



City of Jonesboro City Council
Staff Report – RZ 15-11 908 Oakdale Street Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Council on Tuesday, August 18, 2015

REQUEST: To consider a rezoning of the land containing 0.27 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-2” Multi-Family Low Density District to “CR-1” Commercial Residence Mixed Use District.

APPLICANTS/ OWNER: Tom Brown, 1006 Rolling Forest Drive, Jonesboro, AR

LOCATION: 908 Oakdale St., Jonesboro, South of Matthews Ave., East side of Street.

SITE DESCRIPTION: **Tract Size:** Approx. 0.27 (+/-) Acres (Approx. 11,592 sq. ft.)
Street Frontage: 83.87 along Oakdale Street
Topography: Predominately flat.
Existing Development: 1- Single Family Residential

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: C-3	Vacant Undeveloped Commercial Land
	South: R-2A	Multifamily Apartments
	East: R-2	Single Family Dwellings
	West: R-2, C-3	Single Family Dwellings

HISTORY: None.

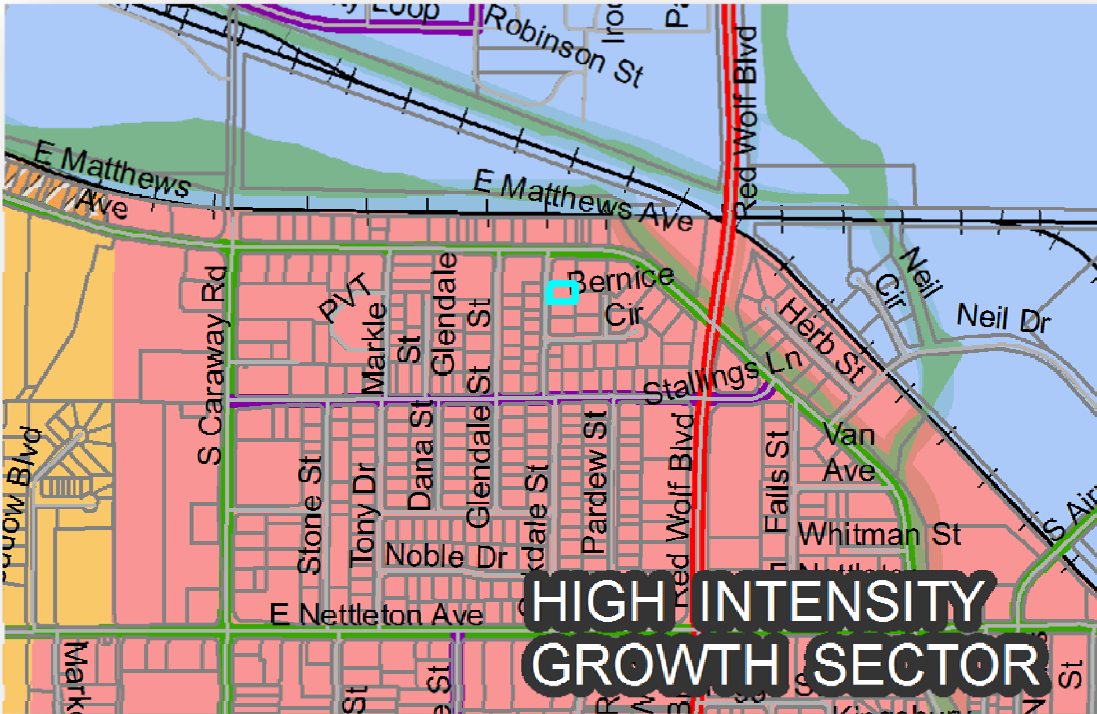
ZONING ANALYSIS

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 High Intensity Growth Sector. Consistency is achieved with the proposed rezoning. Neighborhood Commercial would be ideal for the vicinity of a residential scale and intensity.

Site



Adopted Future Land Use Map






Vicinity/Zoning Map

Master Street Plan/Transportation

The subject property is served by Oakdale Street on the Master Street plan, which is classified as a Local Road, which requires a 30 ft. right-of-way to road centerline (60 ft. total right-of-way). Compliance is achieved.

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 CR-1 District rezoning is consistent with the Future Land Use Plan, which is categorized as High Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117. The applicant proposes to rezone the property for CR-1 Commercial Residential Mixed.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. Other similar rezoning have existed in the region.	
(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 keep within a residential character and scale.	
(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.	
(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 not vacant land.	
(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.	

Staff Findings:

Applicant’s Purpose:

The applicant is requesting approval of rezoning that will promote a re-use of the subject property which could enhance other commercially zoned property owned by the same family to the immediate north. The property currently has an existing 1,886 sq. ft. home and 700s.f. shop onsite.

ZONING CODE ANALYSIS:

The applicant/owner hopes to have the subject property rezoned from R-2 Low Density Multi-Family to CR-1, Commercial Residence Mixed-use District. The CR-1, commercial residence mixed use district shall be classified as a transitional zoning classification for mixed-use type developments. It allows commercial development, with a residential appearance, and professional uses to be completed in areas between existing commercial more of a retail nature, and single-family residential. By definition it represents transition. Therefore, the logical conclusion would be that a transitional use, such as quadraplexes shall be permitted in this district with commercial below or coordinated to blend or relate. Site plan review shall be subject to planning commission review and administrative approval upon commission recommendation.

Below is the permitted use table excerpt which depicts the various uses allowed by-right or as a Conditional Use application. By default a number of the uses will not be allowed merely because of required size/space and minimal lot/bulk setback regulations.

