



*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ 22-09: North of 804 Belt Street  
Municipal Center - 300 S. Church St.  
For Consideration by the MAPC Commission on June 14th, 2022*

**REQUEST:** To consider a rezoning for one tract of land containing 0.95 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Medium Density District, to “RM-16”, Residential Multifamily 16 Units per Acre

**APPLICANTS/  
OWNER:** Weston Wagner, 336 Natchez Drive, Jonesboro, AR 72404

**LOCATION:** North of 804 Belt Street

**SITE  
DESCRIPTION:** **Tract Size:** Approx. 0.95 Acres  
**Street Frontage:** 0  
**Topography:** Predominately Flat  
**Existing Development:** Undeveloped

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 Single-Family Medium Density District
South	R-3 Multi-Family High Density District
East	R-1 Single-Family Medium Density District
West	R-3 Multi-Family High Density District

**HISTORY:** Vacant

**PHYSICAL CHARACTERISTICS:** Wooded 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 Sector**.

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 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

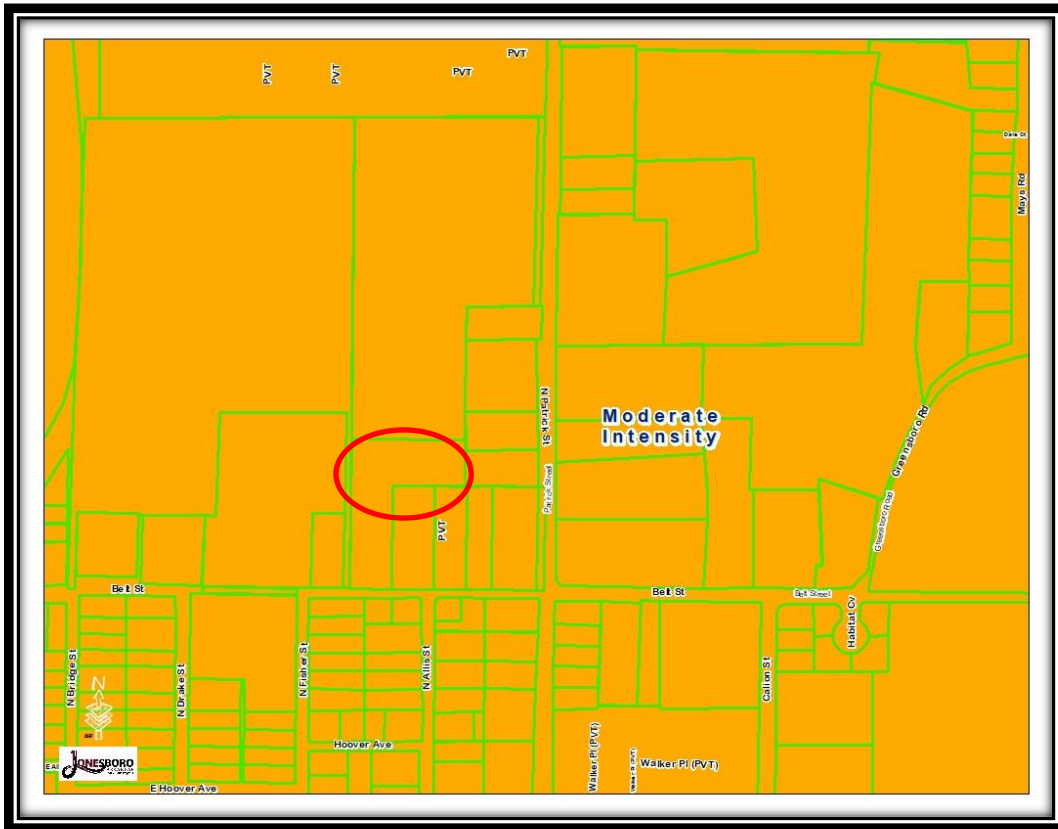
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been

