

City of Jonesboro City Council
Staff Report – RZ 17-17: 512 West Jefferson
 Municipal Center - 300 S. Church St.
For Consideration by the City Council on July 18, 2017

REQUEST: To consider a rezoning of one tract of land containing .36 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of .36 acres of land located at 512 West Jefferson from C-2 Downtown Fringe Commercial District to RS-4 Single Family Residential District.

APPLICANTS/ OWNER: Gary and Lisa Harpole 2111 Autumn Drive, Jonesboro, AR
 Halsey Partners, LLC. 4200 South Caraway Road, Jonesboro, AR

LOCATION: 512 West Jefferson, Jonesboro, AR

SITE DESCRIPTION: **Tract Size:** Approx. - .36 Acres

STREET FRONTAGE: **Street Frontage:** Around 91 feet on West Jefferson
Topography: Flat
Existing Development: Vacant Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-2 Downtown Fringe Commercial District - Offices
South	R-2 Multi-Family Residential District – Residential Housing
East	C-2 Downtown Fringe Commercial District - Offices
West	C-2 Downtown Fringe Commercial District – Empty Parking Lot

HISTORY: Undeveloped

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

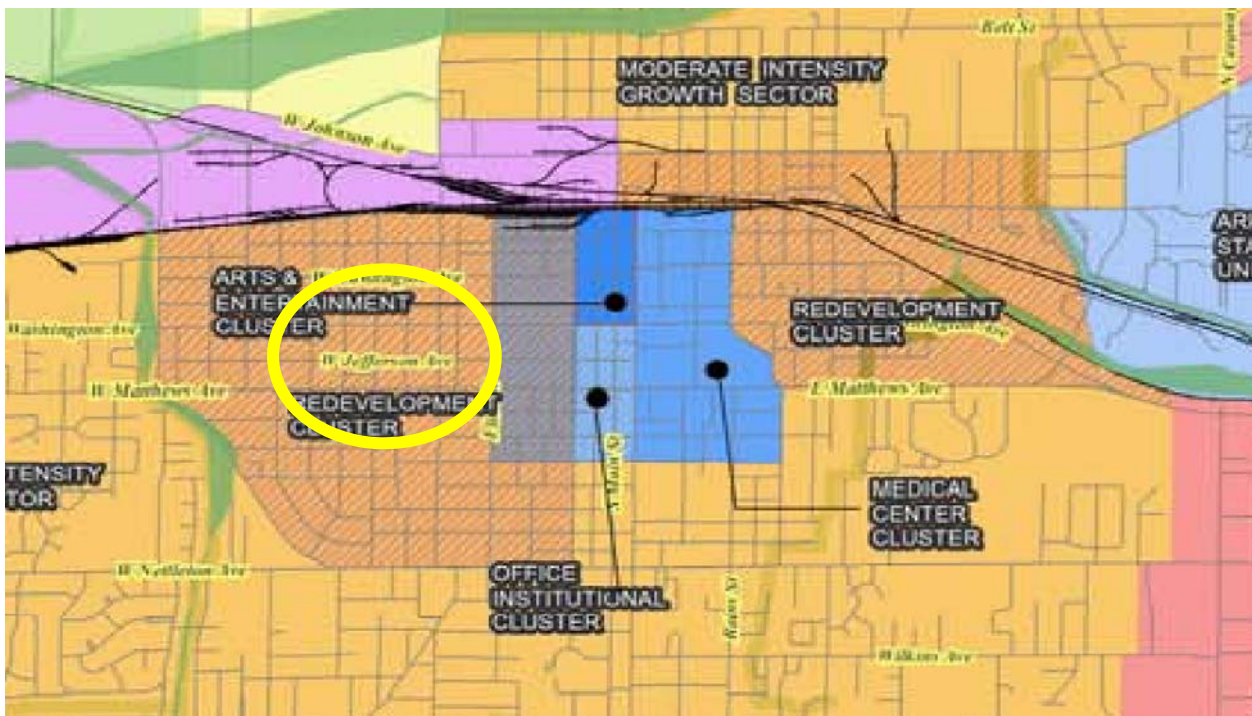
The Current/Future Land Use Map recommends this location as a Redevelopment Cluster. The enhancement of this area represents a longer-term effort. Investment in the Redevelopment Cluster will increase after values increase in the remainder of Downtown. In other words, enhancement of the Downtown Redevelopment Cluster will become feasible after the balance of Downtown’s market has been strengthened.

