



*City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ 15-10– 600 Jonathan Rezoning
 Municipal Center- Council Chambers – 300 S. Church St.
 For Consideration by the Commission on Tuesday, August 11, 2015*

REQUEST: To consider a rezoning of the land containing 8.06 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RM-12” Multi-Family Residential District.

**APPLICANTS/
 OWNER:** Walter K. Jackson, 1817 Covey Drive, Jonesboro, AR

LOCATION: 600 Jonathan, Jonesboro, AR 72401

**SITE
 DESCRIPTION:** Tract Size: 8.06 Acres.
 Street Frontage: 472 ft. on Jonathan.
 Topography: Flat
 Existing Development: Vacant Platted Subdivision.

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Vacant Farm Land
	South: R-1	Vacant Residential
	East: R-1/I-1	Single Family Dwellings
	West: R-1	Church/ Storage Facility/Vacant Residential

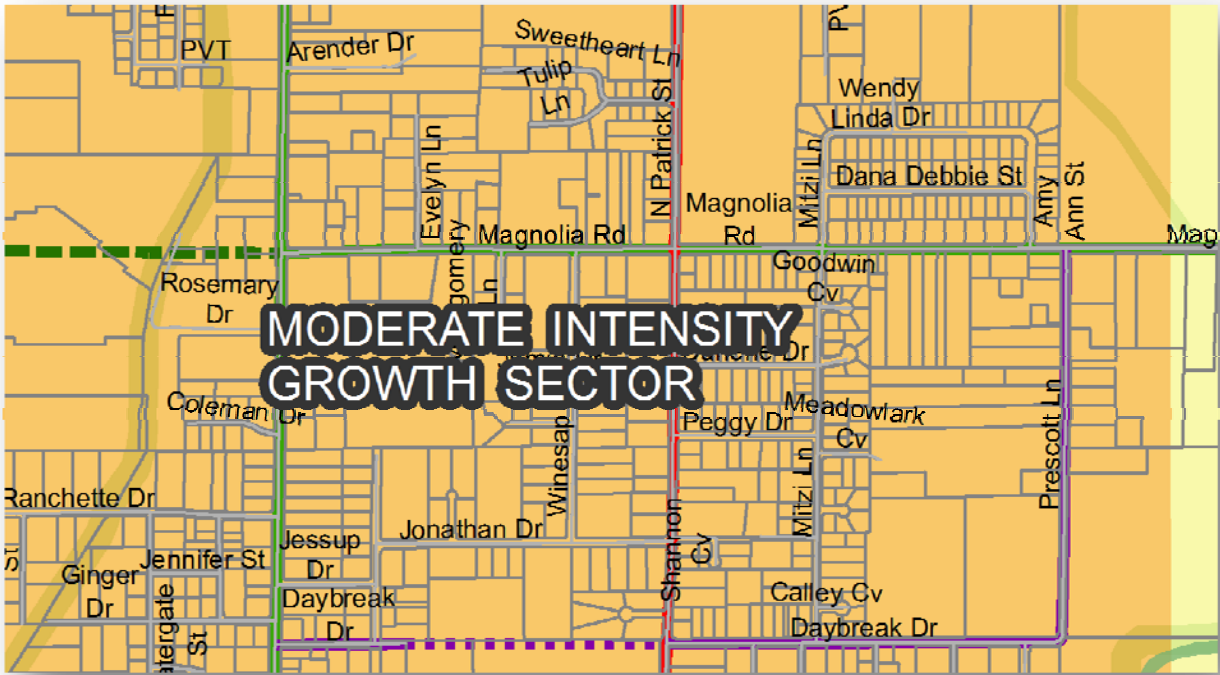
HISTORY: Vacant undeveloped Land/Apple Hills Subdivision.

ZONING ANALYSIS

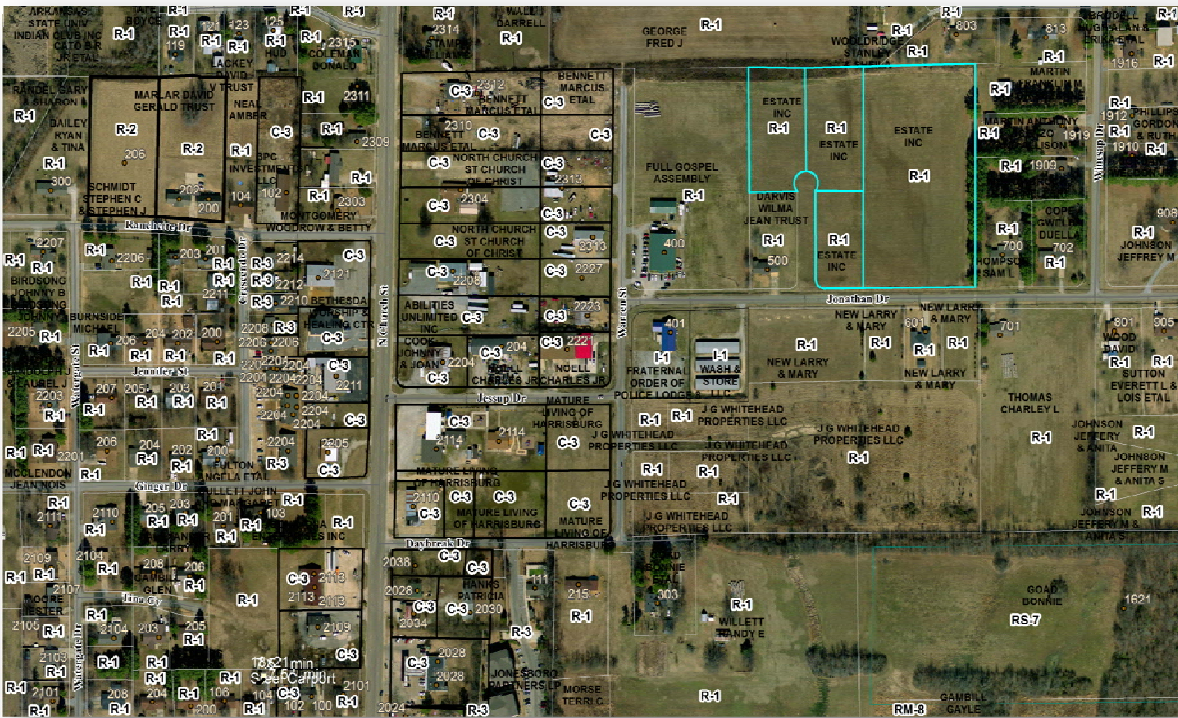
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The currently adopted Land Use Plan recommends the current site as Single Family Residential. Consistency is not achieved with the proposed development. Land to the West and South accommodates multi-family dwellings.