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

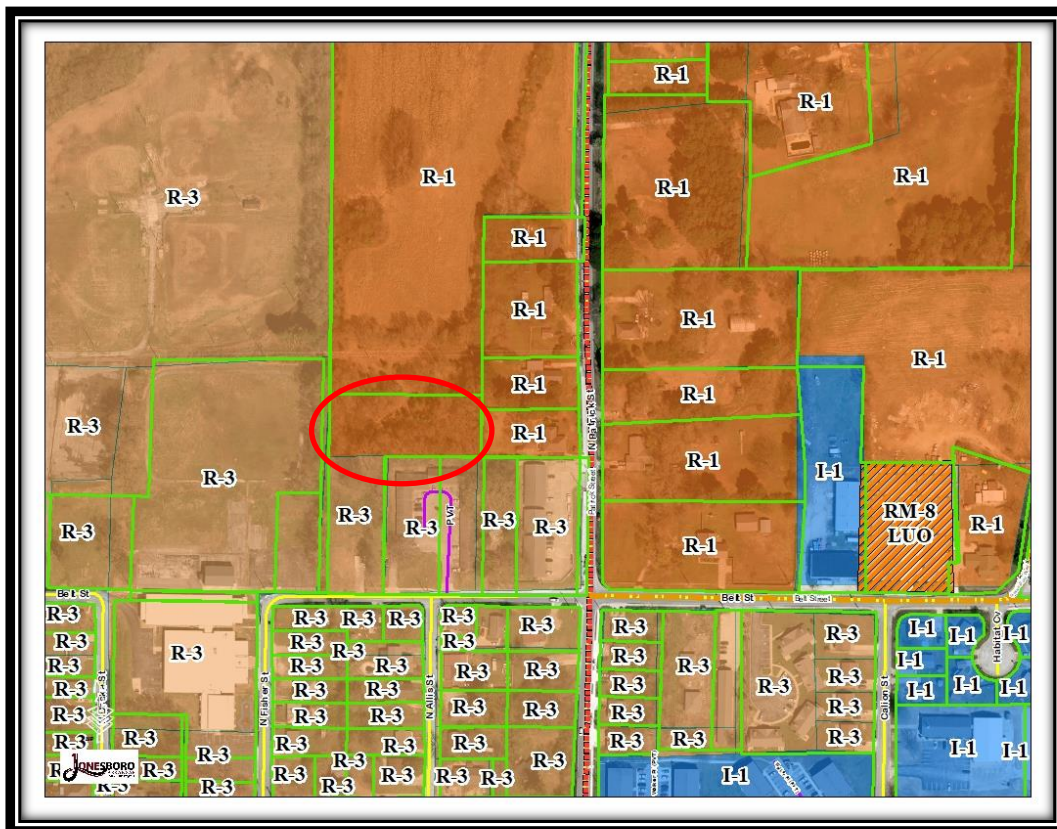
### **Height:** 4 stories

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



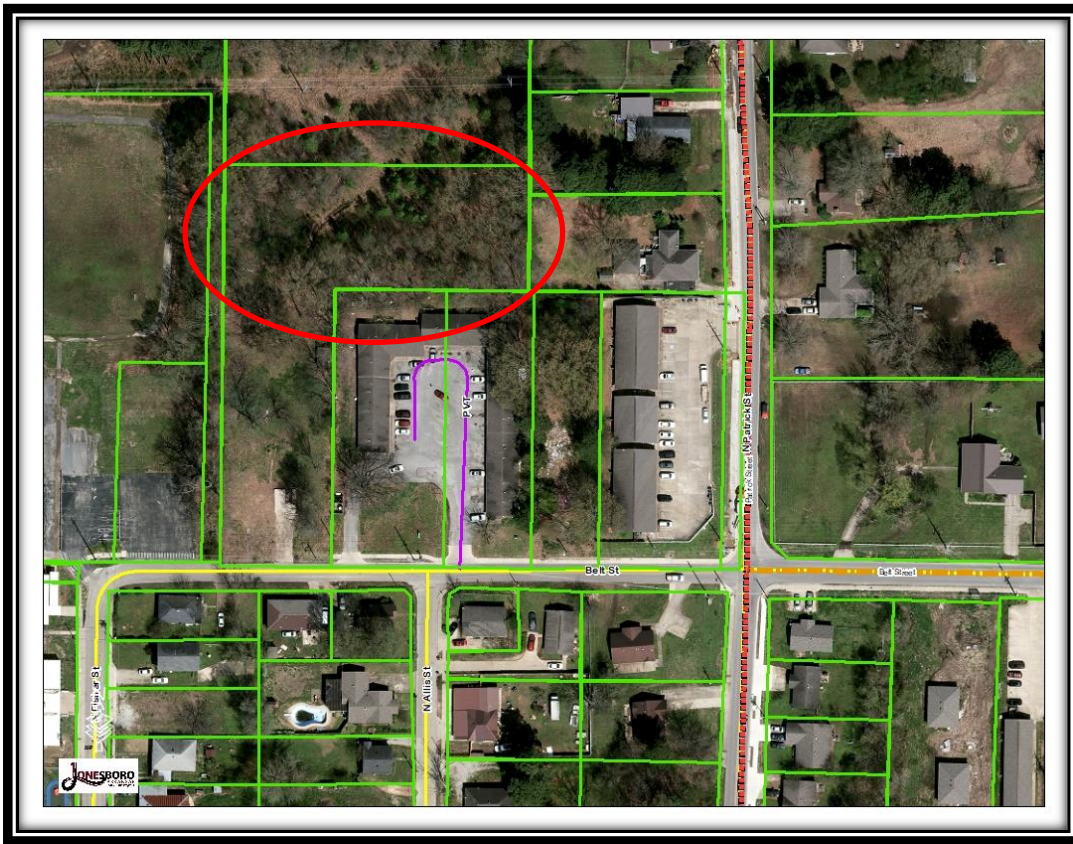


*Land Use Plan*



*Zoning Map*





*Master Street Plan*

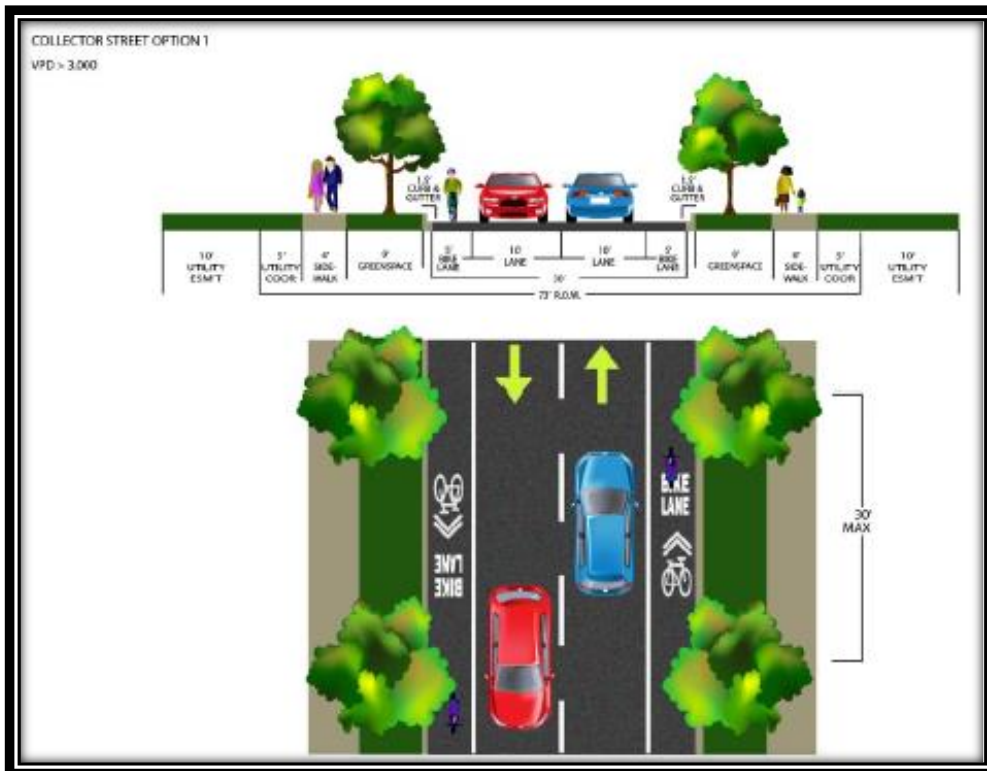
**Master Street Plan/Transportation**

The subject property is served