

City of Jonesboro City Council
Staff Report – RZ 18-05: 3626 Flemon Road
Municipal Center - 300 S. Church St.
For Consideration by the Council on April 17, 2018

REQUEST: To consider a rezoning of one tract of land containing 2.24 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “AG-1” Agriculture District to “RS-5” Single Family Residential District, minimum 8,712 square feet.

APPLICANTS/ OWNER: Ms. Debbie Sterling, 3626 Flemon Road, Jonesboro, AR 72404

LOCATION: 3626 Flemon Road, Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. 2.24 Acres
Street Frontage: **300.70’ feet along Flemon Road; 181.88 feet along Wisteria Lane**
Topography: Predominately Flat
Existing Development: Single Family Residences, Agricultural Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential District
South	AG-1 Agricultural District
East	R-1 Single Family Residential District
West	RS-6 Single Family Residential District – minimum 7,260 square foot

HISTORY: Residential Home and Agricultural Land

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 Low Intensity Growth Sector. Low Intensity uses take place in areas where transportation arteries are fewer and services like sewer are sparser. The major intents of this sector is to preserve the more laid-back feel to residential life.

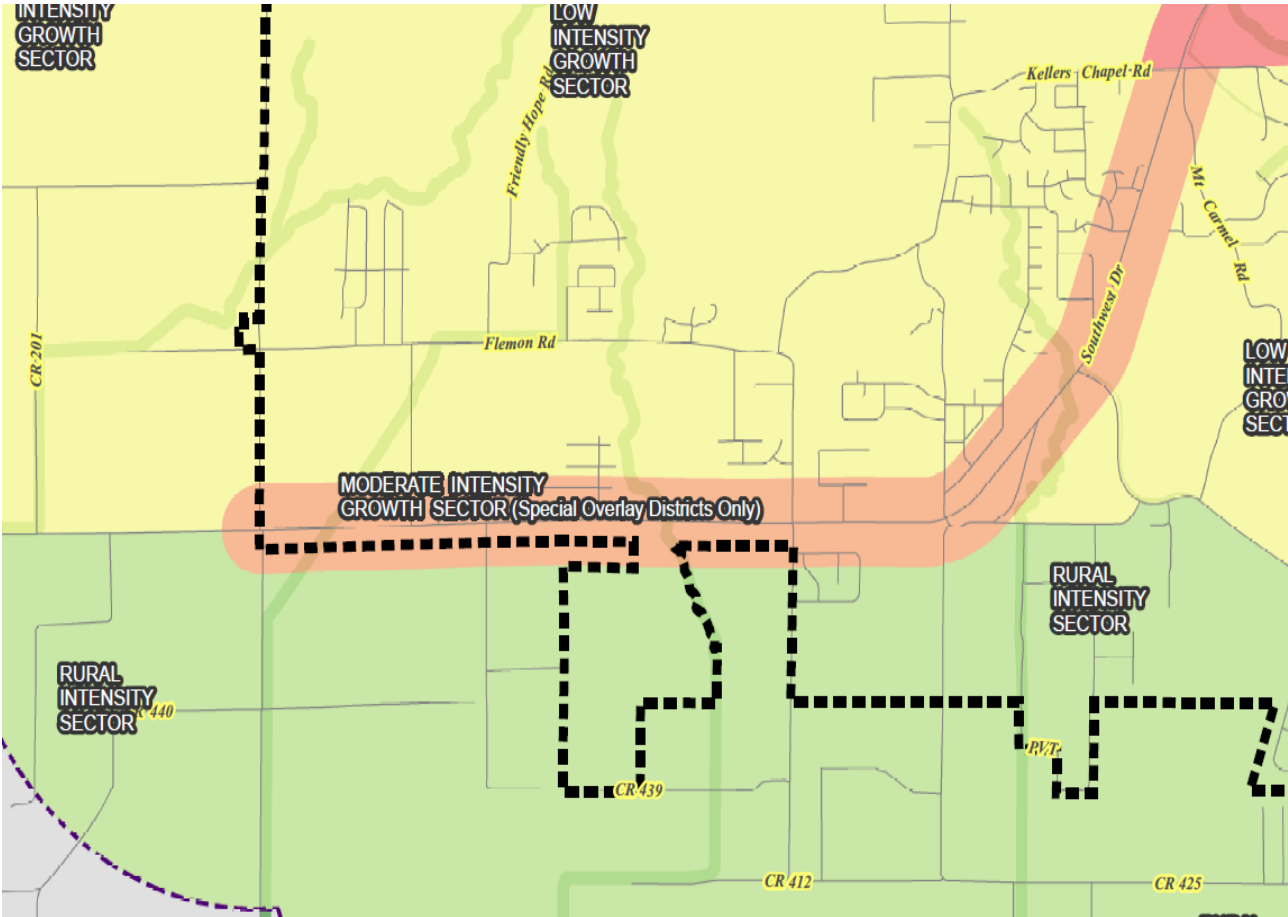
Limited Commercial development, primarily at the crossroads of arterials and collectors is allowed. Good Building Design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc., may be appropriate. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