Adopted Future Land Use Map










Vicinity/Zoning Map

Master Street Plan/Transportation

The subject property is served by Jonathan Drive on the Master Street plan, which is classified as a local road, which requires a 30 ft. right-of-way to road centerline (60 ft. total right-of-way). The property also fronts on Harlan Cove, an unimproved platted Public Street, which was a future planned cul-de-sac street having a 50 ft. right-of-way terminating into a 50 ft. radius turn around. A formal abandonment of the Harlan Cove right-of-way would be required in the future to accomplish future redevelopment of the recorded/platted property.

Approval Criteria- Chapter 117 – Amendments-

The criteria for approval of a rezoning are set out below:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed RM-12 District rezoning will be consistent with the Future Land Use Plan, if it is developed at a density of 8 dwelling units per acre or less as duplexes, tri-plexes or four-plexes.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117, as a Limited Use Overlay. The applicant proposes an ultimate build out of 8-9 units per acre; this could gross 64 units approximately.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility would only be achieved if the property is developed at a low intensity comparable to the surrounding single family homes.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Suitability is not an issue if development controls are in place to deal with buffering, screening, and access management.	
(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 applicant has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal since it is a continuation of adjacent site's zoning.	
(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; and	The property is vacant land that has never been developed.	
(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 impacts, utilities are present.	

Staff Findings:

The applicant proposes to provide for a maximum build-out of approximately 64 apartment units; no proposed layout has been presented, nor has a Limited Use Overlay been requested.

Apartments only exist in the vicinity to the southwest, where Daybreak enters off Highway 141/N. Church St. This area has been sparsely developed primarily as single family. Including this tract and other property to the south, land has been platted as future subdivisions, without final completion.

Other Zoning Code Analysis:

The applicant has requested a change to the RM-12 Multi-Family Zoning District, which as seen below has a gross density allowance of 12 units per acre. This could have a gross resultant of 97 units. After further review of the application details and consultation the land use plan, this area is highlighted as Moderate Intensity, which would limited the land to a maximum of 8 dwelling units per acre (64 units).

Due to the amount of neighborhood opposition and concerns voiced, Staff suggests that the applicant considers modifying the district designation to a much more comparable district of RM-6 (See parameters below), under a limited use overlay. This would gain a density that will be less than the pre-existing R-1 District (5.6 units per acre). Under the current R-1 Single family density allowance (5.45 u/a), 44 homes could be potentially allowed.

<i>Zoning Classification</i>	<i>Minimum Lot Width (in feet)</i>	<i>Minimum Lot Area</i>	<i>Front Setback (in feet)</i>	<i>Rear Setback (In feet)</i>	<i>Side Setback (in feet)</i>
RM-4	50	10,890s.f. per dwelling unit	20	15	7.5 each
RM-6	60	7,260s.f. per dwelling unit	20	15	10.0 each
RM-8	70	5,445s.f. per dwelling unit	25	20	10.0
RM-12	80	3,630s.f. per dwelling unit	25	20	15.0
RM-16	80	2,722s.f. per dwelling unit	25	20	15.0

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 and pending pre-meeting reviews:

Department/Agency	Reports/ Comments	Status
Engineering	No issues reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	No issues reported to date.
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	
School District	Request for review was sent to the school board.	Pending

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 15-10, a request to rezone property from “R-1” Single Family to “RM-8, Multi-Family” with the following conditions recommended:

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.
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. The applicant/successors agree to comply with the Master Street Plan recommendation for Jonathan St. upon any future redevelopment of the site.
4. The property shall be redeveloped under the RM-8 District standards, with a maximum of 64 units.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-15-10 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 to RM-8, L.U.O., will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the noted conditions.

Site Photographs



View looking Northeast toward Neighbor, along the East property line of the subject property



View looking East along Jonathan, Property on the Left



View looking East along Jonathan, Property on the Left



View looking Northeast along Jonathan toward property location



View looking Southeast , storage facility due southwest of the site



View looking East along Jonathan past the property location



View looking West along Jonathan, Single Family Homes East of the site



View looking West along Jonathan, from the site



View looking west along Jonathan towards Warren St.