by Belt Street. The Master Street Plan classifies Belt Street as a Collector. The applicant will be required to adhere to the Master Street Plan recommendations.

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

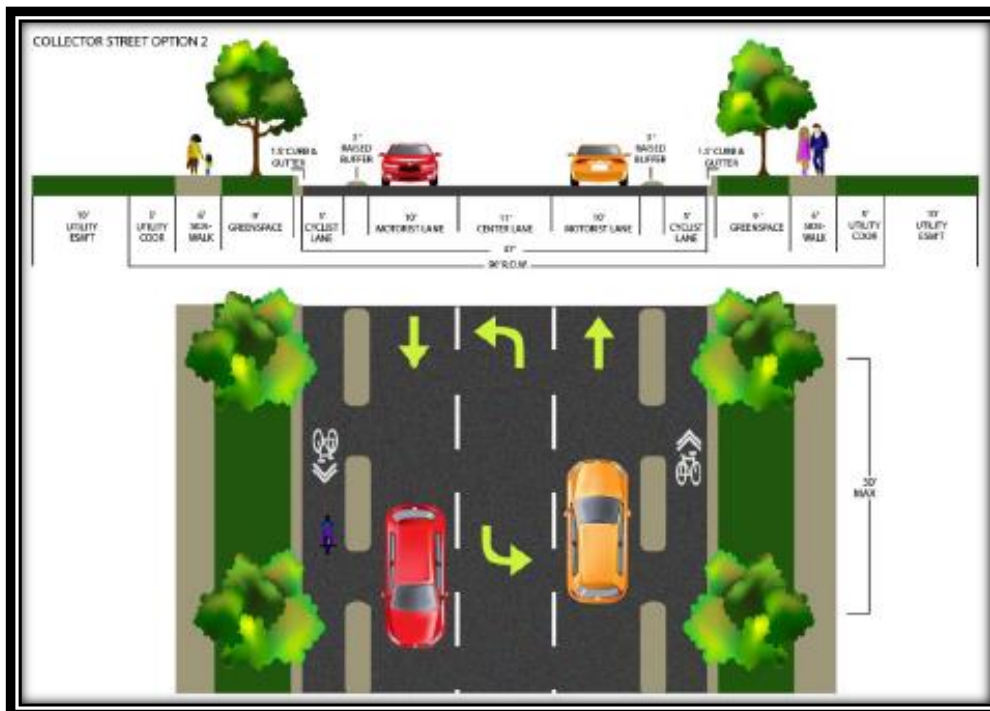
FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: 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 (current edition).

