

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 16-15: 2100 E. Johnson/108 and 110 Snyder Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on July 26, 2016

REQUEST: To consider a rezoning of one tract of land containing 0.70 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of .52 acres of land located at 2100 E. Johnson/108 & 110 Snyder, C-3 to RM-8 Residential Multifamily. The houses are located on the property currently. This is currently a daycare facility. The purpose is to convert 108 Snyder to a Single Family, 102 Snyder to a Duplex, and 2100 E. Johnson to a Single Family.

**APPLICANTS/
OWNER:** Josh Olson, 308 E. Cherry Ave., Jonesboro, AR

LOCATION: 2100 E. Johnson, Jonesboro, AR 72404

SITE

DESCRIPTION: **Tract Size: Approx. .70 Acres / 30,492 sq. ft.**
Street Frontage: **116 ft along E. Johnson, 245 feet along Snyder**
Topography: Flat
Existing Development: Small commercial buildings with Daycare and Single Family Residence

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial District
South	R-3 Multifamily Residential District
East	C-3 General Commercial District
West	R-2 Residential District

HISTORY: Currently small commercial development - Daycare Facility with Single Family Residence in the back of the property.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

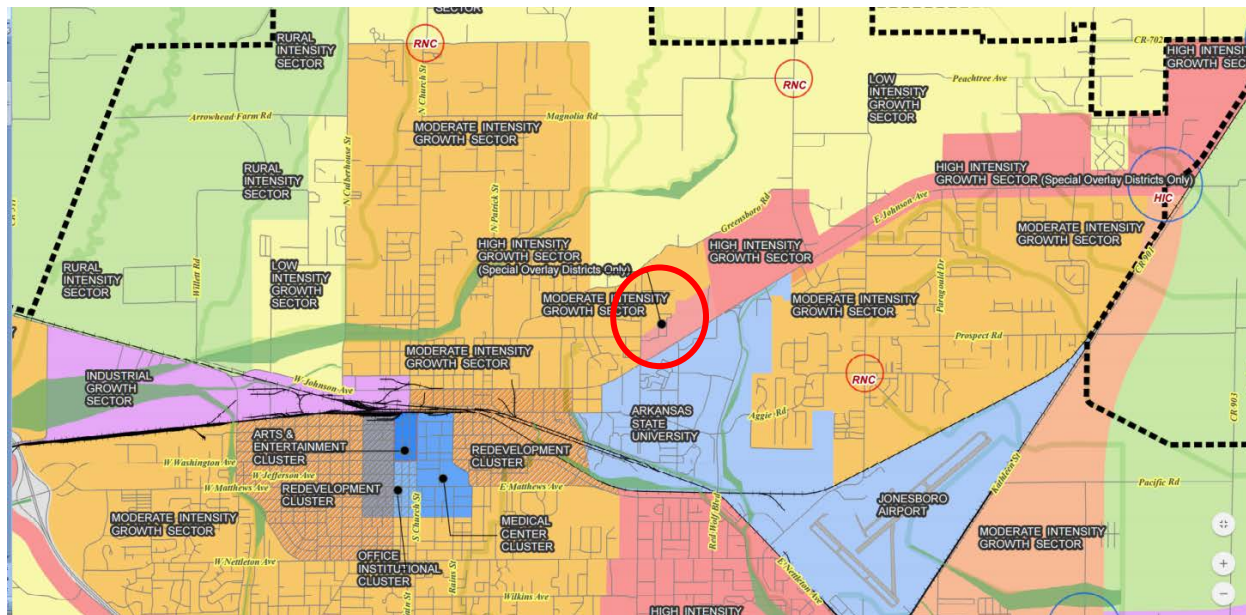
The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

Redevelopment Cluster Recommended Use Types Include:

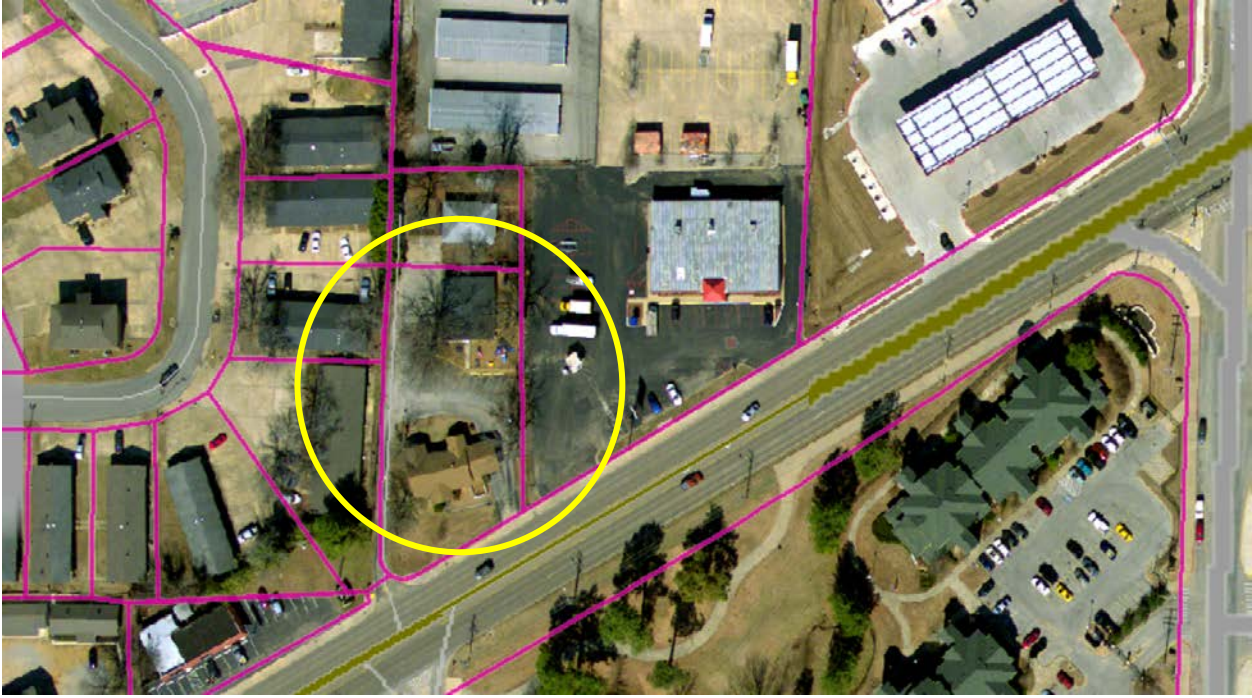
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Master Street Plan/Transportation