LOW INTENSITY RECOMMENDED USE TYPES INCLUDE:

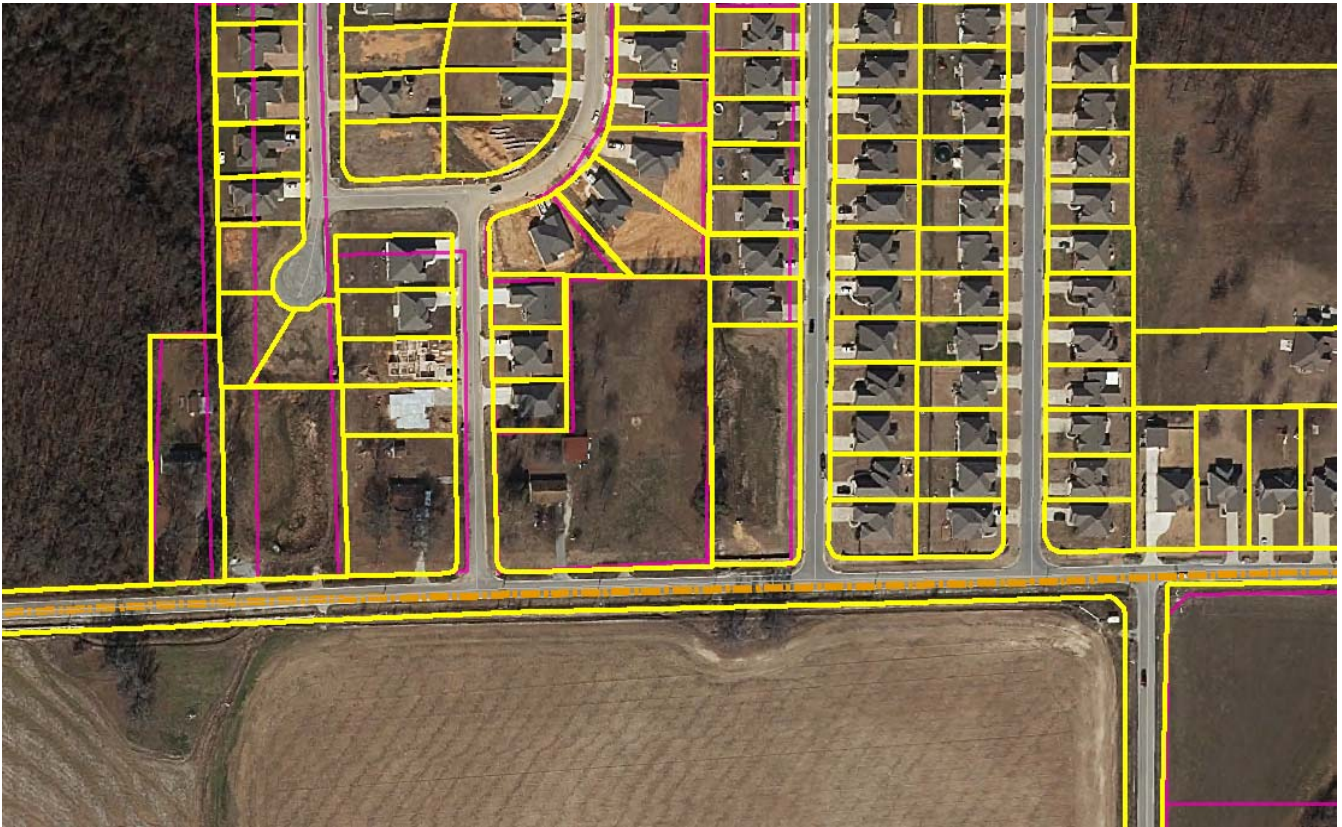
- Moderate to large lot single family residential developments
- Neighborhood Markets
- Neighborhood Convenience Stores
- Neighborhood Services as in dry cleaners, carwashes, small banks
- Stables
- Senior Living Centers / Nursing Homes

MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Flemon Road, which is a Collector Street and Wilkinson Drive is a local street 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 R-S Single Family District rezoning is consistent with the Future Land Use Plan, which was categorized as Low Intensity Growth Sector. The Property would be developed into 2 Single Family Homes.	
(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-5 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This is adjacent to Prairie Meadows Subdivision and the proposed uses would complement said district as noted.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This zoning is Agricultural. The purpose of this district is to help preserve existing agricultural resources, and to guide the conversion of rural lands to suburban use when appropriate. The Size of the lot was the restriction and to build more than one on less than 5 acres.	
(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) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant.	Property has older home and a one accessory building and is in transition for redevelopment and revitalization.	
(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 due to the fact that residential currently exist. The elements will be taken care of thru the development site plan with the appropriate departments.	

