

City of Jonesboro City Council
Staff Report – RZ 19-01: Fred Street – Lots 21 and 22
Municipal Center - 300 S. Church St.
For Consideration by the City Council on February 19, 2019

REQUEST: To consider a rezoning of one tract of land containing 20.44 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 0.33 +/- acres of land located at Fred Street – Lots 21 and 22 Dudley’s Subdivision from C-3 General Commercial District to RM-16 Multi-Family Residential Limited Use Overlay.

APPLICANTS/ OWNER: Harold Ray Simpson, P.O. Box 2497, Jonesboro, AR 72402

LOCATION: Fred Street – Lots 21 and 22 Dudley’s Subdivision

SITE DESCRIPTION: **Tract Size:** Approx. 00.33 +/- Acres
STREET FRONTAGE: **Street Frontage:** Around 150 Feet of Fred Street
Topography: Flat
Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial – Vacant
South	R-2 Multi Family Low Density – House
East	C-3 General Commercial – House and Vacant Land
West	C-3 General Commercial – Vacant Land and R-2 Multi- Family Low Density

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 both High Intensity Growth Sector and Overlay District. The land is equally divided between the two sectors.

A wider mix of land uses is appropriate in the **high intensity sector and overlay area**. Control of traffic is probably the most important consideration in this 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 area where sewer service is readily available and transportation facilities are equipped to handle the traffic. The Land Use Plan recommends no more than 14 dwelling units per acre for high intensity growth sectors.

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

The **Overlay Corridors** are the main entryways into the City of Jonesboro. These access points define how people perceive the City of Jonesboro when coming into the City. The Purpose of the Overlay District is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design stands for developments, and provide effective land use planning and facilitate traffic flow.

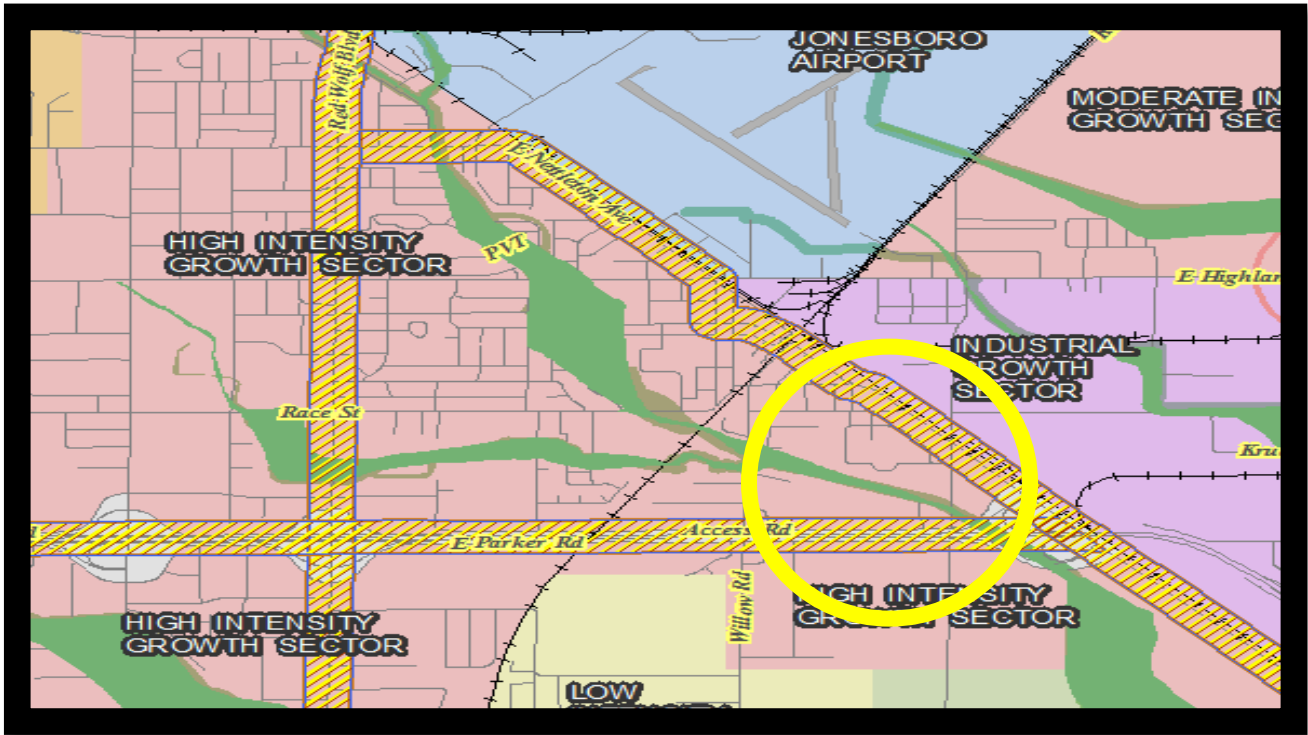
In the **Overlay Areas**, these overlay areas will run along the listed streets and shall be adjacent to the streets for a distance of 300 feet from the street right-of-way. In addition to the requirements, the property inside the overlay, corridors will be required to add additional landscape. All area will be required to have front, rear, and side buffer yards. Front shall be 25" grass vegetative buffer. Side yards shall be 10' grass vegetative buffer. Rear yards shall be 10' grass vegetative buffer, and exterior side yards shall be 15" of vegetative buffer. In addition to the buffer areas, the front and exterior side yards shall have trees planted on 25-foot centers. Tree species to be planted with thin there corridors should be consist of plants that are native to the area. The Landscape Ordinance describes these.