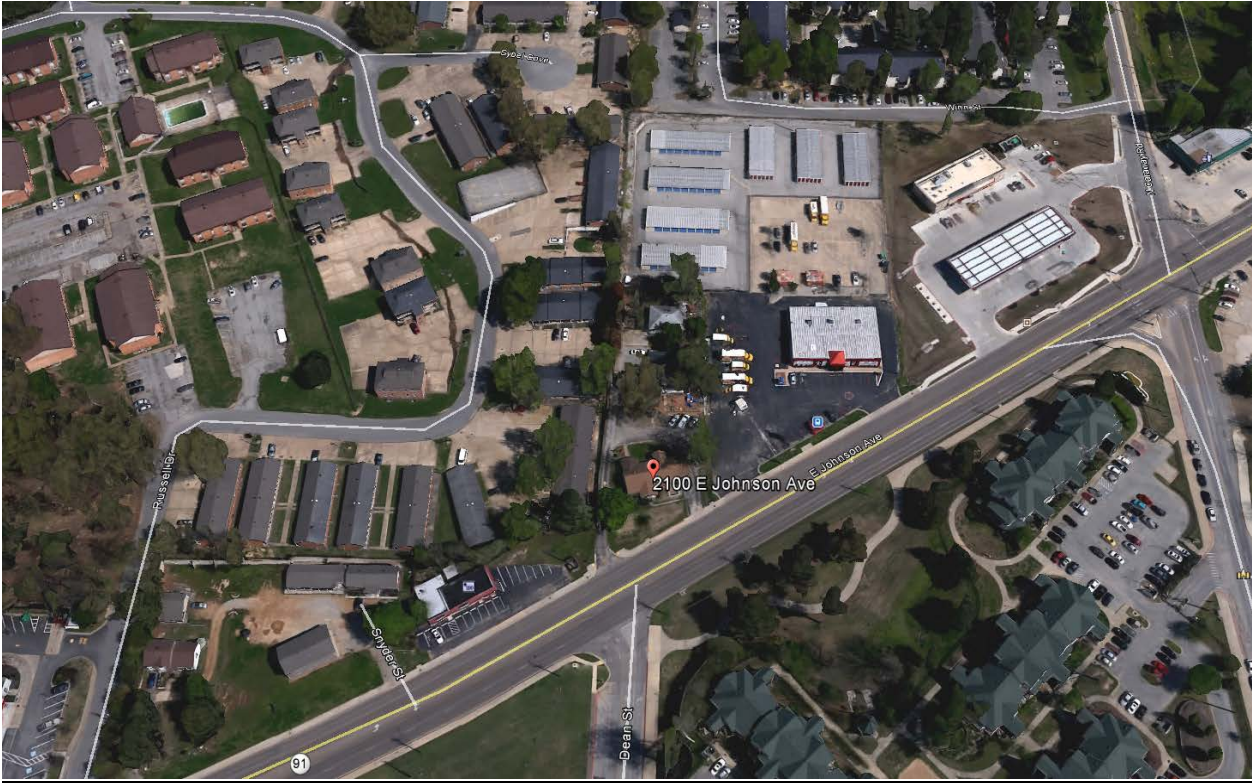
The subject site is served by E. Johnson, which on the Master Street Plan is defined as a Principal Arterial; the street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map










Aerial/Zoning Map



Aerial View

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-8 District rezoning is consistent with the Future Land Use Plan, which was categorized as a Redevelopment Cluster	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area already has several high density residential housing units along E. Johnson.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Property is suitable for high density residential 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.	This site and use should not be a detriment to the area if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	
(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.	Property has been developed as a C-3.	
(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 impact if rezoned due to the fact that business currently exist with only minor updates to have 2 single family homes and one duplex if allowable.	

Staff Findings:

Applicant’s Purpose:

The applicant purchased the property wanting to build residential housing according to RM-8 zoning guidelines. The land is currently developed with a small commercial building located on the property that is being used as a daycare. The applicant feels like converting them back to 2 single family homes and one duplex will not affect the property. There are several lots along E. Johnson that already have housing such as this request.

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

RM-8, Residential Multi-Family: There are 14 residential districts designed to meet present and future housing needs, to protect the character of, and property values in, residential areas, to encourage a suitable environment for family life and to provide choice in density, as well as in type of housing. RM-8 Residential multifamily classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher is the defining of this class.

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 objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

Zoning Code Allowable Uses:

Below is the Table of Permitted Uses regarding the requested for "C-3 General Commercial District to RM-8 Multi-Family District". Certain Commercial Uses are permitted as of right - "P", while others require a Conditional Use - "C" approval by the MAPC:

Uses	RM-8	Uses	RM-8
Single-family, attached	P	Day Care, Limited (Family Home)	P
Duplex, Triplex, Fourplex	P	Day Care, General	C
Multifamily	P	Golf Course	P
Manufactured Housing Unit	C	Government Service	P
Manuf. Housing, Residential Design	C	Library	P
Group Residential	P	Parks and Recreation	P
Bed and Breakfast	C	Safety Services	P
Cemetery	C	School, Elementary, Middle & High School	P
Church	C	Utility, Major	C
College or University	P	Utility, Minor	P
Communication Tower	C		

Conclusion:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 16-15, a request to rezone property from "C-3" General Commercial District to "RM-8" Residential Multi-family Classification, subject to final site plan approval by the MAPC.

