

City of Jonesboro City Council
Staff Report – RZ 16-11: 3423 Hudson
Municipal Center - 300 S. Church St.
For Consideration by the Council on July 5, 2016

REQUEST: To consider a rezoning of one tract of land containing 8.29 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 8.29 acres of land located at 3423 Hudson, from “R-1” Single Family Residential District to “RM-12” LUO Residential Multi-family Classification allowing for 12 units per gross acre.

**APPLICANTS/
OWNER:** Robin Caldwell, 3908 Sunset, Jonesboro, AR 72401

LOCATION: 3423 Hudson, Jonesboro, AR 72404

**SITE
DESCRIPTION:** **Tract Size:** Approx. 8.29 Acres
Street Frontage: 156.77 Feet along Hudson Drive
Topography: Undeveloped flat.
Existing Development: Single family house

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Undeveloped
South	C-3 LUO General Commercial District and I-1 Industrial District
East	R-1 Single Family Residential Housing
West	R-1 Single Family Residential Housing and C-3 General Commercial LUO

HISTORY: Currently undeveloped.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

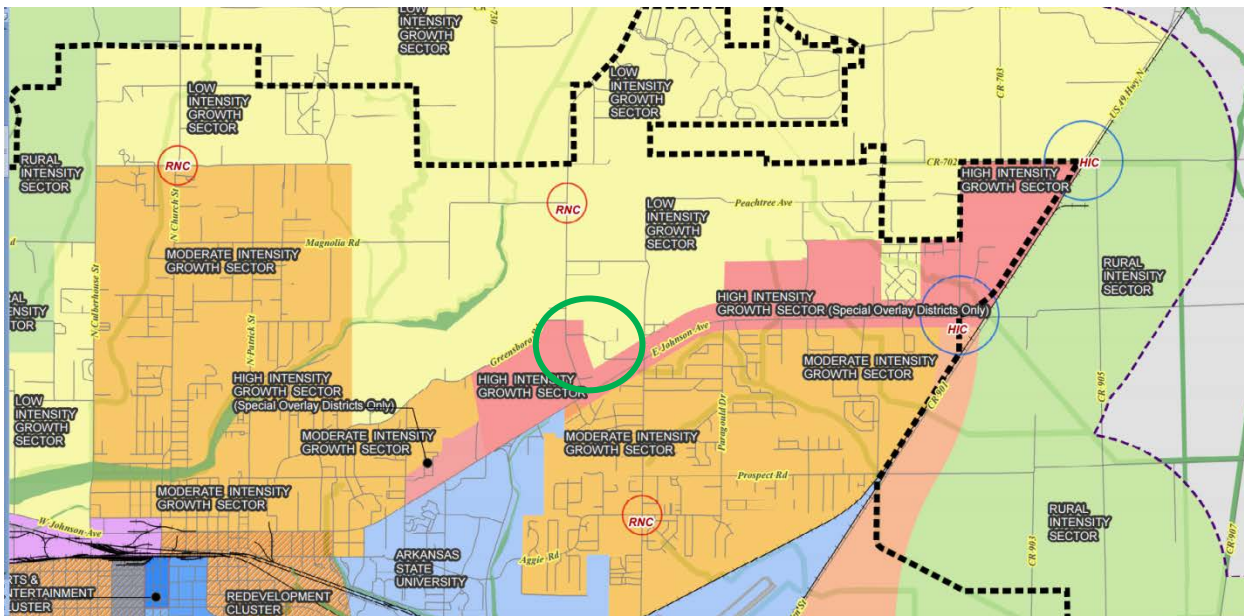
The Current/Future Land Use Map recommends this location as a High Intensity Growth Sector. A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses such as automotive dealerships, which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

High Intensity Growth Recommended Use Types Include:

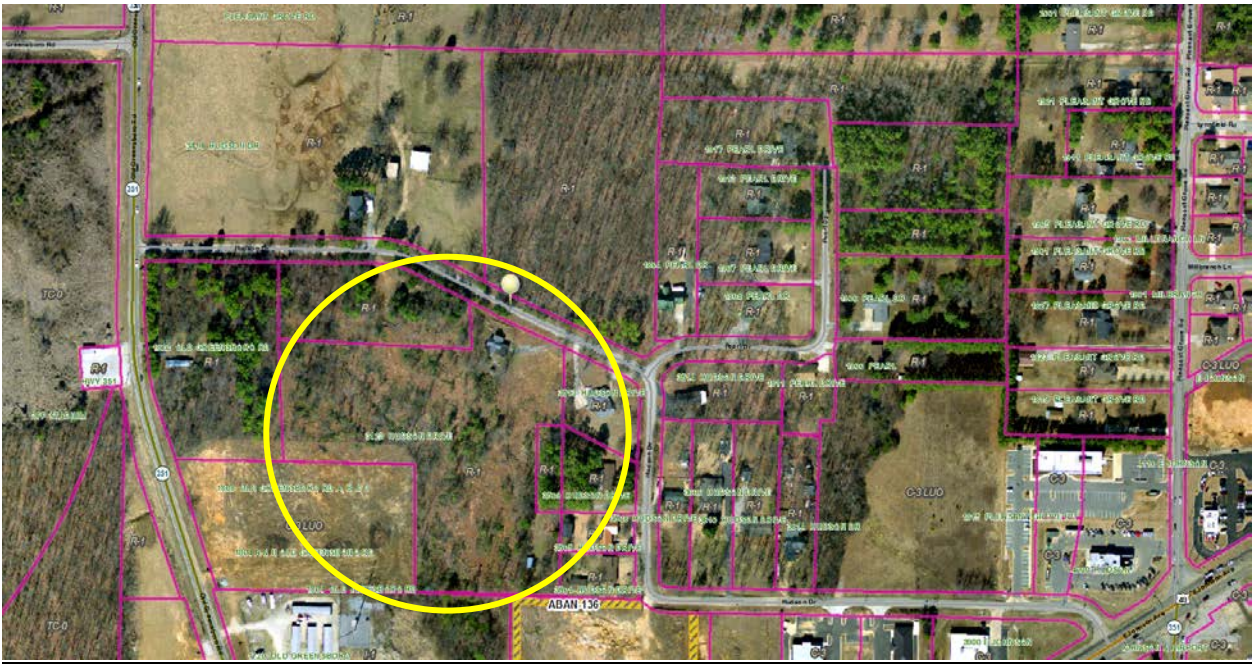
- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-Family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Master Street Plan/Transportation

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



Adopted Land Use Map










Aerial/Zoning Map



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-12 rezoning is consistent with the Future Land Use Plan, which was categorized as a High Intensity Growth Sector which recommends up to 14 units per acre on multi-family.	
(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 is in redevelopment and transition. Similar use will occur on the Greensboro Village Town Center site.	
(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 residential development, if right of way improvements are done, and access management principles are implemented.	
(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.	Except for the single family house currently on the land, this property has been undeveloped for several years.	
(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 if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	

Staff Findings:

Applicant’s Purpose:

The applicant purchased the property wanting to build multifamily units according to RM-12 zoning guidelines. The land is currently undeveloped since 2005. The applicant feels like he can develop the property while having very little impact on the surrounding area.

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

RM-12 Residential Multifamily Classification. The purpose of this classification is to provide appropriate locations for multifamily residential units. The district allows for all forms of units, duplexes, triplexes, quads, and higher. At twelve units per acre, the applicant could gross 99 units on the subject property maximum. The applicant is requesting approval of 96 upscale multi-family units. The current R-1 District could gross 5.6 homes per acre, resulting in 46 single family homes.

In the application the applicant notes that the proposed rezoning would provide a needed transition from Commercial to Single Family Residential.