Typical Land Uses:

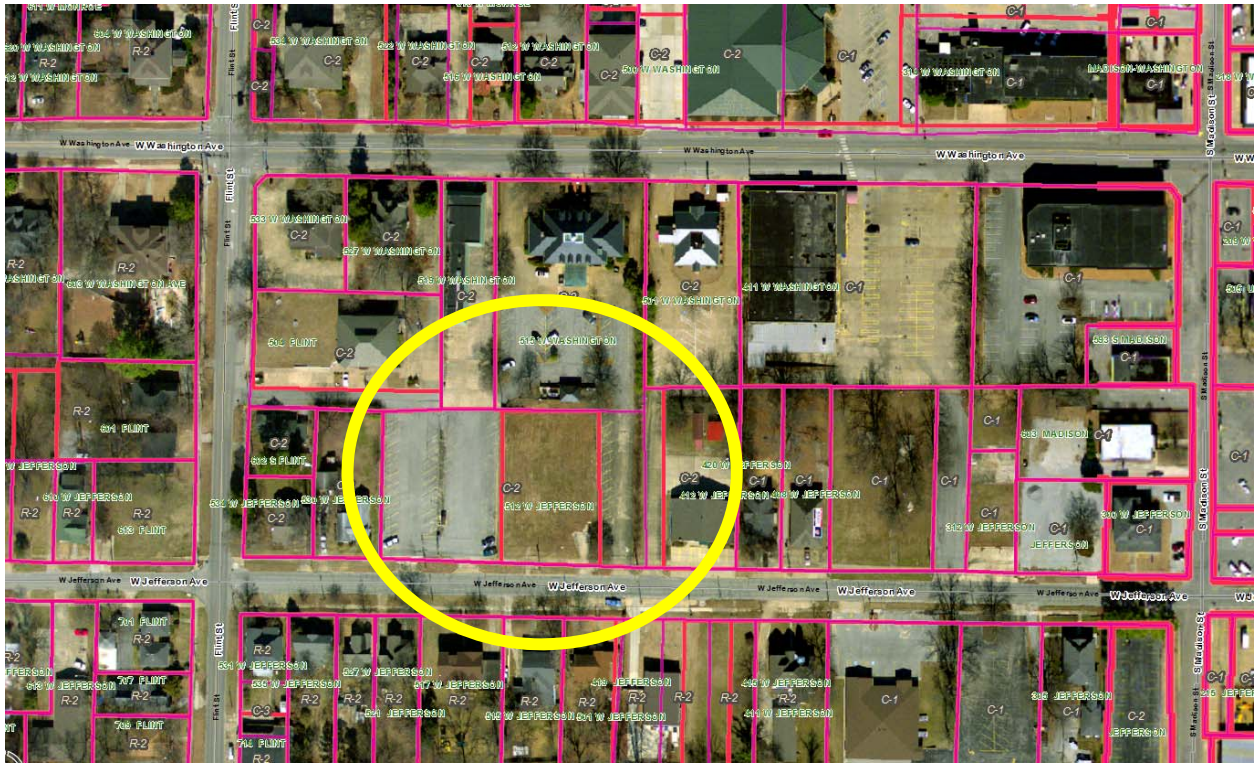
- Multi-Family
- Attached single family residential
- Retail
- Medical and Professional Offices
- Public Plaza
- Pocket Park
- Parking Deck
- Museums and Libraries
- Live/Work/Shop units
- Sit-down Restaurants
- Corporate Headquarters
- Conference Centers
- Government Buildings
- Commercial, office, and service