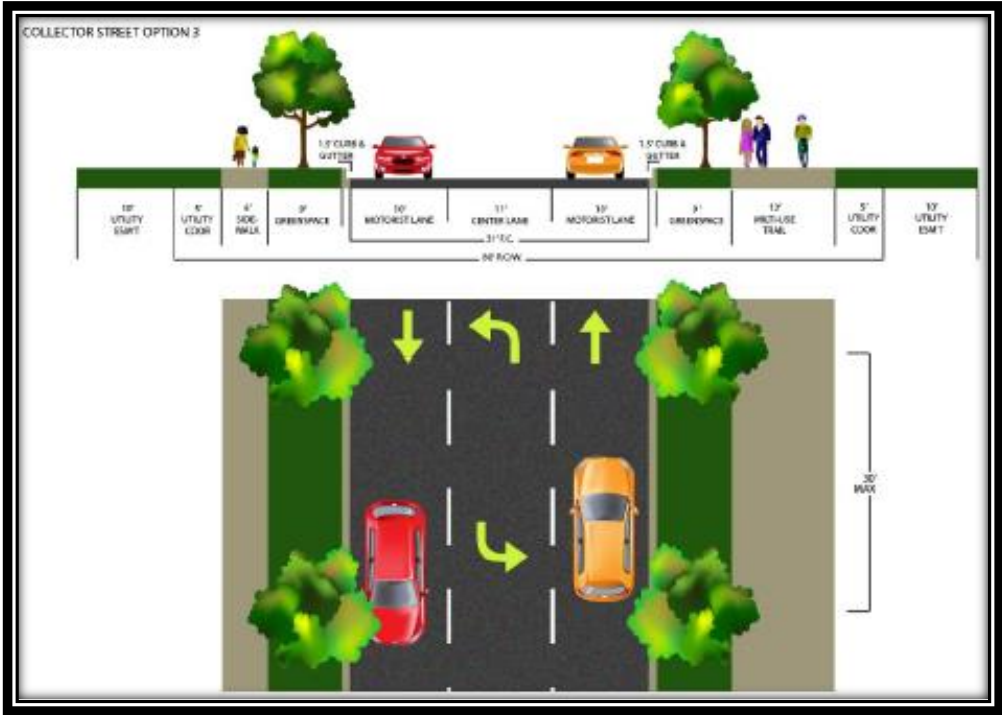


Note: Where VPD is > 3,000 and speed is < 30 mph bike lanes may be utilized.

**OTHER COLLECTOR DESIGN OPTIONS:**



Note: Where VPD is > 3,000 and speed is  $\geq$  30 mph, three foot wide raised buffers should be used.









Note: Where VPD is > 3,000 or speed is  $\geq 35$  mph, utilize multi-use trail.



*Rezoning Sign Location*

**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.

Criteria	Explanations and Findings	Comply Y/N
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is not consistent with the Adopted Land Use Plan, which was categorized as Moderate Intensity Sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering there are multi-family in this area.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property will likely not develop as multi-family. The R-1 Zoning does not allow multi-family.	
<b>(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;</b>	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented.	
<b>(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</b>	Minimal impact if rezoned due to the fact that 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. Located north of 804 Belt Street.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. However, there are already multi-family homes in the surrounding area.

## Chapter 117 of the City Code of Ordinances/Zoning defines RM-16—Residential Multifamily as follows:

Definition of RM-16 Residential multifamily classification; 16 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	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	



**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 22-09 a request to rezone property from “R-1” Single-Family Medium Density District, to “RM-16”, Residential Multifamily 16 units per acre, 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 and 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 the property.
3. Any change of use shall be subject to Planning Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,

The Planning and Zoning Department

\*\*\*\*\*

**Sample Motion:**

I move that we place Case: RZ-22-09 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 Medium Density District, to “RM-16”, Residential Multifamily 16 units per acre and will be compatible and suitable with the zoning, uses, and character of the surrounding area.