Any converting of the existing residential structure will require individual architectural code analysis and upgrades to accommodate any form of use change.

Allowable Use List	CR-1 Commercial Residential District
Duplex, triplex, four-plex	Permitted Use
Loft apartment	Permitted Use
Multifamily	Permitted Use
Animal care, general	Conditional Use
Animal care, limited	Conditional Use
Automated teller machine	Conditional Use
Bed and breakfast	Conditional Use
Cemetery	Permitted Use
Church	Permitted Use
College or university	Permitted Use
Communication tower	Conditional Use
Convenience store	Conditional Use
Day care, limited (family home)	Permitted Use
Day care, general	Permitted Use
Funeral home	Conditional Use
Government service	Permitted Use
Hospital	Permitted Use
Library	Permitted Use

Allowable Use List	CR-1 Commercial Residential District
Medical service/office	Permitted Use
Museum	Permitted Use
Nursing home	Conditional Use
Office, general	Permitted Use
Parks and recreation	Permitted Use
Post office	Conditional Use
Safety services	Permitted Use
School, elementary, middle and high	Permitted Use
Sign, off-premises*	Conditional Use
Utility, major	Conditional Use
Utility, minor	Permitted Use

Any future change of use of the subject property will be subject to the following CR-1 code standards:

Minimum lot size	CR-1 District Requirements
Single-family (sq. ft.)	6500
Duplex (sq. ft.)	7,200
Multi-family (area/family)	3,600
Non-Residential	6,500
Minimum lot width (all uses)	50'
Minimum lot depth (all uses)	100'
Street setback	
Residential uses	25'
Nonresidential uses	25'
Interior side setback	
Residential uses	7.5'
Nonresidential uses	10'
Rear setback	
Residential uses	20'
Nonresidential uses	20'
Maximum lot coverage (all uses)	50%
Percent of Total Lot Area (Bldg. Floor area)	20%

MAPC Record of Proceedings: Public Hearing Held August 11, 2015:

Applicant: George Hamman, Civilogic: Stated that he prepared the application and rezoning plat. Mr. Brown owns the C-3 Commercial property to the north as well as the subject property. The only reason to rezone the property is so that it will provide flexibility as time goes by to market the larger track. He has no immediate plans to redevelop or change the use of the subject tract, in fact he has signed 1 year rental lease that won't expire until next year.

Staff: Mr. Spriggs gave staff comments, explaining the CR-1 District which allows for a mixture of commercial and residential. The current property is zoned multi-family low density. The currently adopted Land Use Plan recommends the current site as High Intensity Growth Sector. Consistency is achieved with the proposed rezoning. Neighborhood Commercial would be ideal for the vicinity of a residential scale and intensity.

Mr. Spriggs: The Glendale St. example mirrors the request which was approved similarly one street west of this site. The intention here is to allow for a redevelopment on the corner of Matthews and Oakdale St. Consistency is achieved in regards to the Criteria for Rezoning listed in the report.

Mr. Spriggs: The permitted use table was summarized depicting the various uses allowed by-right or as a Conditional Use application. By default a number of the uses will not be allowed merely because of required size/space and minimal lot/bulk setback regulations. Any converting of the existing residential structure will require individual architectural code analysis and upgrades to accommodate any form of use change, and buffering and screening should be considered for the residential subdivision to remain.

Mr. Spriggs: No agency objections were received from the departments or City Water Light who attended the pre-meeting.

The five conditions were read:

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 Oakdale St. upon any future redevelopment of the site.
4. The property shall be redeveloped under the CR-1 District standards.
5. Any future change of use shall be subject to Final Site Plan review and approval by the MAPC.

Public Input: None.

Mr. Hoelscher: If this is rezoned as limited use overlay, can it be replatted/consolidated with adjacent property, if it has the same district zoning. Mr. Spriggs replied that staff has the mapping capability to achieve that type of replat with same or different zoning classifications.

Mr. Cooper made a motion to approve Case: RZ-15-11 and recommend it to City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “R-2” Low Density Multi- Family to “CR-1, L.U.O. (Modified), Commercial Residential”, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the noted conditions; 2nd by **Mr. Reece**.

Roll Call Vote: Case approved by an 8-0 vote unanimously:

Mr. Hoelscher- Aye; Mr. Perkins-Aye; Mr. Reece-Aye; Mr. Cooper- Aye; Mr. Kelton- Aye; Mrs. Schrantz-Aye; Mr. Scurlock- Aye; Mr. Bailey- Aye; Mr. Roberts was chair.

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.	Attended Pre-Meeting
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	Attended Pre-Meeting
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	Attended Pre-Meeting

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 15-11, a request to rezone property from “R-2” Low Density Multi- Family to “CR-1”, L.U.O. (Modified), Commercial Residential” 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 Oakdale St. upon any future redevelopment of the site.
4. The property shall be redeveloped under the CR-1 District standards.
5. Any future change of use shall be subject to Final Site Plan review and approval by the MAPC.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
 Planning & Zoning Director

Site Photographs



View looking South from Matthews Ave. towards the subject property



View looking East from Oakdale St. towards the subject property



View looking North on Oakdale towards Matthews Ave.



View looking North on Oakdale towards Matthews Ave., Site on right



View looking Northeast at 812 Glendale Street (West of Site/Similar previous Rezoning)



View looking South from Matthews Ave. towards site