If Signage is required, monument signs shall be the only type of signage allowed off the buildings in the Overlay District. Please refer to the Land Use Plan for regulations on all Sign Requirements.

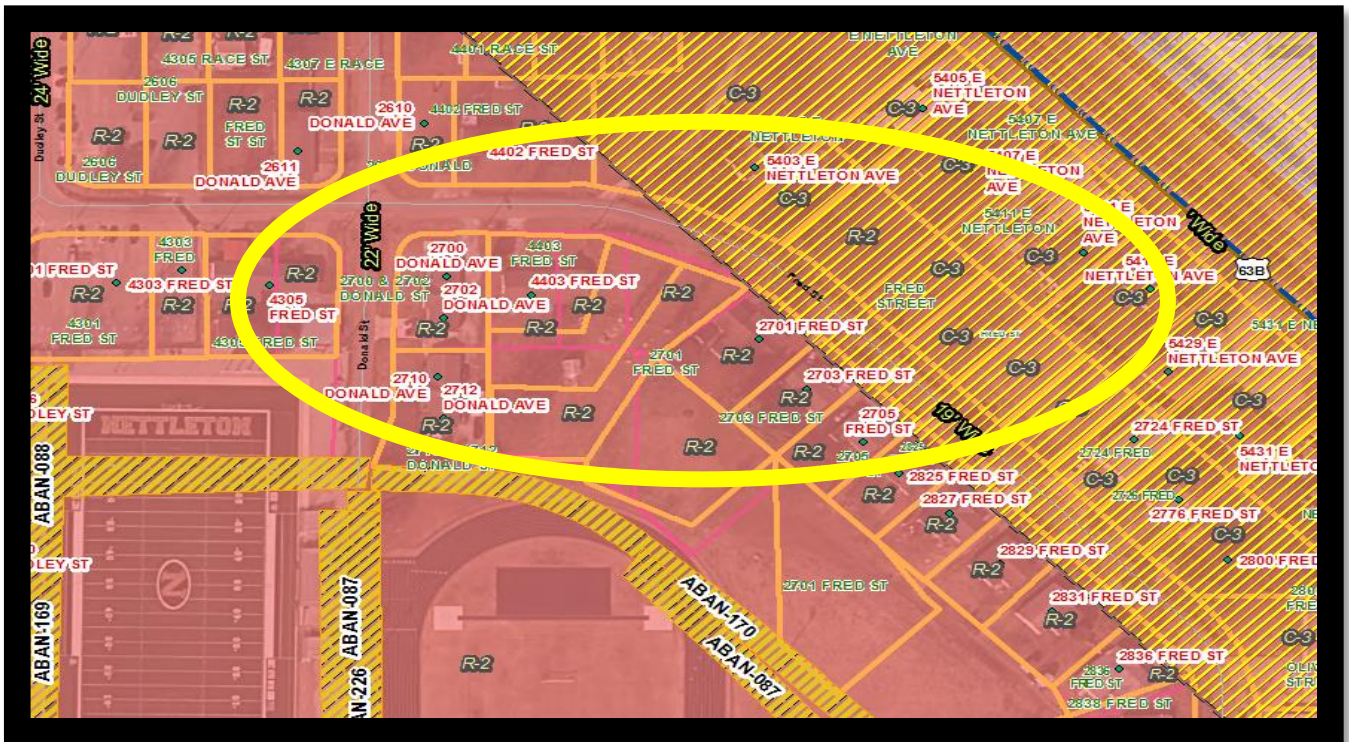
The Design Requirements within the Overlay District with all new buildings shall be required to have exterior features of at least 80% brick, wood or stone. Please refer to the Land Use Plan for regulations on the Design Requirements.