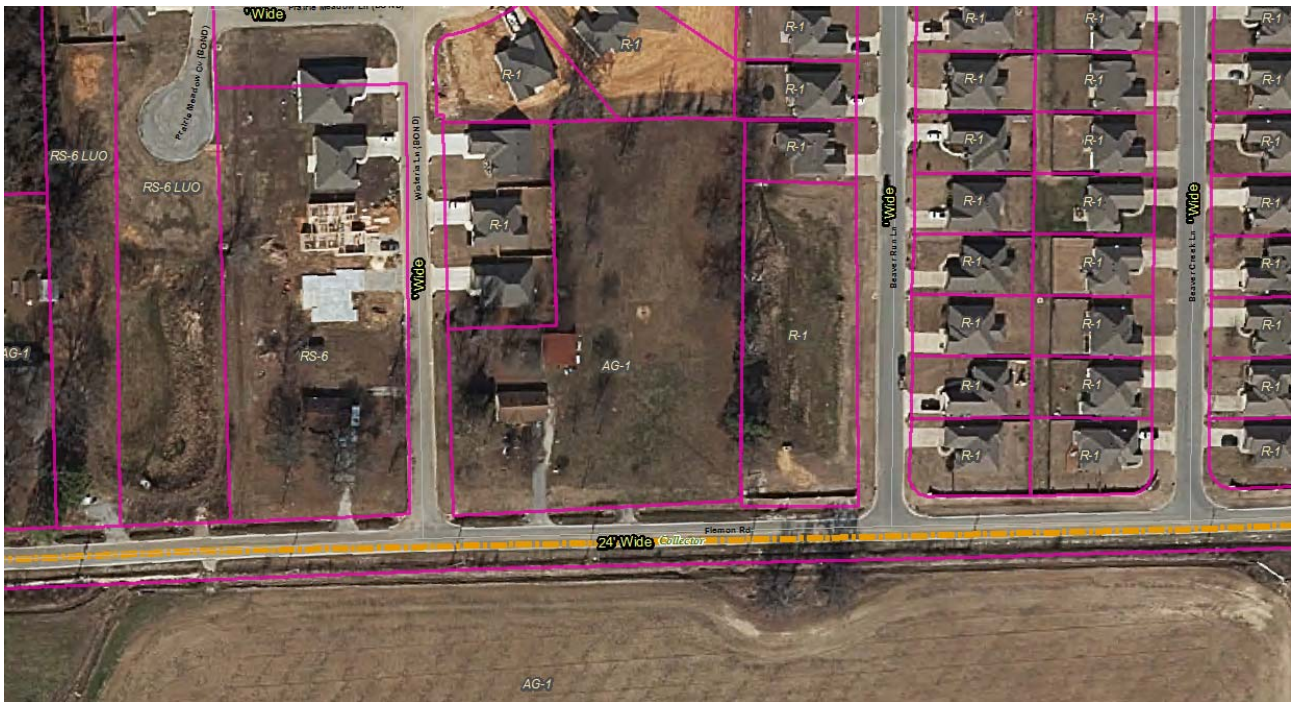
STAFF FINDINGS

Applicant's Purpose

This parcel is bounded on three sides by existing subdivisions. The owner would like to Replat the land into approximately three lots. The AG-1 zoning dictates a minimum of five acres, so therefore this cannot be replatted with the current classifications. The purposed use of this land would be to sell it for the construction of two additional single-family homes.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-5 District as follows:

Definition: RS-5 Single Family residential district with minimum 8.712 square foot lots 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 APRIL 10, 2018

George Hamman of Civilogic on behalf of owner Debbie Sterling is requesting a Rezoning from AG-1 Agricultural District to RS-5 Single Family Residential District with minimum 8,712 square foot lots required for 2.24 +/- acres of land located at 3626 Flemon Road.

APPLICANT: George Hamman for Civilogic we prepared the survey and the application for Ms. Sterling. She is currently zoned Agricultural and she wanted to divide this up into three lots. She found out that minimum on this lot for Agricultural is 5 acres apiece. So now, we are coming to up to change to RS-5.

STAFF: Derrel Smith yes it does meet all approval criteria that we set forth in our ordinance and we would recommend approval subject to 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 Department approval
4. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said property.

No Public Comment.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case: RZ: 18-05, 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
4. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said property.

The MAPC find to rezone property from “AG-1” Agricultural District to “RS-5” Single Family Residential District. Motion was seconded by Mr. Jim Little.

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

Absent: Jeb Spencer

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 18-05, a request to rezone property from “AG-1” Agricultural to “RS-5” Single Family Residential subject to 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. Any change of use shall be subject to Planning Department approval
4. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said property.

Respectfully Submitted for City Council Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-18-05 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 “AG-1” Agricultural to “RS-5” Single Family Residential 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



