

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-13, 2117 School Street
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on August 27, 2024*

REQUEST: To consider a rezoning of one tract of land containing 3.39 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-2”, multi-family low density district, to “PD-RM” multifamily residential planned development.

APPLICANT: Flex Properties, LLC, 2318 Moore Rd, Jonesboro, AR 72401

OWNER: Same

LOCATION: 2117, 3805, 3807 & 3811 School Street

SITE

DESCRIPTION: **Tract Size:** Approx. 3.39 Acres
Street Frontage: Approx. 492 ft. across all streets

Existing Development: Vacant lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-2 – Residential and Vacant Lots
South	R-2 – Nettleton Middle School
East	R-2 – Church
West	R-2 Residential

HISTORY: Site has been vacant for over 20 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 a **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.

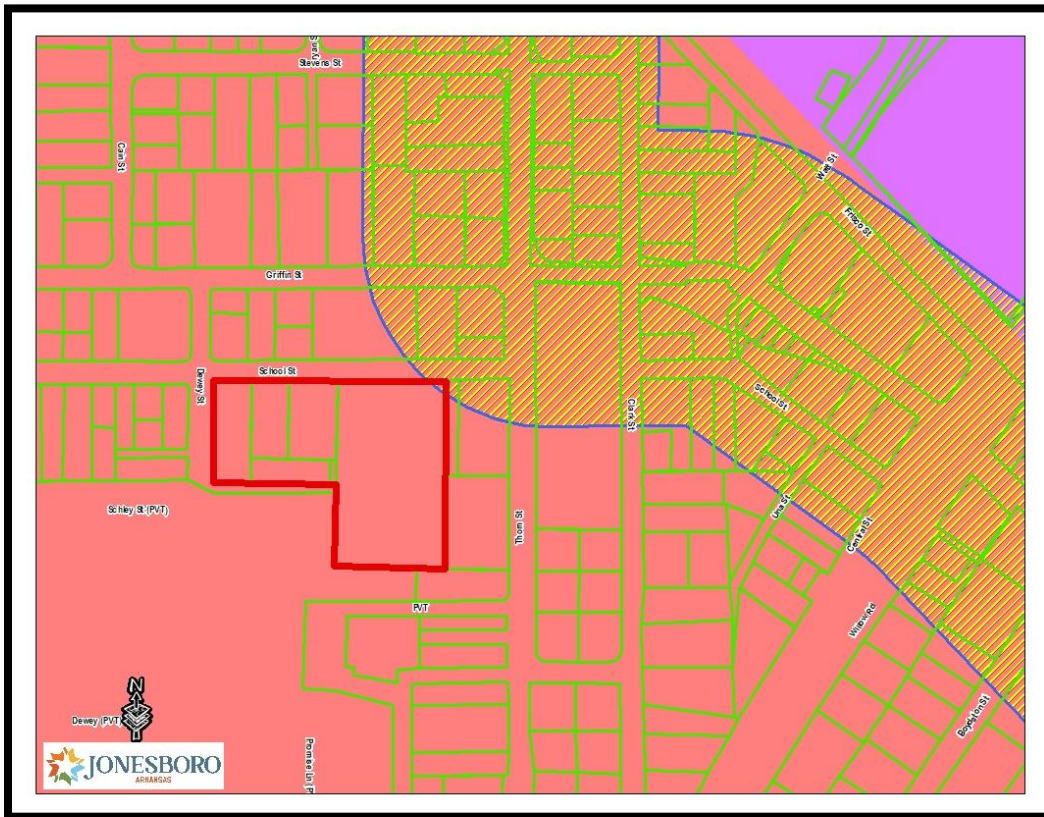
Typical Land Uses:

- 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

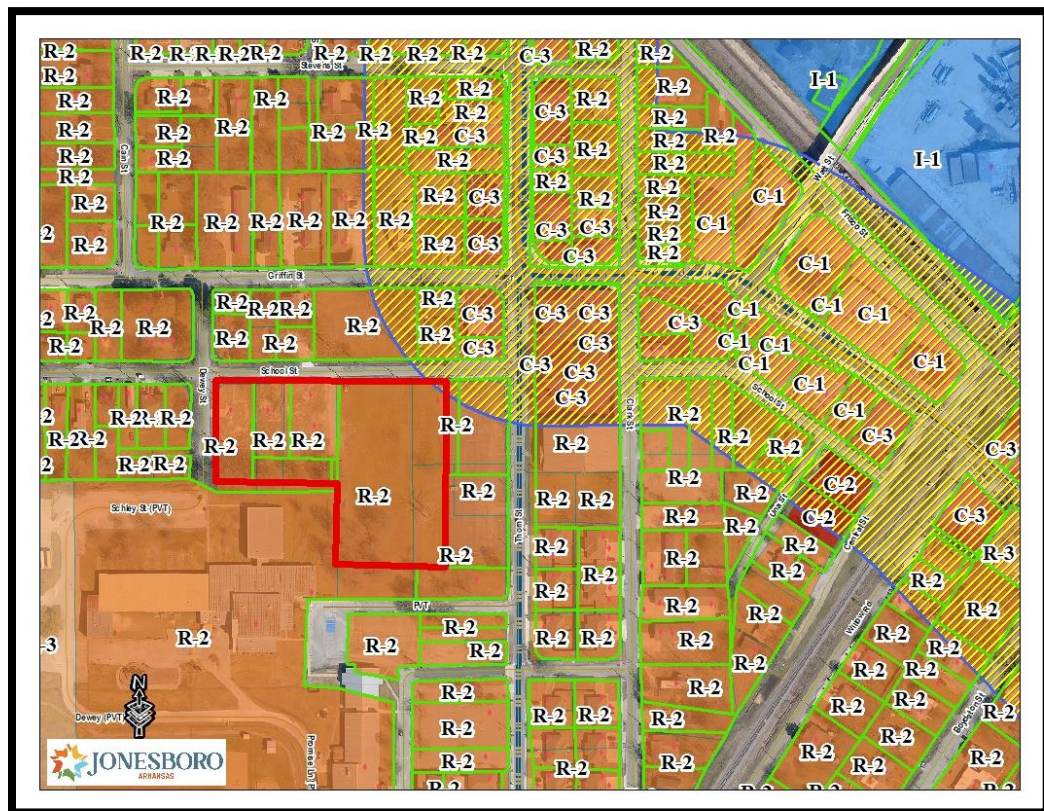
Density: Multi-family 8-14 Units

Height: 150 feet

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



Land Use Map



Zoning Map

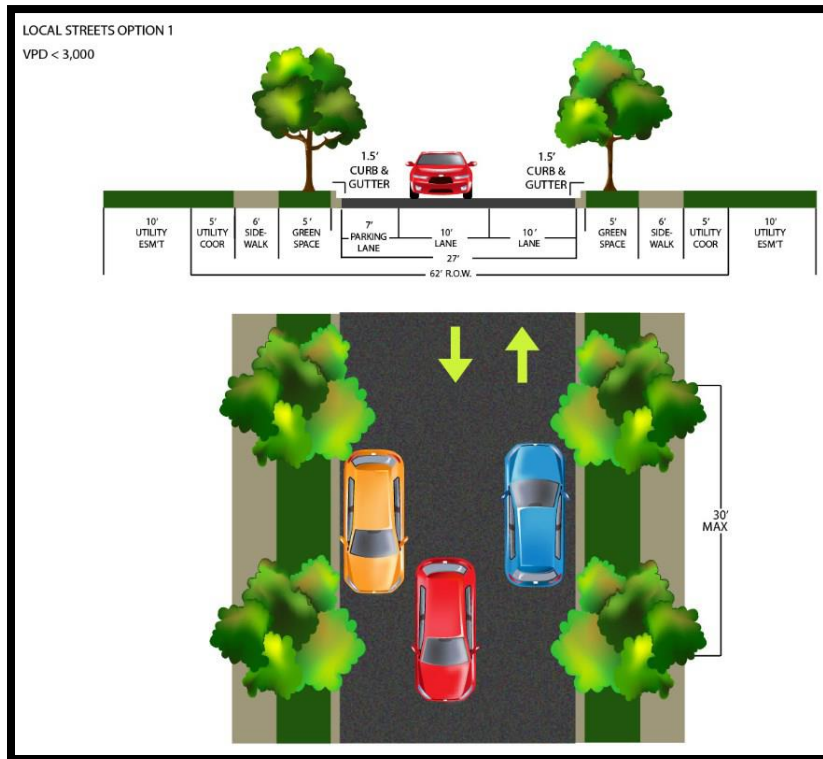