MASTER STREET PLAN/TRANSPORTATION

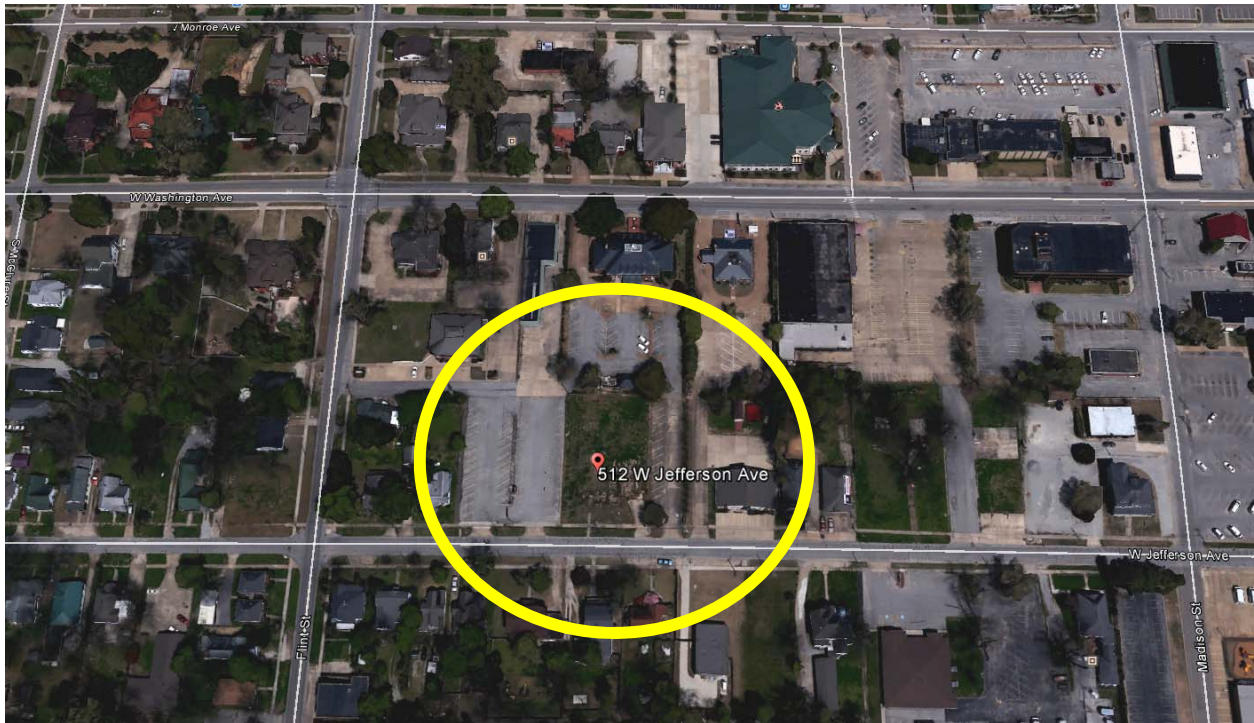
The subject site is served by West Jefferson Ave. The street right-of-ways must adhere to the Master Street Plan.



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.	This area is classified as Redevelopment Cluster. Single Family Residential is a typical land use recommended in the Land Use Plan.	
(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.	The area already has several single-family residential houses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	There are office spaces in the area. This lot has remained undeveloped.	
(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 request will not be detrimental to the surrounding area.	
(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.	

STAFF FINDINGS

APPLICANT’S PURPOSE

The applicant would like to rezone this property so they can build a single-family house on the property.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-4 Single Family Residential:

RS-4 Single Family Residential District: This residential zoning classification requires a minimum lot size of 10,890 square feet.

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.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JULY 11, 2017

APPLICANT: Mr. Gary Harpole requested MAPC approval of a rezoning from C-2 Downtown Fringe Commercial District to RS-4 Single Family Residential District. This residential zoning required a minimum lot size of 10,890 square feet. The property is located at 512 West Jefferson. Mr. Harpole said he wants to build a single family home on the lot.

STAFF: Mr. Derrel Smith recommended the rezoning request be approved with the following conditions:

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. Any change of use shall be subject to Planning Commission approval in the future.