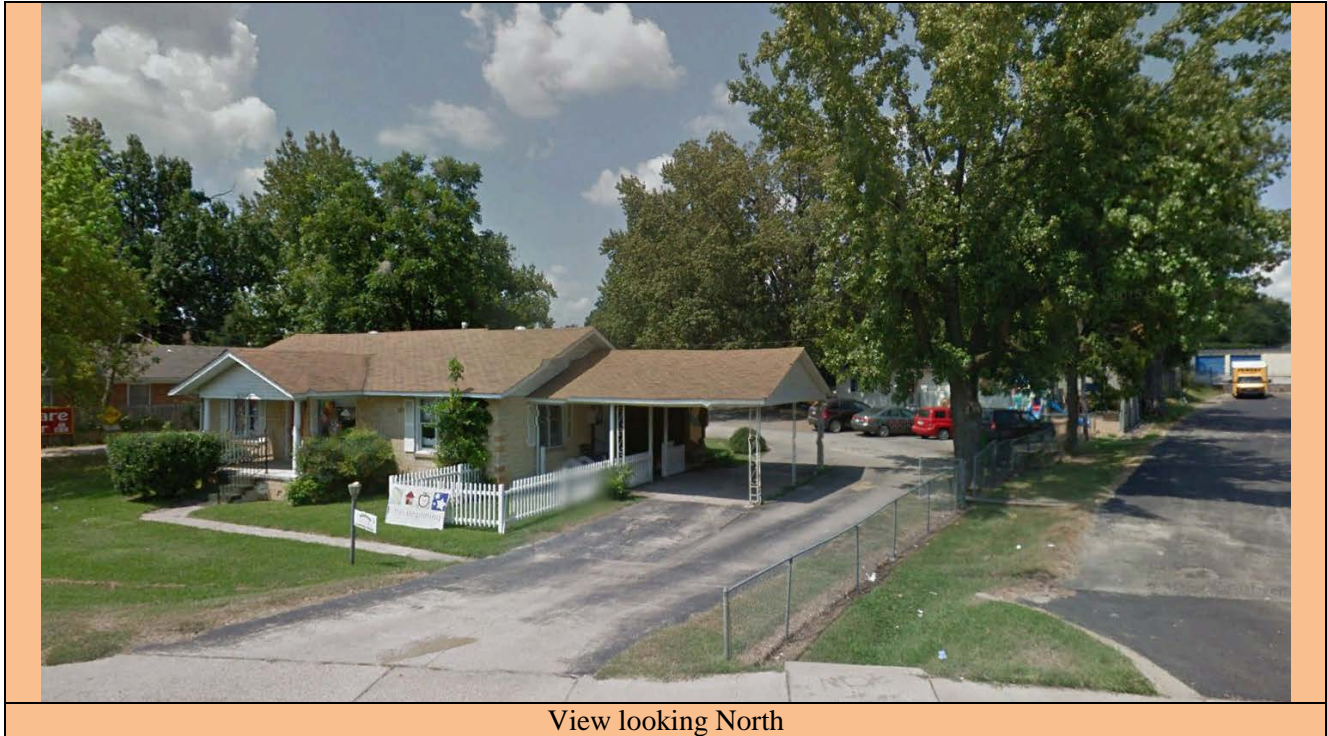
1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. Project has to stay as deemed in this Rezoning.
5. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Planning Commission Consideration.

Sample Motion:

I move that we place Case: RZ 16-15 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 “C-3” General Commercial District to the proposed RM-8 Residential Multifamily, will be compatible and suitable with the zoning, that the guidelines in the Staff Summary for the layout and use be noted with character of the surrounding area be subject to the Final Site Plan review and approval by the MAPC in the future of any redevelopment.

Site Photographs



View looking North



View looking South



View looking East



View looking West