

*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ 22-15 1601 Granger Drive  
Municipal Center - 300 S. Church St.  
For Consideration by the Commission October 25, 2022*

**REQUEST:** To consider a rezoning of one tract of land containing .44 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” Single-Family Medium Density District to “RM-8” Residential Multifamily; eight units per net acre

**APPLICANTS:** William Conrad, 5726 Friendship Cir. Jonesboro, AR 72404  
**OWNER:** Heather Kelley, P.O. Box 16896, Jonesboro, AR 72403

**LOCATION:** 1601 Granger Drive

**SITE**

**DESCRIPTION:** **Tract Size:** Approx. 0.44 Acres  
**Street Frontage:** Approx. 124 ft.  
**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 Single-Family Medium Density District – Residential
South	R-1 Single-Family Medium Density District – Residential
East	R-1 Single-Family Medium Density District – Residential
West	RM-8 - Residential Multifamily - Vacant

**HISTORY:** Vacant

**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 sectors. 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 than the particular use. Limits on hours of operation, lighting standards,

screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops.

**Typical Land Uses:** 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, etc.  
Community-serving retail  
Small supermarket  
Convenience store  
Bank  
Barber/beauty shop  
Farmer's Market  
Pocket Park

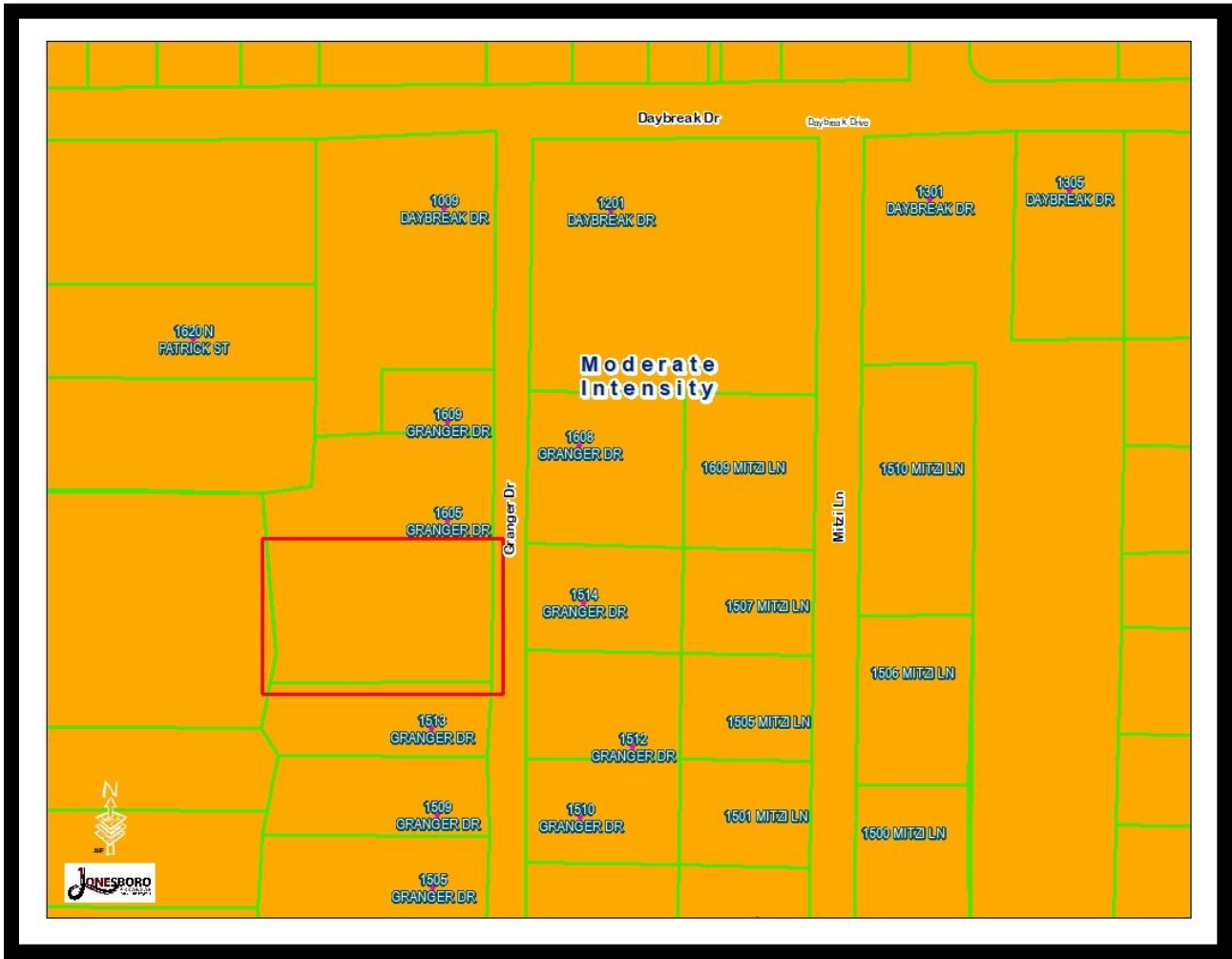
**Density:** 1/5 to 1/3 acre lots for Single Family  
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development.