No Public Comment.

COMMISSION ACTION:

Mr. Jerry Reese made a motion to approve Case: RZ: 17-17, as submitted, to the City Council with the stipulations that were read by the Planning Department:

- 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. Any change of use shall be subject to Planning Commission approval in the future.**

Motion was seconded by Mr. Dennis Zolper

Roll Call Vote: 6-0, Aye's: Jim Scurlock; Ron Kelton; Kevin Bailey; Jerry Reece; Jimmy Cooper; and Dennis Zolper

Abstain: Jim Little

Absent: Rick Stripling

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the MAPC decide to approve based on the above observations and criteria of Case RZ 17-17, a request to rezone property from C-2 Downtown Fringe Commercial District to RS-4 Single Family Residential District, subject to final site plan approval by the MAPC and the following conditions:

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. Any change of use shall be subject to Planning Commission approval in the future.

Respectfully Submitted for City Council Consideration,
The Planning Department

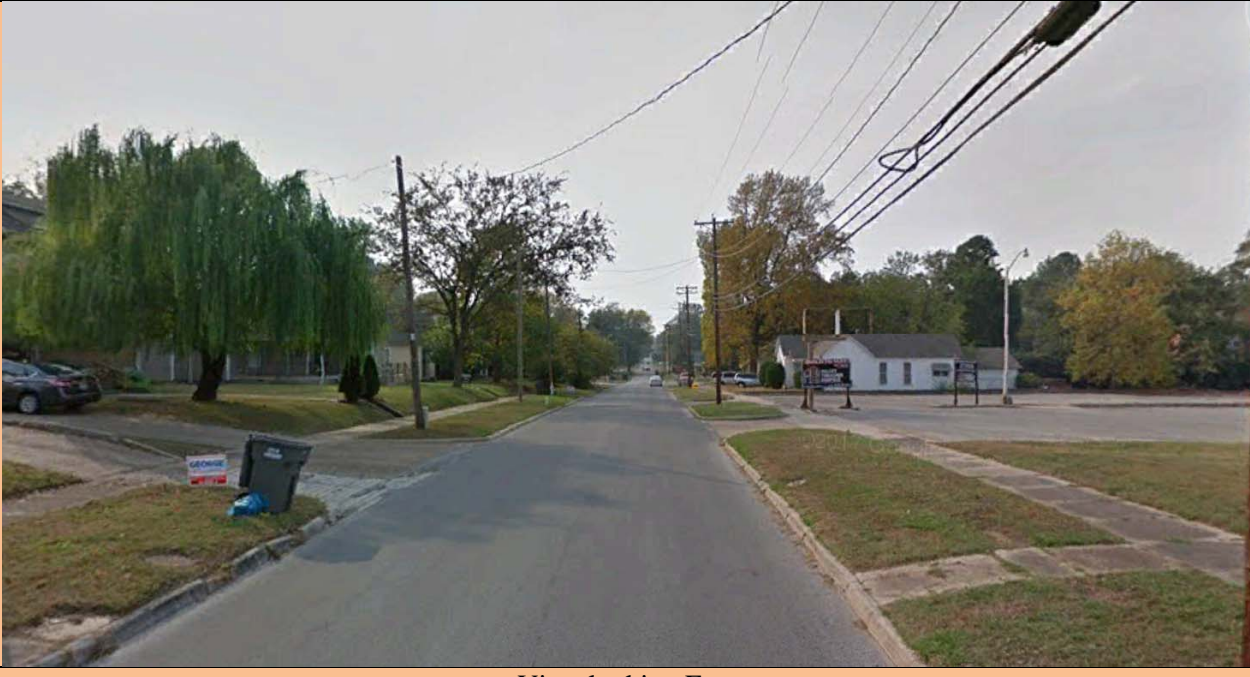
Sample Motion

I move that we place Case: RZ 17-17 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-2 Downtown Fringe Commercial District to RS-4 Single Family Residential District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.

View looking North



View looking South



View looking East



View looking West