

City of Jonesboro City Council
Staff Report – RZ 18-08: lots 143 – 160 State Street
 Municipal Center - 300 S. Church St.
For Consideration by the City Council on May 15, 2018

REQUEST: To consider a rezoning of one tract of land containing 2.13 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-1” Single Family District and “R-2” Multi-Family to “RS-8” Single Family Residential District: minimum 5,445 sq. ft. lot required.

APPLICANTS/ OWNER: Habitat for Humanity of Greater Jonesboro, 520 W. Monroe Avenue, Jonesboro, AR

LOCATION: Lots 143 through 160, College Place Addition, State Street

SITE DESCRIPTION: **Tract Size:** Approx. 2.13 Acres
Street Frontage: **449.11 feet along State Street**
Topography: Predominately Flat
Existing Development: Vacant Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-2 Multi-Family Low Medium District
South	R-2 Multi-Family Low Medium District
East	R-2 Multi-Family Low Medium & R-3 Multi-Family Residential District
West	R-2 Multi-Family Low Medium District

HISTORY: Vacant Land and contains numerous trees.

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 Redevelopment Cluster Growth Sector. The enhancement of this area represents a longer-term effort. Investment in the Redevelopment Cluster will increase after values increase in the remainder of Downtown. In other words, enhancement of the Downtown Redevelopment Cluster will become feasible after the balance of Downtown’s Market has been strengthened. At that time, enhancement of the Redevelopment Cluster should be orchestrated by:

- Encouraging a mixture of uses to be developed in this area, including offices, services, government facilities, and housing;
- Recognizing that this cluster is not an appropriate location for general retail uses;
- Encouraging quality real estate development projects similar to those which have recently occurred along Washington Avenue between Flint and Madison streets; and
- Recognizing the importance of code enforcement in this area.

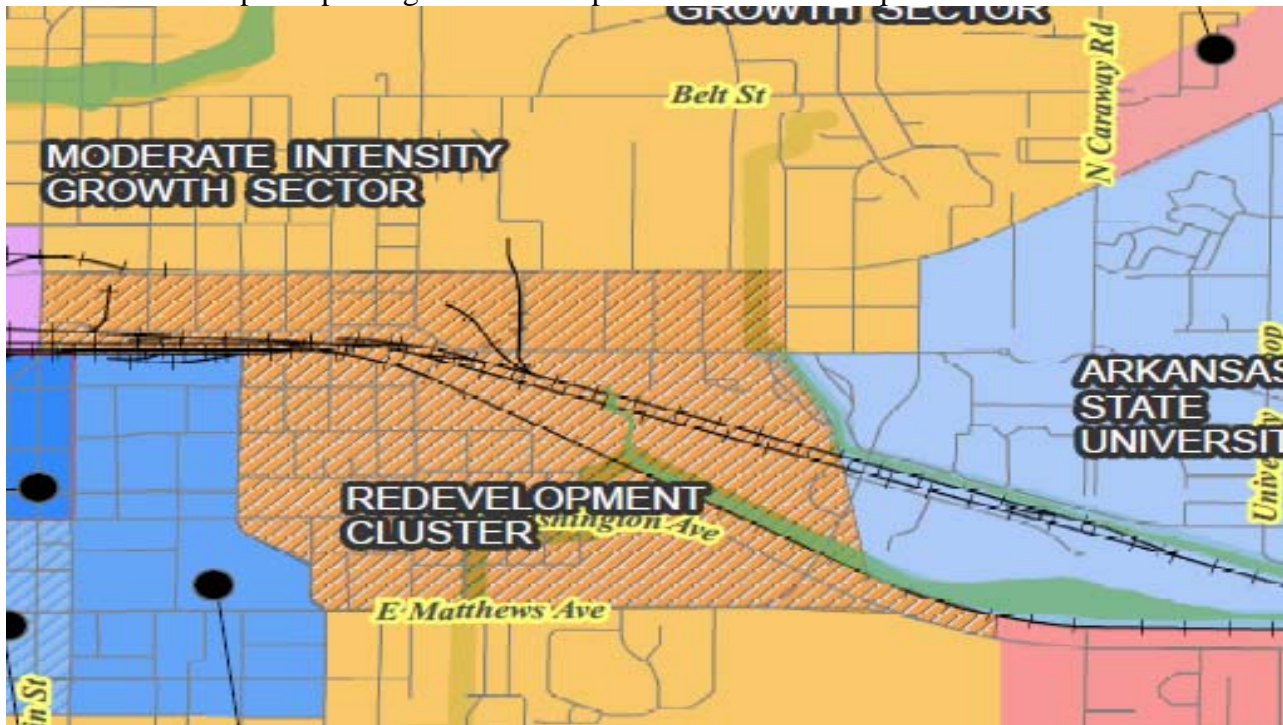
The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