**Height:** 4 stories

**Traffic:** Approximately 300 peak hour trips (Commercial Only)

**Examples:**





*Land Use Map*

**Master Street Plan/Transportation**

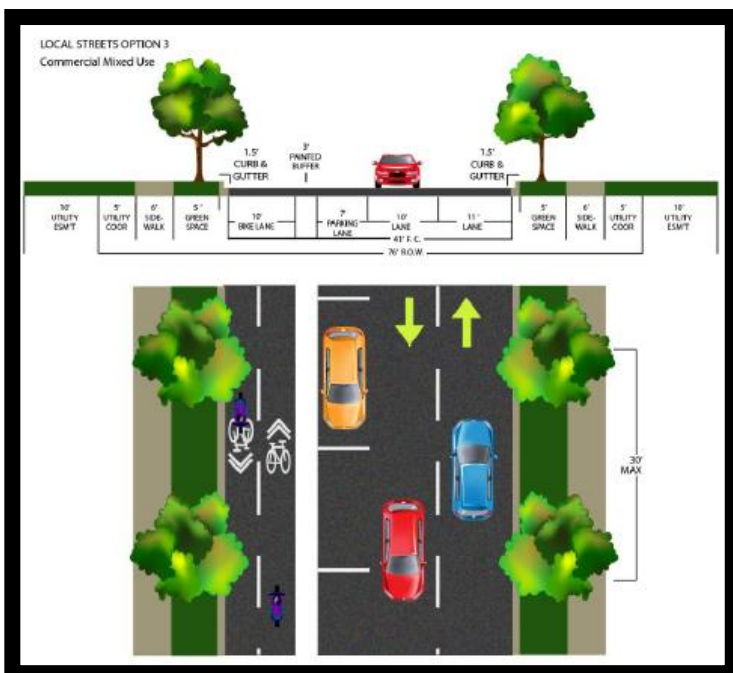