Master Street Plan/Transportation

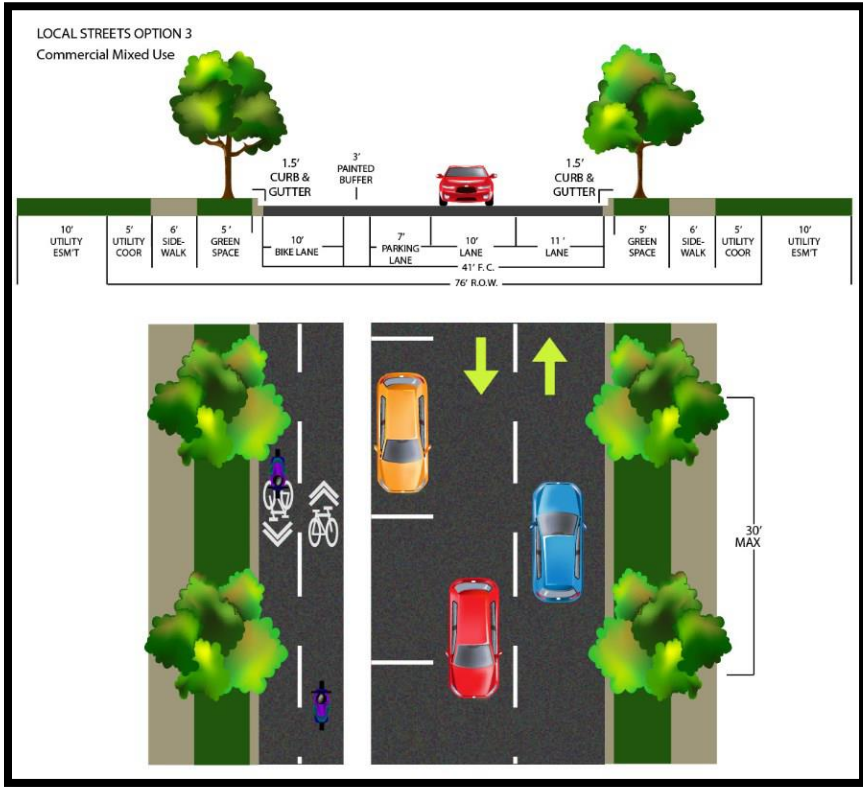
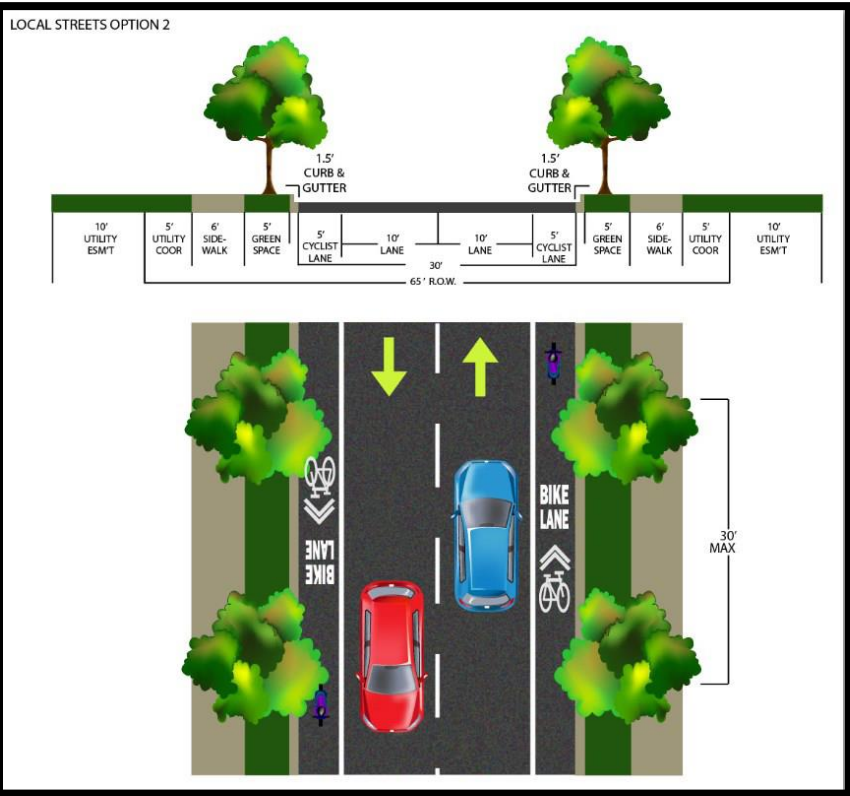
The subject property will be served by School Street and Dewey Street. The Master Street Plan classifies both as local streets.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

