



City of Jonesboro City Council
Staff Report – RZ 17-34: 3703 South Culberhouse
 Municipal Center - 300 S. Church St.
For Consideration by the City Council on March 6, 2018

REQUEST: To consider a rezoning of one tract of land containing 9.13 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 9.13 acres of land located at 3703 South Culberhouse from C-4 Neighborhood Commercial District to RS-7 Single Family Residential District.

APPLICANTS/ OWNER: Carlos Wood, 148 CR 375 Bono, AR 72416
 CKF, LLC. 504 Farm Creek, Jonesboro, AR 72404

LOCATION: 3703 South Culberhouse, Jonesboro, AR

SITE DESCRIPTION: **Tract Size:** 9.13 acres

STREET FRONTAGE: **Street Frontage:** 200 feet
Topography: Flat
Existing Development: Plant Nursery

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential
South	R-1 Single Family Residential
East	R-1 Single Family Residential
West	R-1 Single Family Residential

HISTORY: Former plant nursery.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

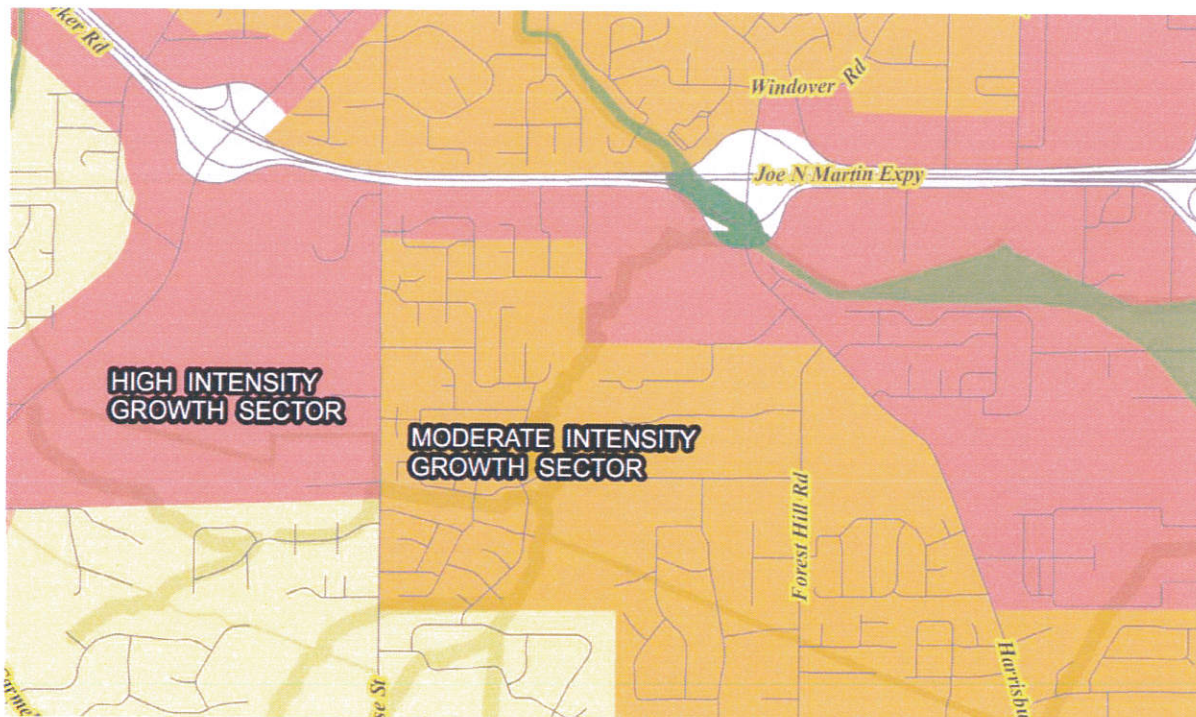
The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of land uses is appropriate in this zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located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

Typical Land Uses:

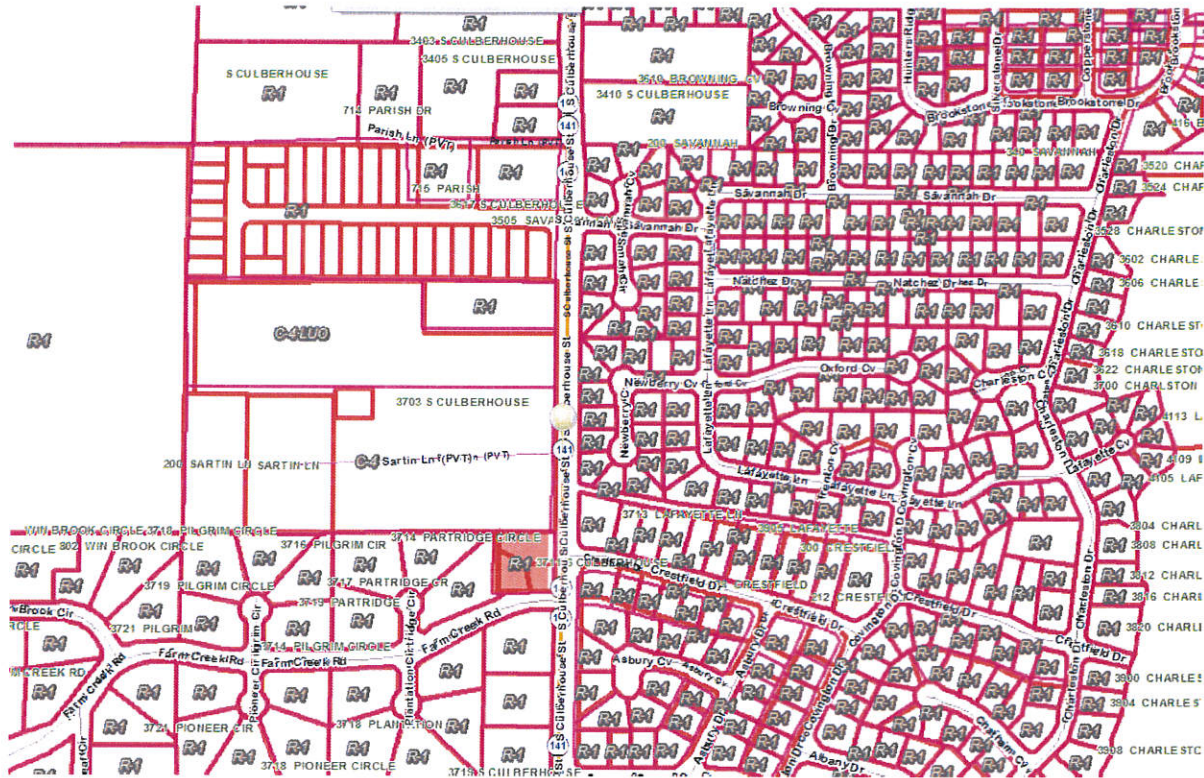
- Regional shopping centers
- Automotive dealerships
- Outdoor display retail
- Fast food restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call centers
- Research and development
- Medical
- Banks
- Big box commercial
- Hotel

