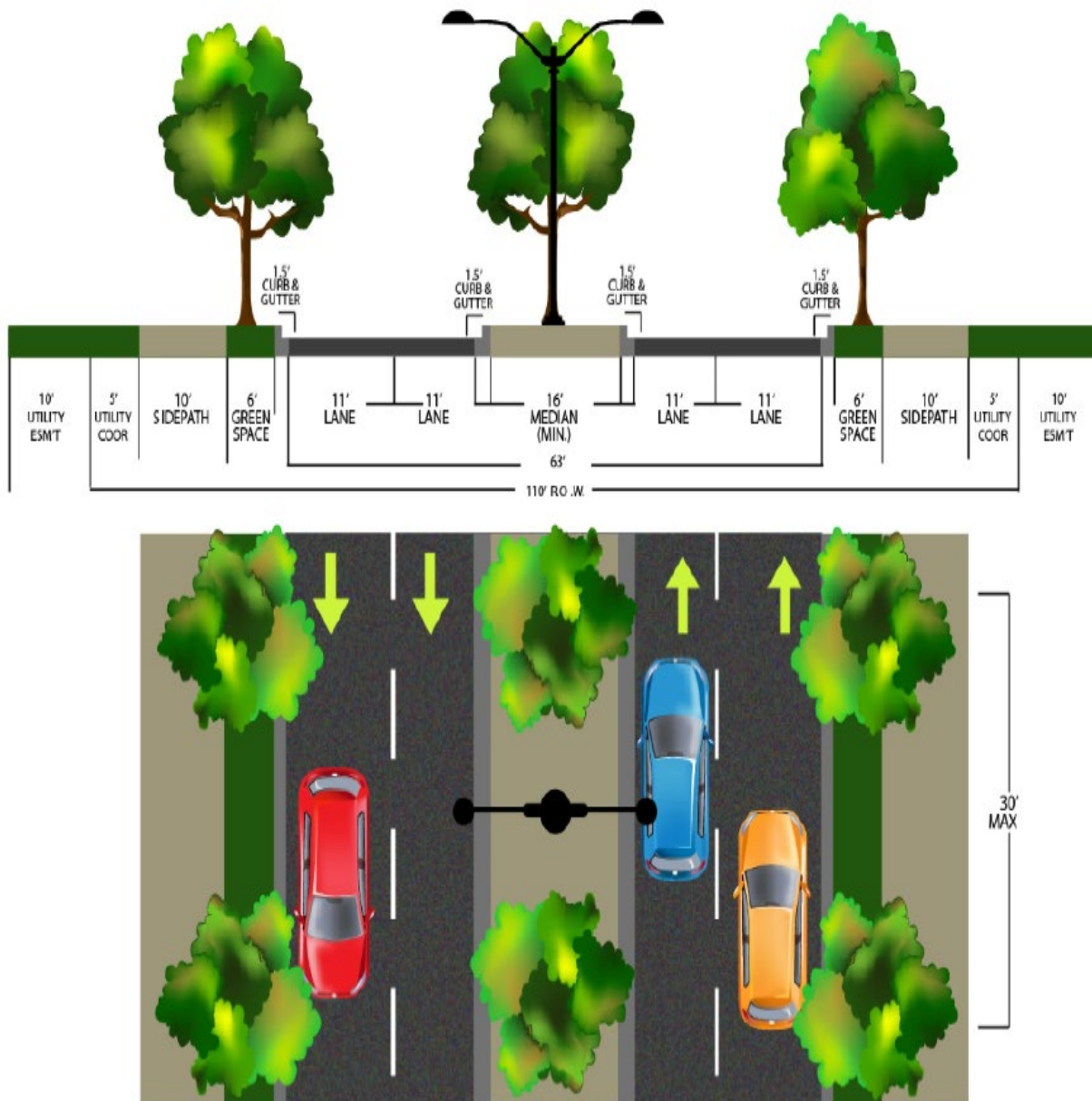
Master Street Plan/Transportation

The subject property is served by Harrisburg Road and South Caraway. Harrisburg Road on the Master Street Plan is classified as a proposed Minor Arterial, requiring a 100 ft. right-of-way. The Minor Arterials function is to provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of four travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right of way may be required if the anticipated turning movements warrant extra lanes. The Design of the cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO Policy on Geometric design of highways and streets.