FUNCTION: 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.







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.





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 district rezoning is consistent with the Adopted Land Use Plan. The property is located in the 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.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is not achieved with this rezoning considering the surrounding area includes low density development.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as a multifamily development.	
(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;	With proper planning there should not be any adverse effects caused by the 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 the area is already equipped to handle residential use.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as “R-2” multifamily low density district. The applicant is applying for a rezoning to allow a multifamily planned development at this location.

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 PD-RM as follows:

PD-RM—Multifamily residential planned development.

The purpose of the PD planned development district is to:

- (1) Allow for flexibility in the zoning requirements where the result will be a higher quality development;
- (2) Provide for and locate suitable recreational facilities, open space, and other common facilities, while preserving the existing landscape to the greatest extent possible;
- (3) Encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features;
- (4) 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; and
- (5) Allow for creative development that conforms to the goals and objectives set for in the city comprehensive plan.

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 the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-13 a request to rezone property “R-2”, multifamily low density district, to “PD-RM” multifamily residential planned development; the following conditions are recommended:

1. 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 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 24-13 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-2”, multifamily low density district, to “PD-RM” multifamily residential planned development, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON AUGUST
27, 2024**

RZ-24-13 Rezoning: 2117 School Street

Flex Properties LLC, is requesting a rezoning from R-2, multi-family low density district, to RD-RM, multifamily residential planned development. This request is for 3.39 acres.

Roger McNeil (Proponent): Roger McNeil, I represent Flex Properties. This is Carlos Wood, our consulting engineer, so the goal is to go from multi-family to the PUD and that's simply to handle the parking and drainage and the design in a single project. So we think the application is complete, we think we've supplied everything so if you guys have questions, Mr. Wood I think can handle any of those.

Lonnie Roberts Jr.: Okay, City Planner, do you have any staff comments on this one?

Derrel Smith: Yes I do, we would recommend approval with the following conditions:

1. The proposed site plan shall satisfy all requirements of the City Engineer, all requirements of the current stormwater drainage design manual and floodplain 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 department approval in the future.

Lonnie Roberts Jr.: Is there anyone here to give public comments on this rezoning request? If not, I'll open up for commissioners for questions of the applicant or city staff.

Paul Ford: My question is always scroll through the staff summary and look for green checks or red x's and I noticed a red x on this application from the staff summary so my curiosity is why is there a red x yet staff summary recommends approval.

Derrel Smith: Because they are doing it as a planned development and not as a regular duplexes and triplexes in the area.

Lonnie Roberts Jr.: It doesn't mean there's necessarily anything wrong with it, it just means that it's different from what was.

Derrel Smith: It's different and they're single family in the area, they're doing this as a planned development, so even though it doesn't follow the single family design, we feel it would meet the criteria of the area.

Lonnie Roberts Jr.: So it's already R-2 as well isn't it?

Derrel Smith: Yes it is.

Lonnie Roberts Jr.: Does that answer your question Mr. Ford?

Paul Ford: Yes it does.

COMMISSION ACTION:

Mr. Kevin Bailey made a motion to approve Case RZ: 24-13, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water 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 department approval in the future.

The motion was seconded by Mr. Jeff Steiling.

Roll Call Vote:

Aye: 5 – Paul Ford, Jeff Steiling, Kevin Bailey, Jimmy Cooper, Lonnie Robers Jr.

Nay: 0

Absent:4 – Stephanie Nelson, Monroe Pointer, Jim Little & Dennis Zolper