REDEVELOPMENT CLUSTER RECOMMENDED USE TYPES INCLUDE:

- Single Family, Multifamily
- Offices
- Services
- Government Facilities

MASTER STREET PLAN/TRANSPORTATION

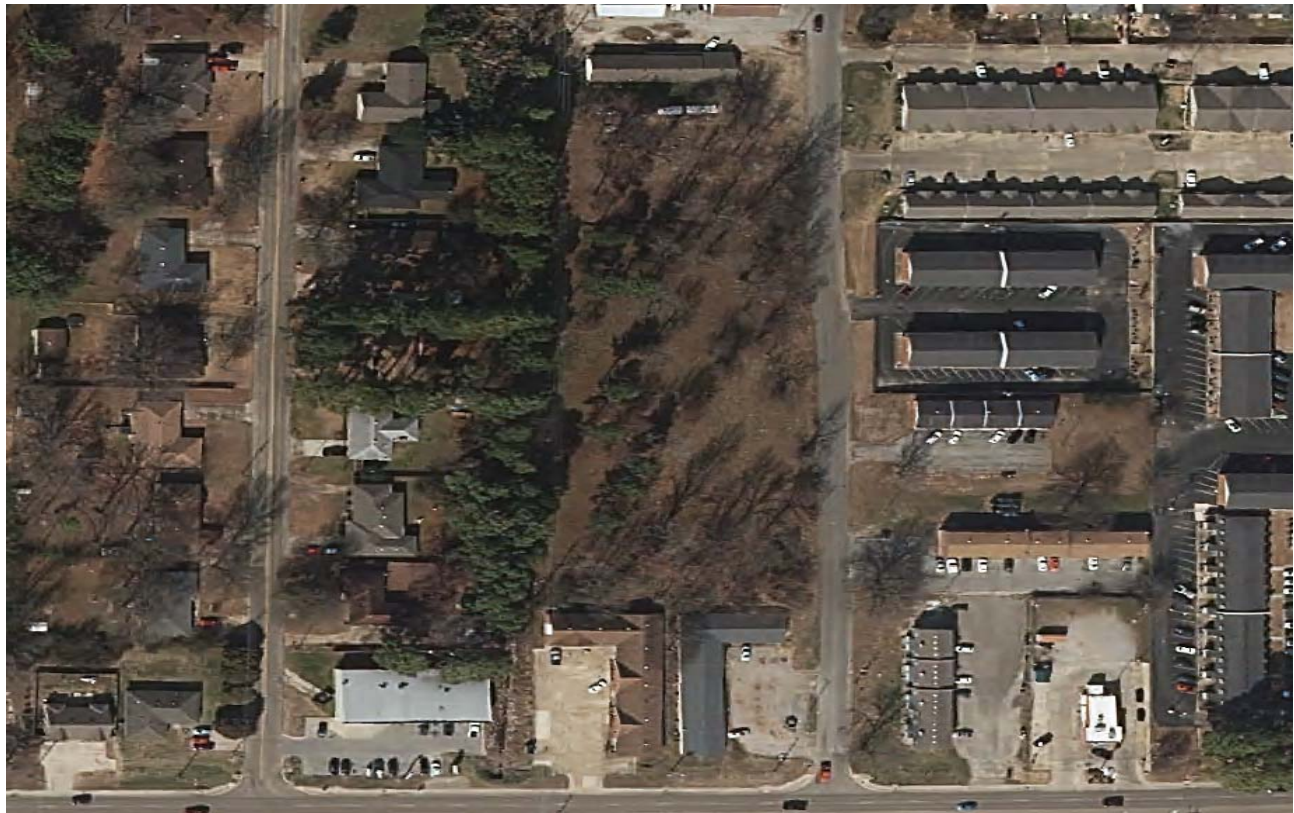
The subject site is served by State Street, which is a Local Street and E. Johnson Avenue is a Principal Arterial on the Master Street Plan. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.