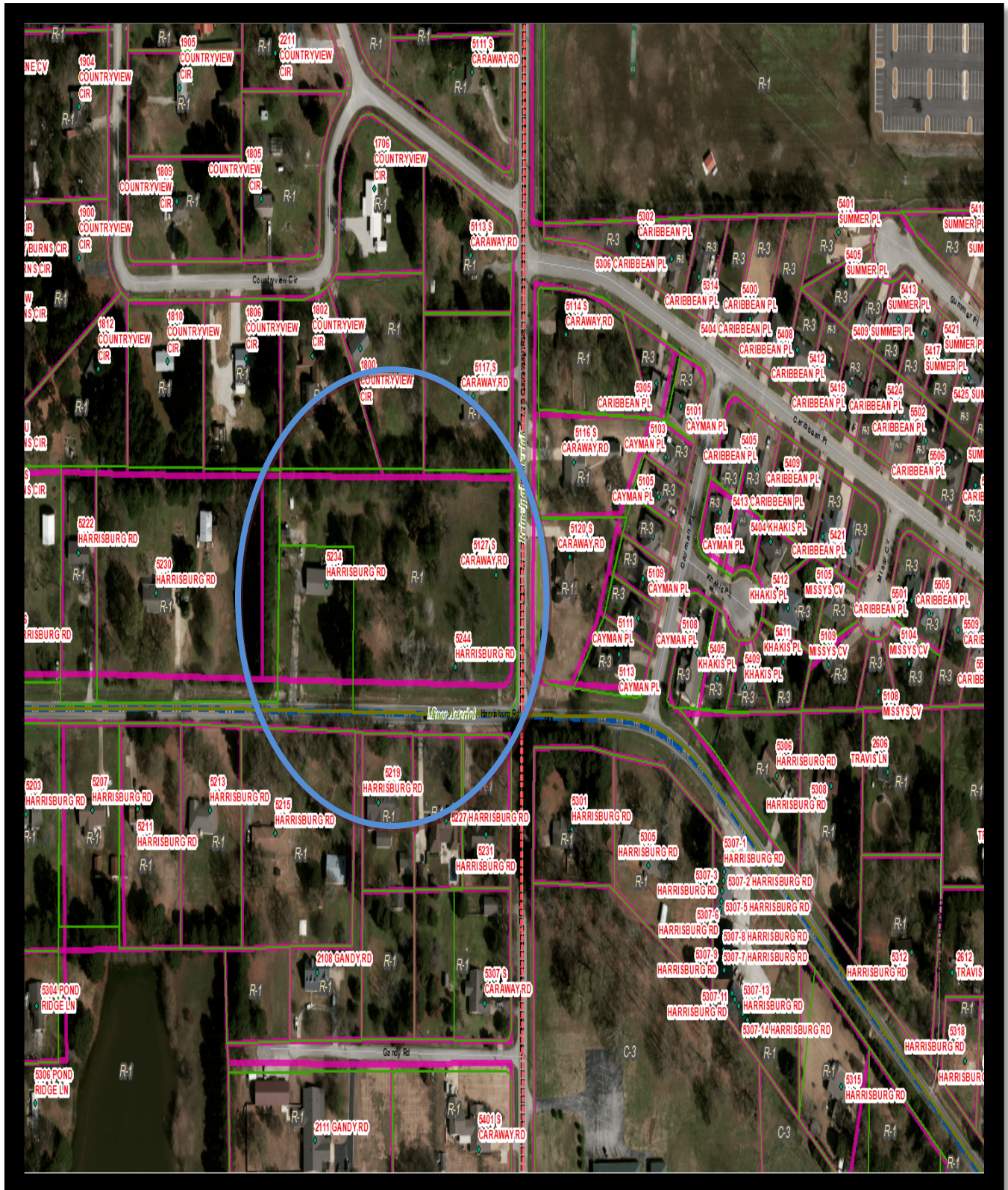
South Caraway on the Master Street Plan is classified as a proposed Principal Arterial, requiring a 110 ft. right-of-way. The Principal Arterial function is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes. The Design of the standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO Policy on Geometric design of highways and streets.

PRINCIPAL ARTERIAL STREET 1
 VPD > 12,000









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. 8 Units per acre allows 30 units, but development plans only are for 18-19 units due to green space / common areas and necessity of water retention.	
(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 R-1 Single Family Zoning in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	The R-1 Zoning does allow building single-family homes. This is a Planned Development with a density of 8 units per acre, but no more than 19 units. Two Story Single Family Houses between 1300 and 1500 sq. ft. and each home will have brick or cementitious siding, one or two-car garage with smaller lot lines and narrow setbacks.	
(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 Zone. They are wanting to purchase this property and develop a Planned Development with single-family residences with smaller narrow lots with two story, townhome style single-family residences that are approximately 1300 and 1500 sq. ft. and each home will have brick or cementitious siding, one or two-car garage with smaller lot lines and narrow setbacks. The development will have a high perimeter fencing and a gated entrance to give the development a private secluded feeling with minimal yard space to provide low maintenance living for the residents of the community.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines Planned Development District as follows:

Definition of Planned Development Residential District - The purpose of this district is to allow for flexibility in the zoning requirements where the result will be a higher quality development. Provide for and locate suitable recreational facilities, open space, and other common facilities, while preserving the existing landscape to the greatest extent possible. Encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features. Obtain creative and coordinated designs and allow procedures supplemental to those applicable in other use districts to establish under which development plans particularly designed to meet the objectives of this section. Allow for creative development that conforms to the goals and objectives set for in the city comprehensive plan.

PD-Residential Planned Development allows for RS-1, RS-2, RS-3, RS-4, RS-5, RS-6, RS-7, RS-8, RM-4, RM-6, RM-12, and RM-16 Districts.

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.	

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 20-13 a request to rezone property from “R-1” Single Family Residential District to “PD-RS” Planned Development Residential District; the following conditions are recommended:

These are the conditions that are recommended if forwarded to Council:

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 the street, parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment that is required for this Rezoning Development.
5. The Planned Development will be limited to no more than 19 units.
6. The Rezoning will have to comply with all the Planned Development District Standards.

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

Sample Motion:

I move that we place Case: RZ 20-13 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 Residential District to “PD-RS” Residential Planned Development will be compatible and suitable with the zoning, uses, and character of the surrounding area.