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 RM-12 Multifamily Residential District. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank:

Uses	RM-12	Uses	RM-12
Single Family, Detached		Golf course	P
Single-Family, Attached	P	Government service	P
Duplex, triplex, Fourplex	P	Hospital	P
Emergency Housing Unit		Library	P
Multifamily	P	Medical Services	C
Manufactured Housing Unit	P	Museum	C
Manufactured Housing Unit – Residential Design	P	Nursing Home	C
Manufactured Housing Park		Parks and recreation	P
Group Residential	P	Post office	
Accessory Dwelling Unit		Recreation/Entertainment, indoor	
Airport or airstrip		Recreation/entertainment, outdoor	
Animal care, general		Safety Services	P
Animal care, limited		School, elementary, middle and high	P
Automated Teller Machine	C	Utility Major	C
Bed and breakfast	C	Utility Minor	P
Cemetery	C	Agriculture, animal	
Church	C	Agriculture, crop	
College or university	P	Agriculture, product sales	
Communication Tower	C		
Convenience Store	C		
Day care, limited(family home)	P		
Day care, general	C		

MAPC RECORD OF PROCEEDINGS: MAPC Meeting Held on June 28, 2016

Applicant: Mr. Cole Stevenson requested a rezoning for 3423 Hudson from R-1 Single Family Residential to RM-12 Residential multifamily classification. Mr. Stevenson explained that he wanted to get the property rezoned so it would be easier for someone to develop the property. He went to explain that he was asking for RM-12 multifamily because they felt like that was the residential zoning that would work best with the surrounding commercial zonings.

Staff: Mr. Ron Kelton stated that he had concerns about Hudson road and the intersection of Hudson and 351. Mr. Kelton wanted to know if Mr. Stevenson planned to do any road improvements if this property were rezoned from R-1 to RM-12.

Applicant: Mr. Stevenson said they did not have any plans on doing road improvements but that was only because they did not have a site plan for any project at this time. Mr. Stevenson went on to say that he agreed with Mr. Kelton's statements regarding a need for road improvements in this area.

Staff: Mr. Brant Perkins wanted to know if the applicant planned on securing another access to this property other than Hudson Road.

Applicant: Mr. Stevenson said that his client did not have access to any other access points to their property other than Hudson Road.

Staff: Mr. Otis Spriggs presented the Staff comments directly from the staff summary that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 16-11, a request to rezone property from "R-1" Single Family Residential District to "RM-12" L.U.O., Multifamily Residential District subject to final site plan approval by the MAPC.

No issues were reported by the various departments. The applicants will have to comply with the list of uses in the 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.
5. The maximum units shall be 96.

Public Input: Mr. Rick Chester spoke during the public comment period. He explained that this property was part of a mass annexation into the City of Jonesboro in 1998 and there was no sewer out by that property. He wanted to know where the sewer for this development would come from.

Staff: Mr. Otis Spriggs explained that this information was not available yet because there were no site plans submitted for review. This question would be answered at that point in the process by City, Water, and Light. He went on to say that any rezoning would be subject to a final site plan review.

Mr. Jerry Reece explained that developers would be responsible for paying for getting sewer to their property.

Mr. Jim Scurlock asked Mr. Spriggs a question about lot coverage.

Mr. Spriggs explained to him that it only meant lot coverage. It did not matter if the buildings were 2 or 3 stories high.

Mr. Perkins asked Mr. Spriggs if all of the property was in what the Land Use Map classified as a low-intensity growth sector and or high-intensity growth sector.

Mr. Spriggs explained that the lines on the map were not intended to be hard lines.

Mr. Perkins also pointed out that he was not sure if this area had the infrastructure to support the additional housing units that could be placed on this lot if the committee were to approve the rezoning.

Mr. Kevin Bailey suggested that the applicant needed to do a traffic study to determine how this rezoning would impact traffic in the area.

Applicant: Mr. Stevenson agreed but restated that it would be difficult to do a traffic study at this time since they do not have site plans for any development.

Public Input: Mr. Chester also asked about a secondary entrance for this property

Staff: The board reiterated that the issue would be addressed during the site plan review.

Commission:

Mr. Kelton made a motion to approve the Case: RZ 16-11 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 “R-1” Single Family Residential District to the proposed “RM-12”, Multifamily 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. Mr. Jim Scurlock seconded the motion.

