



*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 14-22 North Patrick Rezoning
 Municipal Center - 300 S. Church St.
 For Consideration by the Commission on Monday, November 10, 2014*

REQUEST: To consider a rezoning of the land containing 27.34 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RM-16” Multi-Family Residential District.

**APPLICANTS/
 OWNER:** RichSmith Holdings, LLC, 9800 Maumelle Blvd., N. Little Rock, AR

LOCATION: 1201 N. Patrick St., Jonesboro, AR 72401

**SITE
 DESCRIPTION:** **Tract Size:** Approx. 27.34 (+/-) Acres (Approx. 1,190,930 sq. ft.)
Street Frontage: 1,316 ft. on N. Patrick St.
Topography: Patrick Street: Paved/asphalt 2-lane road, no shoulder.
Existing Development: R-1 Vacant Undeveloped land

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Vacant Undeveloped Land
	South: R-2A	Multifamily Apartments
	East:	Single Family Dwellings
	West:	Multi-Unit Dwellings

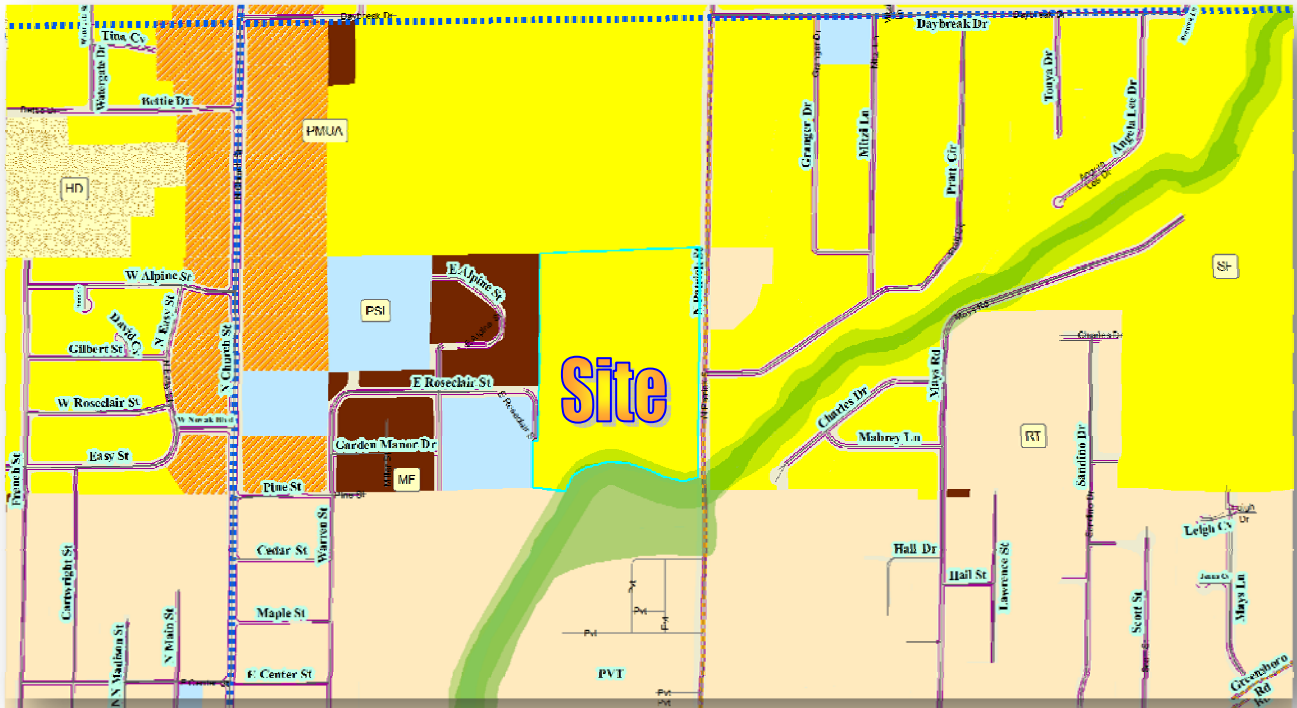
HISTORY: Vacant undeveloped Land

ZONING ANALYSIS

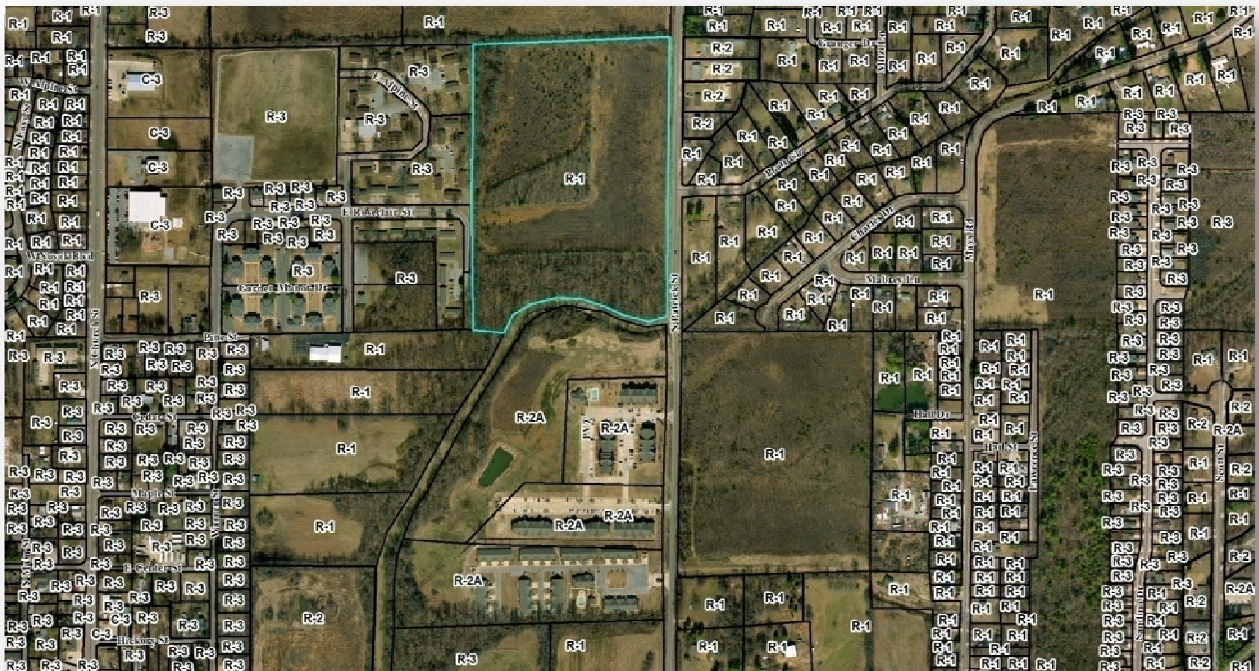
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The currently adopted Land Use Plan recommends the current site as Single Family Residential. Consistency is not achieved with the proposed development. Land to the West and South accommodates multi-family dwellings.



Adopted Future Land Use Map










Vicinity/Zoning Map

Master Street Plan/Transportation

The subject property is served by Patrick Street on the Master Street plan, which is classified as a collector road, which requires a 40 ft. right-of-way to road centerline (80 ft. total right-of-way). The property also fronts on Roseclair St. to the west, which is is a local street requiring a 30 ft. right-of-way to road centerline.

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	The proposed RM-16 District rezoning is not consistent with the Future Land Use Plan, which is categorized as Single Family Residential.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117, as a Limited Use Overlay. The applicant proposes an ultimate build out of 96 units on 27 acres which equates to a gross density of 3.51 units per acre (much lower than current R-1 density level).	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. An identical development exists to the south, which promotes affordable, low income housing and elderly housing.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Suitability is not an issue if development controls are in place to promote good floodplain management with nearby floodway.	
(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 applicant has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal since it is a continuation of adjacent site's zoning. Pedestrian safety access is a major issue and challenge and should be addressed by the applicant.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	The property is vacant land that has never been developed	
(g) 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 impacts, utilities are present. The applicant has proposed a plan to include open space and child play area.	

Staff Findings:

Applicant’s Purpose:

The applicant proposes to provide for a maximum build-out of 96 apartment units; first phase includes 48 units to be built per the attached layout (2- 24 unit/3-story buildings), with a clubhouse, pool and open space playground. The applicant plans to include reasonable accommodated housing for targeting special needs and persons with disabilities.