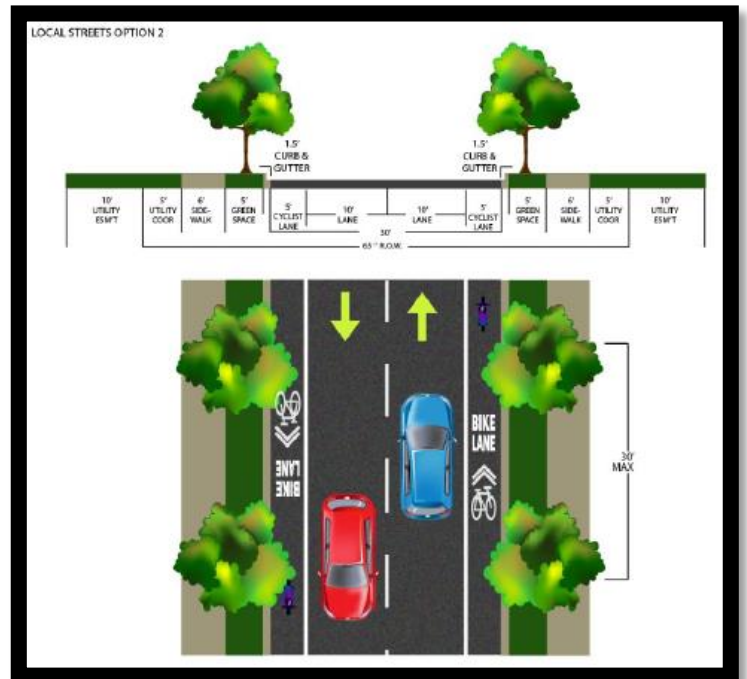
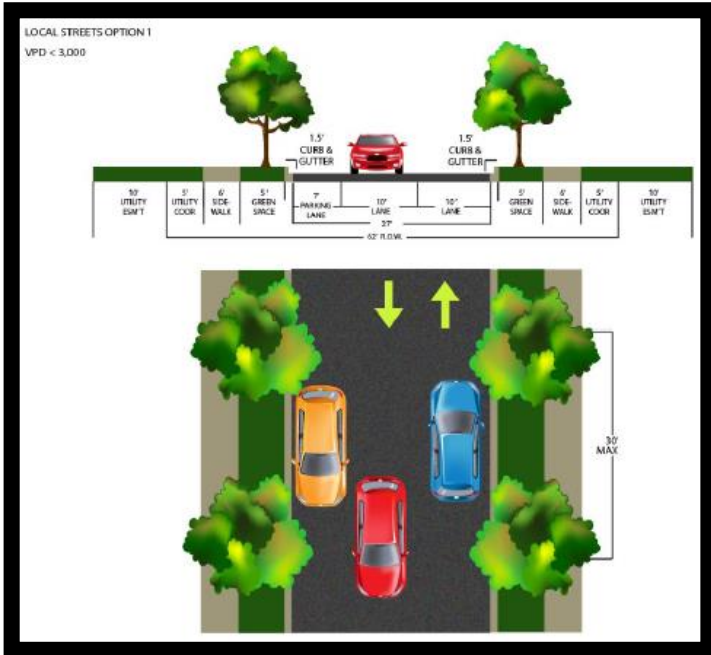
The subject property is served by Granger Drive, the Master Street Plan classifies Granger Drive as a **Local Street**.