The motion PASSED with the following (5-3) vote:

Voting Aye: 5 - Mr. Lonnie Roberts; Mr. Ron Kelton; Mr. Jim Scurlock; Mr. Kevin Bailey; Mr. Rick Stripling

Voting Nay: 2 - Mr. Jerry Reece; Mr. Brant Perkins

Voting Abstain: 1- Mr. Paul Hoelscher

Absent: 1 - Mr. Jimmy Cooper

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 16-11, a request to rezone property from “R-1” Single Family Residential District to “RM-12” L.U.O., Multifamily Residential District subject to final site plan approval by the MAPC.

- 6. 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.
- 7. 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.
- 8. Any change of use shall be subject to Planning Commission approval in the future.
- 9. 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.
- 10. The maximum units shall be 96.

Respectfully Submitted for Planning Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

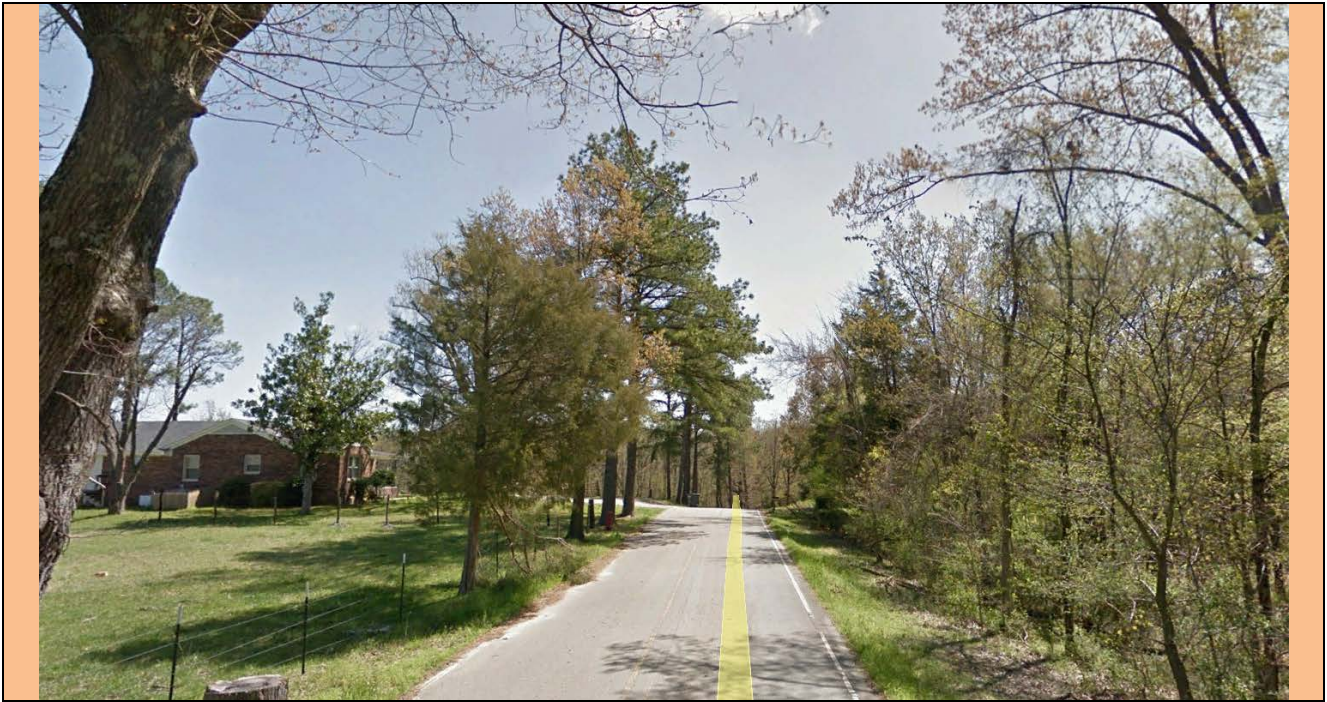
Site Photographs



View looking North



View looking South



View looking East



View looking West