A similar managed and operated housing development exists to the immediate south. Because of the school aged children, the location presents safety challenges due to the lack of street infrastructure in the area. Patrick Street is in need of future improvements in terms of widening and providing for pedestrian safe travel. The applicant should consider addressing pedestrian connectivity to the areas surrounding. Sidewalks improvements along Patrick Street are a welcomed amenity.

The project site is uniquely connected to housing to the west as well, which lends opportunity for alternative access to the west. As noted above, the property also fronts on Roseclair St. to the west. The applicant is urged to evaluate and consider this option of safer vehicular and pedestrian access.

ZONING CODE ANALYSIS:

The applicant has requested a change to the RM-16 Multi-Family Zoning District, which as seen below has gross density allowance of 16 units per acre. This could have a gross resultant of 437 units. After further review of the application details and consultation with the applicant the density desired is much lower than the requested district.

Staff suggests that the applicant considers modifying the district designation to a much more comparable district of RM-4 (See parameters below). This would gain a density that will be less than the pre-existing R-1 District (5.6 units per acre).

<i>Zoning Classification</i>	<i>Minimum Lot Width (in feet)</i>	<i>Minimum Lot Area</i>	<i>Front Setback (in feet)</i>	<i>Rear Setback (In feet)</i>	<i>Side Setback (in feet)</i>
RM-4	50	10,890s.f. per dwelling unit	20	15	7.5 each
RM-6	60	7,260s.f. per dwelling unit	20	15	10.0 each
RM-8	70	5,445s.f. per dwelling unit	25	20	10.0
RM-12	80	3,630s.f. per dwelling unit	25	20	15.0
RM-16	80	2,722s.f. per dwelling unit	25	20	15.0

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 and pending pre-meeting reviews:

Department/Agency	Reports/ Comments	Status
Engineering	No issues reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	Concurs	Concurs
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	
School District	Was Contacted by applicant; pending review by school board.	Staff to email report and request for review also.

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 14-22, a request to rezone property from “R-1” Single Family to “RM-4, L.U.O. (Modified), Multi-Family” with the following conditions 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.
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. The applicant/successors agree to comply with the Master Street Plan recommendation for Wood N. Patrick St. upon any future redevelopment of the site.
4. The property shall be redeveloped under the RM-4 District standards, with a maximum of 96 units.
5. The owner agrees to perform half-street right of way improvements including sidewalks for pedestrian safety along property frontage.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
 Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-14-22 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 “R-1” Single Family to the proposed RM-4, L.U.O., will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the 5 conditions.

Site Photographs



View looking toward to the front of subject property



View looking toward to the opposite side of road of subject property



View looking from toward to the south of Patrick Street



View looking north of Patrick Street