MASTER STREET PLAN/TRANSPORTATION

Fred Street serves the subject site. The street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map



Aerial/Land Use 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 both High Intensity Growth Sector and Overlay Corridor. At its highest density, the Land Use Plan only recommends up to 14 dwelling units per acre.	
(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 surrounding already has a variety of single-family houses, duplexes, multi-family and commercial development. The developer wants to construct two duplexes on this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Multi-Family is suitable for Moderate and High Intensity Growth Sectors. Density should be reduced to no more than 14 units per acre. This is commercial would have to be rezoned to add duplexes.	
(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.	Minimal impact if rezoned.	
(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 two duplexes on this development.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 Multi-Family Residential:

RM-16 Multi-Family Residential District: This residential multifamily classification allows 16 units per net acre. All form of units are allowed in this district including duplexes, triplexes, quads, and higher.

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 FEBRUARY 12, 2019

Carlos Wood of Wood Engineering on behalf of Harold Ray Simpson is requesting MAPC approval for a Rezoning from C-3 General Commercial District to RM-16 Residential Multi-family classification; 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher for .33 Acres +/- of land located on Fred Street - lots 21 and 22 of Dudley’s Subdivision.

APPLICANT: Mr. Carlos Wood said we are asking these two lots to be rezoned to R-2. We will file a Replat and merge these two lots into one. We are asking for RM-16, the reason for that is the square footage of the lots gives us the required measurements.

Owners want to build two duplexes total four units on these lots.

STAFF: Mr. Derrel Smith said this site meets all the five of the six requirements that are on the zoning checklist. We would recommend that we approve the rezoning. The following stipulations will apply:

- 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.**
- 3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.**
- 4. This Rezoning has a Limited Use Overlay, which stipulates they can only build two duplex structures on the lots.**

BOARD: Mr. Lonnie Roberts asked if there are any public comments.

CITIZEN: Jerry & Maxine Stevens said they own property adjacent to these lots. They only have one concern that is drainage issues. As the property currently has flooding problems. They said would this increase drainage issues on to their lot?

STAFF: Mr. Michael Morris, City Engineer said it will have its own stormwater management would be required. They will have to do a detention pond.

BOARD: Mr. Lonnie Roberts asked if there are any more public comments.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case: RZ: 19-01, 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.**
- 3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.**
- 4. This Rezoning has a Limited Use Overlay, which stipulates they can only build two duplex structures on the lots.**

The MAPC find to rezone property from “C-3” General Commercial District to a “RM-16” Residential Multi Family Classification District 16 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher Limited Use Overlay for two duplexes only for the .33 +/- acres of land. Motion was seconded by Mr. Jim Scurlock.

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

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the City Council decide to approve based on the above observations and criteria of Case RZ 19-01, a request to rezone property from C-3 General Commercial District to RM-16 Multi-Family Residential District Limited Use Overlay, 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.
3. A final site plan illustrating compliance with site requirements that is required by ordinance for parking, signage, landscaping, fencing, sidewalks, buffering etc. shall be submitted to the Planning Department prior to any redevelopment.
4. This Rezoning has a Limited Use Overlay, which stipulates they can only build two duplex structures on the lots.

Respectfully Submitted for City Council Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 19-01 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 RM-16 Multi-Family Residential District Limited Use Overlay, 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 Planning Department in the future.



