

City of Jonesboro City Council
Staff Report – RZ 21-02: 305 Airport Road
 Municipal Center - 300 S. Church St.
For Consideration by the City Council on February 16th, 2021

REQUEST: To consider a rezoning of one tract of land containing 7 +/- acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RS-8” Single Family Residential District, minimum 5,445 sq. ft. lot required for 7 +/- acres of land.

**APPLICANTS/
OWNER:** Ignacio Islas, 804 Gee Street, Jonesboro, AR 72401

LOCATION: 305 Airport Road

**SITE
DESCRIPTION:** **Tract Size:** Approx. 7 Acres
Street Frontage: 284.3 along Airport Road
Topography: Predominately Flat
Existing Development: 13,000 sq. ft. Building with Parking Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North – R-1	Cemetery
South – R-1	Vacant Land and Moose Lodge
East – R-1	Vacant Land
West – RS-8	Residential Houses

HISTORY: Old Eagles Building

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 Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the Moderate Intensity Sector. Control of traffic is probably the most important consideration in this Sector. Additionally, good building design, use of quality construction materials and more abundant landscaping are important considerations in what is approved, more so that the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. maybe appropriate. Consideration should be given to appropriate locations

of transit stops.

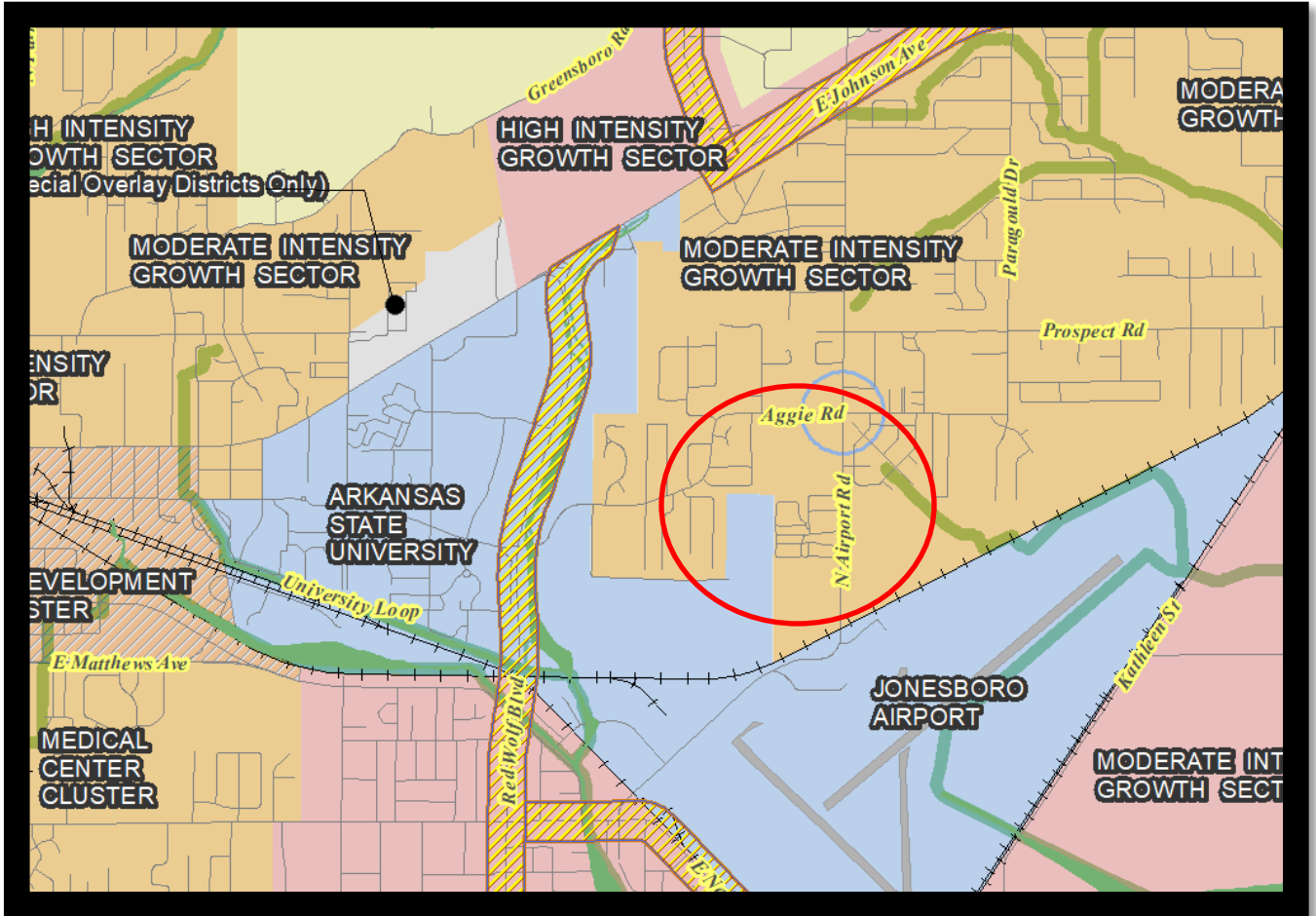
Moderate Intensity Recommended Use Types Include:

- *Single Family Residential*
- *Attached Single Family, Duplexes, Triplexes and Fourplexes*
- *Neighborhood Retail*
- *Neighborhood Services*
- *Office parks*
- *Smaller medical offices*
- *Libraries, schools, other public facilities*
- *Senior living centers/nursing homes*
- *Community-serving retail*
- *Small supermarkets*
- *Convenience store*
- *Bank*
- *Barber/beauty shop*
- *Farmer's Market*
- *Pocket Park*

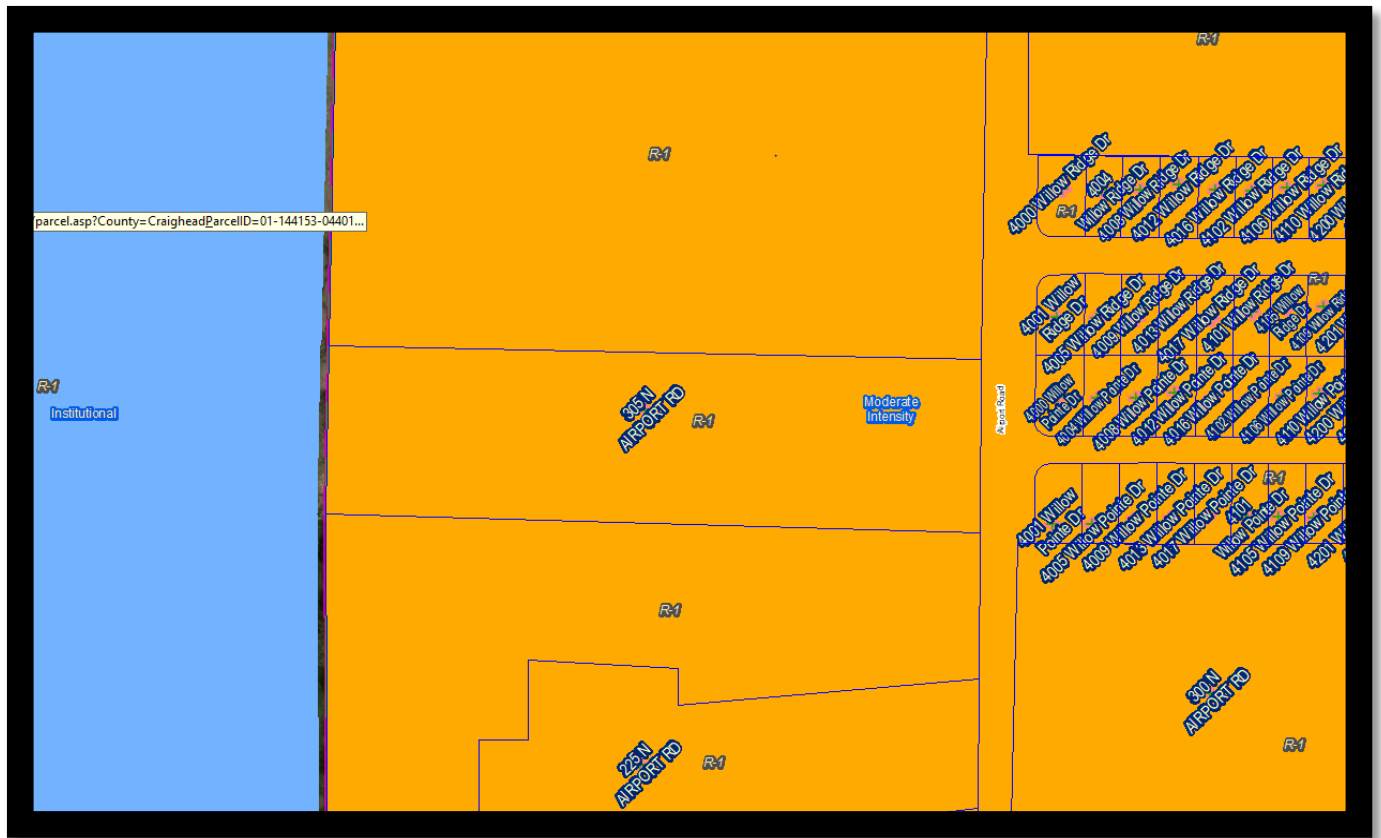
Density:

1/5 to 1/3 Acre Lots for Single Family

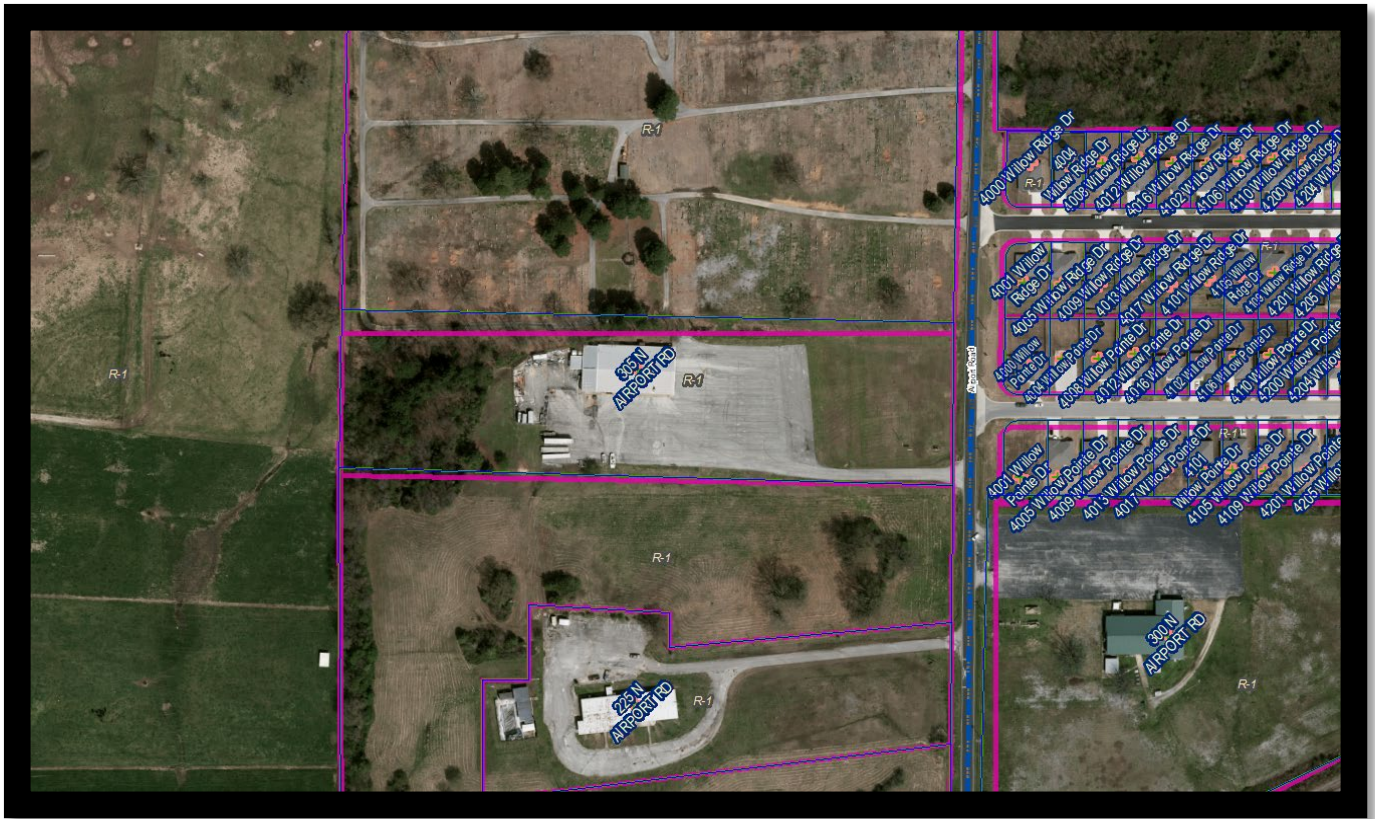
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of the city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development. The Height on the development would be no more than four (4) stories.