MASTER STREET PLAN/TRANSPORTATION

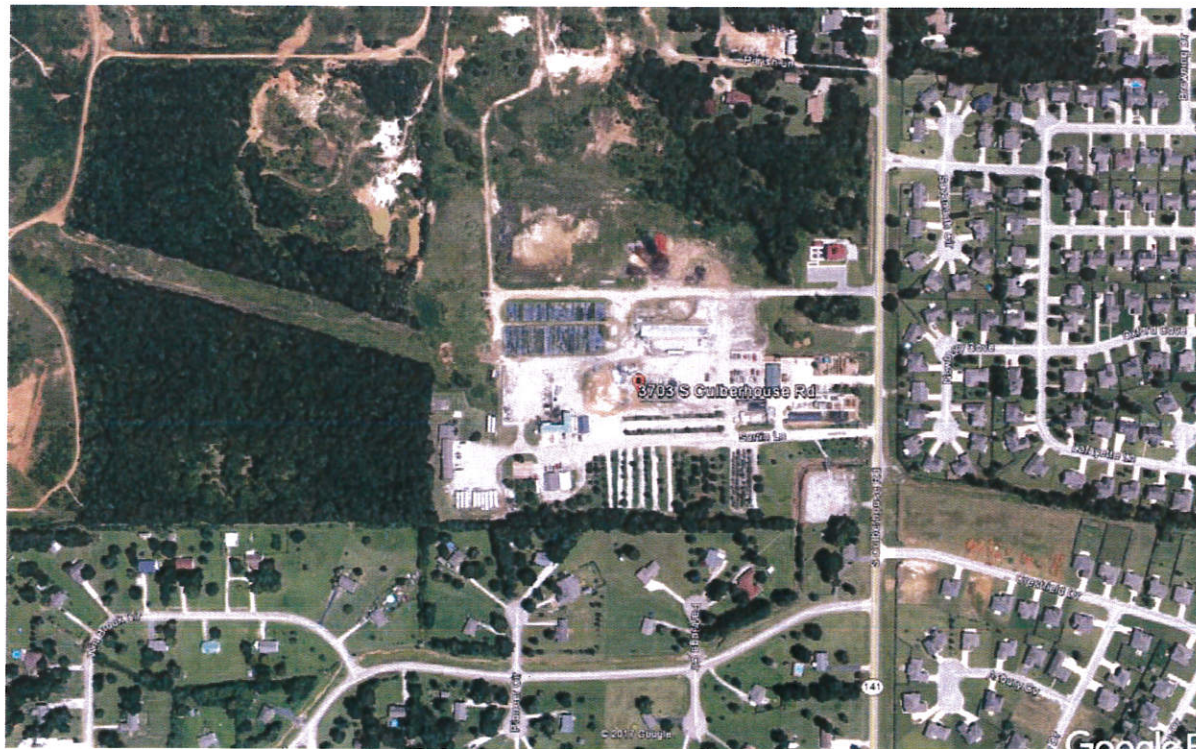
The subject site is served by South Caraway Road. The street right-of-ways must adhere to the Master Street Plan.



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 sits on both Low Intensity and High Intensity Growth Sectors. RS-7 fits with the surrounding characteristics of the area. There are several single-family houses along South Culberhouse.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will not be consist with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	This property was formerly a commercial business. Turning this into a single-family residential development would fit with the surrounding area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This area along Culberhouse is not suitable for Commercial zonings.	
(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.	Other than possibly increasing traffic, this request should 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.	This development should have little impact on the surrounding area.	

STAFF FINDINGS

APPLICANT’S PURPOSE:

The applicant would like to rezone this property so they can construct a single-family residential development.

Chapter 117 of the City Code of Ordinances defines RM-1 Multi-Family Residential:

RS-7 Single Family Residential: *RS-7 is a single-family residential classification. This zoning requires a minimum lot size of 6,222 square feet per lot.*

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.	
School System	No objections to this rezoning to date.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON DECEMBER 12, 2017

APPLICANT: Mr. Carlos Wood requested a rezoning at 3703 S Culberhouse Road from C-4 Commercial Neighborhood District Limited Use Overlay to RS-7 Single Family Residential. The owner no longer wants to use the property for commercial purposes. They would like to use to property to build single-family homes.

STAFF: Mr. Derrel Smith presented staff comments. He recommended approval of the rezoning request with the following requirements:

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. 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.

COMMISSION: Mr. Scurlock asked Mr. Wood about the entrances to this development.

APPLICANT: Mr. Carlos Wood said there would be one entrance on South Culberhouse and another entrance to an existing subdivision north of this development.

No Opposition.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case: RZ: 17-34, a request to rezone property from “C-4” Commercial Neighborhood District Limited Use Overlay to “RS-7” Single Family Residential District, subject to following the conditions and approval by the MAPC as submitted, to the City Council with the following stipulations:

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. 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.

The MAPC Recommends approval to forward to Council to rezone property from “C-4” Commercial Neighborhood District Limited Use Overlay to “RS-7” Single Family Residential District. Motion was seconded by Mr. Jim Scurlock.

Roll Call Vote: 7-0, Aye’s: Jim Scurlock; Jeb Spencer; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little

Absent: Dennis Zolper

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 17-34, a request to rezone property from “C-4” Neighborhood Commercial District to “RS-7” Single Family Residential, 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. 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. 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,
The Planning Department

Sample Motion

I move that we place Case: RZ 17-34 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-4 Neighborhood Commercial District to RS-7 Single Family Residential, 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