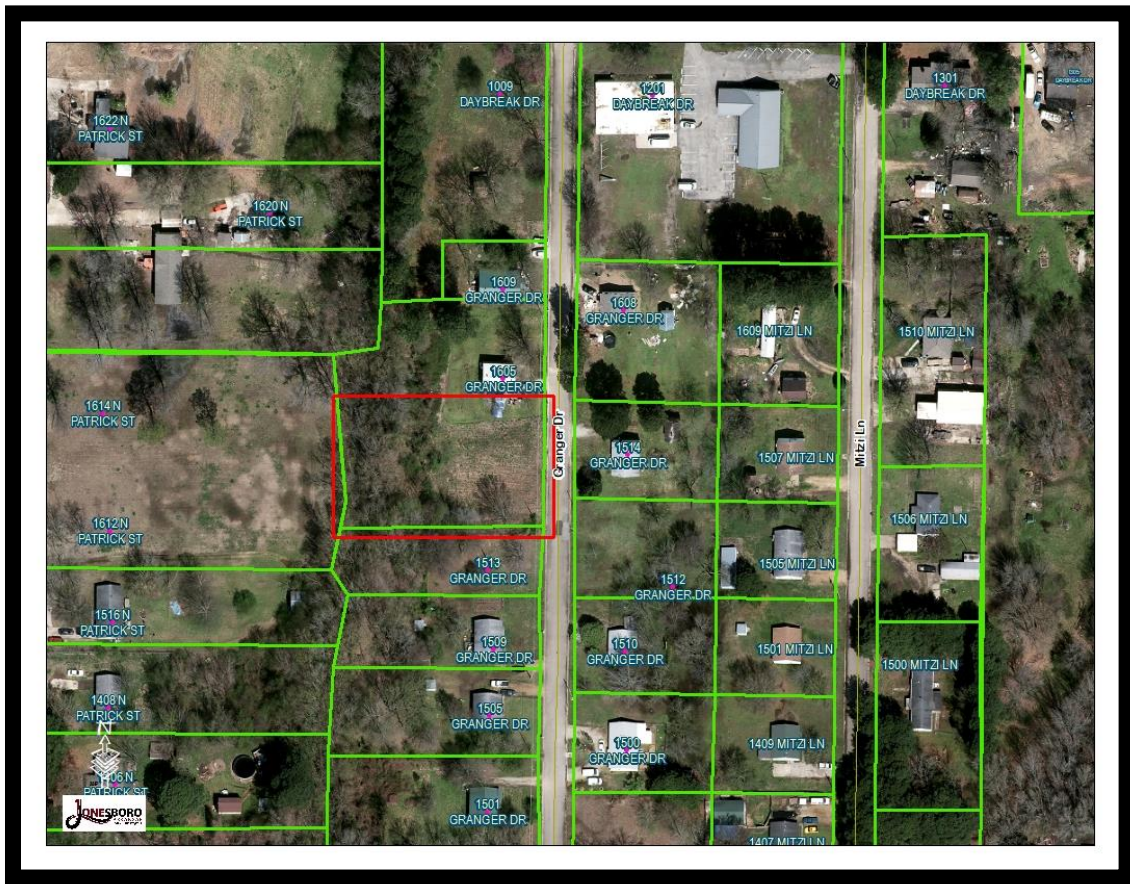
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

**Local Street:**

**FUNCTION:** The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

**DESIGN:** Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.













**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) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan, which is categorized as a Moderate Intensity Growth Sector.	
(b) <b>Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering there is residential multi-family in this area.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property will not develop as residential multi-family. The property is currently zoned for single family use.	
(e) <b>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;</b>	The Land Use Plan states multi-family should only be allowed on Collector and above streets; Granger is classified as a Local Street.	
(f) <b>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</b>	Minimal impact if rezoned due to the fact that multi-family uses currently exist in this area.	

# Staff Findings:

## Applicant’s Purpose

The proposed area is currently classified as “R-1” Single-Family Medium Density District. The applicant is applying for a Rezoning to support future multi-family development.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

## Chapter 117 of the City Code of Ordinances/Zoning defines RM-8 as follows:

RM-8—Residential Multi-family classification; eight units per net acre, includes all forms of units, 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 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	



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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON OCTOBER 25, 2022**  
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**William Conrad is requesting a rezoning from R-1, Single-Family Medium Density District, to RM-8, Residential Multifamily; eight units per net acre. This rezoning request is for 0.44 +/- acres located at 1601 Granger Drive.**

**COMMISSION ACTION:**

**Mr. Dennis Zolper made a motion to approve Case RZ: 22-15, 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 Department approval in the future.**

**The motion was seconded by Mr. Jim Little.**

**Roll Call Vote:**

**Aye: 6 – Paul Ford, Stephanie Nelson; Jeff Steiling; Monroe Pointer; Jimmy Cooper; Jim Little; and Dennis Zolper**

**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 22-15 a request to rezone property from “R-1” Single Family Medium Density District to “RM-8” Residential Multi-family:

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 Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

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**Sample Motion:**

I move that we place Case: RZ 22-15 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 Medium Density District to “RM-8” Residential Multi-family District will be compatible and suitable with the zoning, uses, and character of the surrounding area.