Adopted Land Use Map









Aerial/Zoning Map



Aerial 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 “RS-8” Single Family Residential District rezoning is Consistent with the Future Land Use Plan, which was categorized as Redevelopment Cluster Growth Sector. The Property will be developed into nine lots for Single Family Homes. There will be a small park for the residents.	
(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 “RS-8” District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. The land is surrounded by a mix of single-family and multi-family land.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This zoning is “R-1” Single Family and “R-2 Multifamily. The current classification would not allow for the development of the small park they wish to create, and still allow nine new homes.	
(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.	The proposed uses are said to compliment and increase curb appeal to the area. No detrimental or adverse impacts are predicted. The elements will be taken care of thru the development site plan with the appropriate departments.	
(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 residential currently exist. The elements will be taken care of thru the development site plan with the appropriate departments.	

STAFF FINDINGS

Applicant’s Purpose

MASTER STREET PLAN/TRANSPORTATION:

The subject site is served by E. Johnson Avenue (Principal Arterial) and State Street (Local Street) on the Master Street Plan.

ZONING CODE COMPLIANCE REVIEW:

The Applicant would like to Replat the land into nine lots to build 9 single-family homes on and construct a small park for use by the residents.

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

Definition: RS-8 Single Family Residential district; minimum 5,445 square foot required.



View of Larger Area Showing Current Zoning

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 My 8, 2018

George Hamman of Civilogic on behalf of Habitat for Humanity of Greater Jonesboro is requesting a Rezoning from R-1 Single Family Medium Density District and R-2 Multifamily Low Density District to RS-8 Single Family Residential District with a minimum 5,445 sq. ft. lot required for 2.13 acres +/- of land located on State Street for lots 143 through 160 on the College Place Addition Plat.

APPLICANT: Mr. George Hamman represented Habitat for Humanity. Requesting a RS-8 Single Family Residential District with a minimum 5,445 sq. ft. lot Rezoning required for 2.13 acres +/- of land located on State Street for lots 143 through 160 on the College Place Addition Plat.

STAFF: Mr. Derrel Smith said this site meets all the six requirements that are on the zoning checklist. 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. 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. The applicant agrees to comply with the Master Street Plan recommendations for the State Street right-of-way.
4. Any change of use shall be subject to Planning Commission approval in the future.

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

PUBLIC: No Opposition.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case: RZ: 18-08, 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. The applicant agrees to comply with the Master Street Plan recommendations for the State Street right-of-way.
4. Any change of use shall be subject to Planning Commission approval in the future.

The MAPC find to rezone property from R-1 Single Family Medium Density District and R-2 Multifamily Low Density District to RS-8 Single Family Residential District with a minimum 5,445 sq. ft. lot. Motion was seconded by Mr. Jerry Reece.

Roll Call Vote: 5-0, Aye’s: Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper

Absent: Jim Scurlock, Jim Little and Dennis Zolper

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 18-08, a request to rezone property from “R-1” Single Family Residential and “R-2” Multi-Family Low Medium Residential District to “RS-8” Single-Family residential District; minimum 5,445 sq. ft. lot required and final site plan approval by the Planning Department subject to the following:

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. The applicant agrees to comply with the Master Street Plan recommendations for the State Street right-of-way.
4. Any change of use shall be subject to Planning Commission approval in the future.

Respectfully Submitted for City Council Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-18-08 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 and “R-2” Multifamily to “RS-8” Single Family 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 Planning Staff in the future.

Pictures of Area