Land Use Map



Land Use Plan









Master Street Plan

Master Street Plan/Transportation

The subject property is served by Airport Road on the Master Street Plan is classified as a proposed Minor Arterial, requiring a 100 ft. right-of-way. The applicant will be required to adhere to the Master Street Plan recommendations.

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 list on the next page.

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, which was categorized as a Moderate 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 achieved with this rezoning considering there are single family in this area.	
(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 will likely not develop as residential. The R-1 Zoning does not allow 50 ft. wide lots.	
(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;	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented.	
(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 businesses and residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-1 Single-Family Residential Zone. Located on a lot that was the old Eagles Building, this rezoning helps to comply with 50 ft. wide lots for developing the residential lots and under the R-1 50 ft. is not in compliance.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already single family homes located in the area.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-8/Single Family Residential District as follows:

Definition of RS-8 Single Family Residential District - The purpose of a RS-8 district is to provide Single Family Residential District with a minimum 5,445 square foot lot with 15 ft. front and rear setbacks and 7.5 ft. side setback.

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	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON FEBRUARY 9TH, 2021

APPLICANT: Taylor McBride of McAlister Engineering on behalf of Ignacio Islas is requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “RS-8” Single Family Residential District with a minimum 5,445 square foot lot required for 7 +/- Acres of land located at 305 Airport Road

COMMISSION: Lonnie Roberts stated he be asking for public comments, but he turning it over to City Planner.

STAFF: Derrel Smith stated this also applies with our Land Use plan and we would recommend approval of the Rezoning changes 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 Planning Department, 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, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.

COMMISSION: Lonnie Roberts ask for Public Comments on this Rezoning Request

PUBLIC: No more comments.

COMMISSION: Lonnie Roberts Jr. asked for commissioners comment.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case: RZ: 21-02, 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. 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 Commission approval in the future.
- 4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.

The MAPC find to rezone property “R-1” Single Family Residential District to “RS-8” Single Family Residential District with minimum lot of 5,445 sq. ft. for 7 +/- acres of land. Motion was seconded by Mr. Jerry Reece.

Roll Call Vote: 7-0, Aye’s: Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; Jerry Reece; Mary Margaret Jackson; and Paul Ford

Nay’s: 0

Absent: David Handwork

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 21-02 a request to rezone property from “R-1” Single Family Residential District to “RS-8” Single Family Residential District with minimum lot of 5,445 sq. ft. for 7 +/- acres of land and the following conditions are 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 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 Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.

Respectfully Submitted for City Council Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ-21-02 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-1” Single Family Residential District to “RS-8” Single Family Residential District with minimum lot of 5,445 sq. ft. required for 7 +/- acres of land and will be compatible and suitable with the zoning, uses, and character of the surrounding area.

