

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 21-16: 1510 and 1604 Woodsprings Road
Municipal Center - 300 S. Church St.
For Consideration by the City Council on February 1st, 2022

REQUEST: To consider a rezoning of one tract of land containing 2.35 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-4” Neighborhood Commercial District to a “PD-RS” Residential Planned Development.

APPLICANTS/ OWNER: Mike Cameron, 1612 Leaf Cove, Jonesboro, AR 72401
Same

LOCATION: 1510 and 1604 Woodsprings Road, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 102,206 sq. ft. / 2.35 acres +/-
Street Frontage: 282’ on Woodsprings Road
Topography: Flat, empty lot with existing slab present
Existing Development: Currently vacant, no standing structure

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Single Family Homes
South	R-1 – Single Family Homes
East	R-1 – Single Family Homes
West	R-2 – Single Family Homes

HISTORY: Vacant slab and parking area in disrepair

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 and is in the Overlay District. A wider mix of land uses is appropriate in the Moderate Intensity Sector. 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 that the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. maybe appropriate. Consideration

should be given to appropriate locations of transit stops.

Moderate Intensity Recommended Use Types Include:

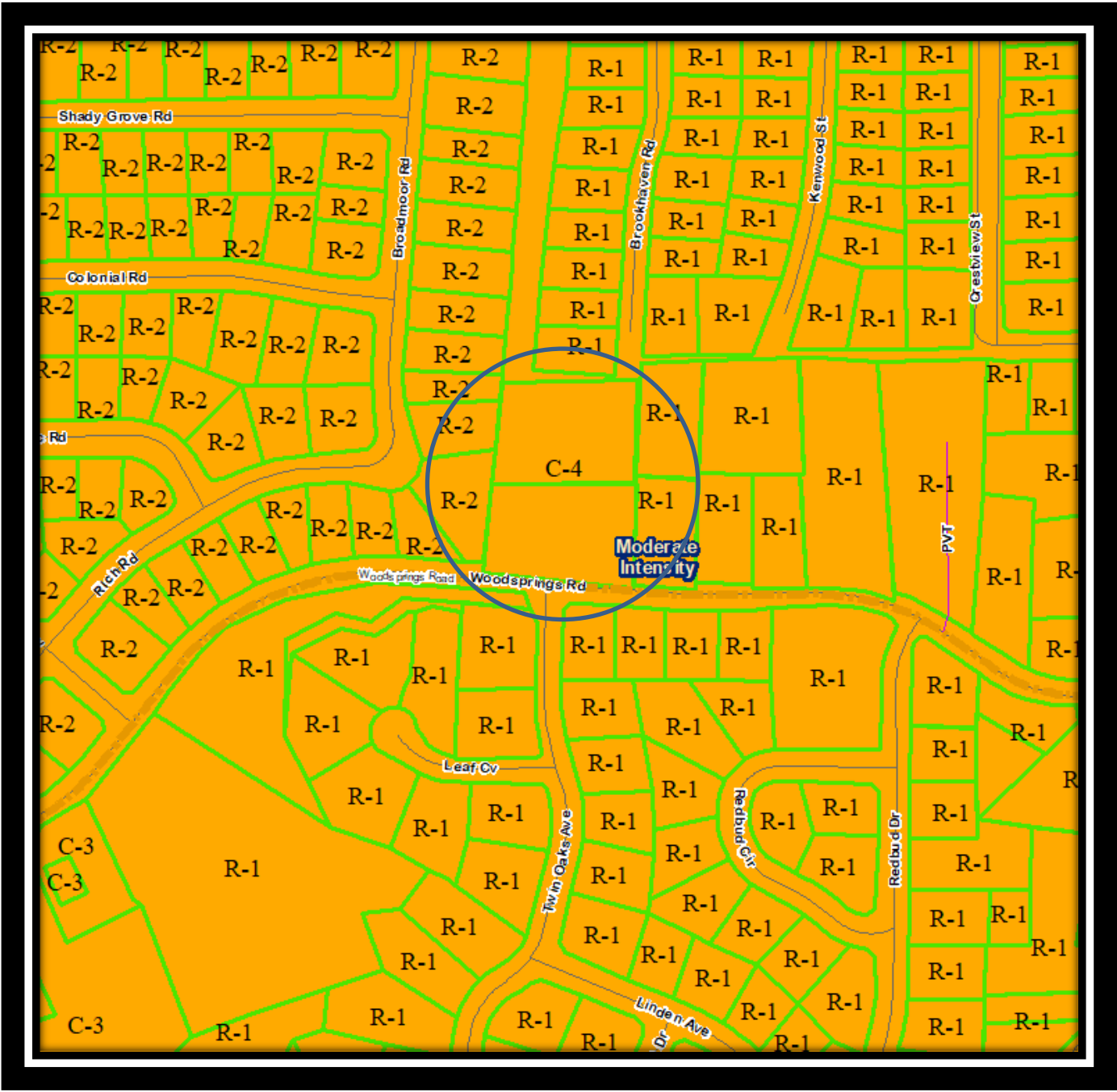
- *Single Family Residential*
- *Attached Single Family, Duplexes, Triplexes and Fourplexes*
- *Neighborhood Retail*
- *Neighborhood Services*
- *Office parks*
- *Smaller medical offices*
- *Libraries, schools, other public facilities*
- *Senior living centers/nursing homes*
- *Community-serving retail*
- *Small supermarkets*
- *Convenience store*
- *Bank*
- *Barber/beauty shop*
- *Farmer's Market*
- *Pocket Park*

Density:

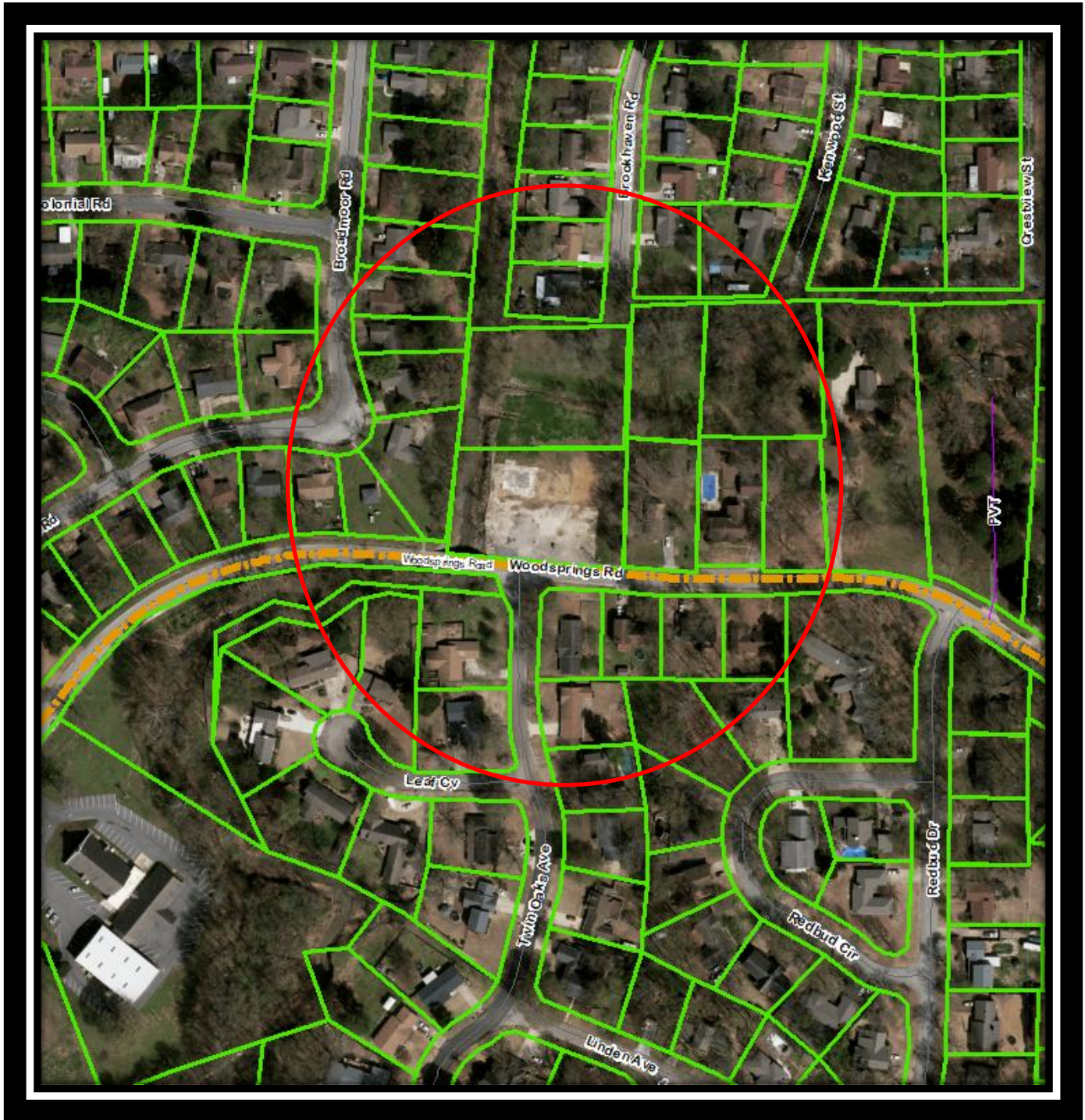
1/5 to 1/3 Acre Lots for Single Family

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 the city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development. The Height on the development would be no more than four (4) stories.





Land Use Map



Master Street Plan/Transportation







The subject property will be serviced primarily by Woodsprings Road. The applicant will be required to adhere to the Master Street Plan and the Land Use Plan.



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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a Moderate Intensity Growth Sector.	
(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 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there is R-1 and R-2 Residential zoning in the area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property will likely not develop as residential. The current zoning of C-4 does not allow for single family 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;	No detrimental or adverse impacts are predicted, if proper planning is implemented.	
(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 businesses and residential currently exist in this area.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as a C-4, Neighborhood Commercial District. The applicant wishes to rezone this parcel to a PD-RS Residential Planned Development in order to develop this site for residential use.

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 PD-RS as follows:

Definition of PD-RS Residential Planned Development - The purpose of this district is to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such developments, while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan for development of the city. The PD provisions herein established, are intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open space than would otherwise be possible through the strict application of other district regulations and to produce: (1) A maximum choice in the type of environment and living units available to the public; (2) Open space and recreation areas, active and passive; (3) A pattern of development which preserves natural features, prevents soil erosion, and protects water quality; (4) A creative approach to the use of land and related physical development; (5) An efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs; and (6) An environment of stable character. The PD regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, and related uses, which are planned and developed as a unit. Such development may consist of individual lots or it may have common building sites. Private or public common land and open space should be an essential and major element of the plan, which is related to and affects the long-term value of the homes and other development. A planned unit shall be a separate entity with a distinct character.

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	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON January 25, 2022

Mike Cameron is requesting a Rezoning from C-4, Neighborhood Commercial District, to PD-RS, Residential Planned Development, for 2.35 +/- acres of land located at 1510 and 1604 Woodsprings Road. This is a single parcel of land that currently has two address points.

APPLICANT: John Easley with Associated Engineering representing Mike Cameron. The property is at the corner of Woodsprings and Twin Oaks. It is a vacant lot zoned C-4 and we are asking for a rezone of PD-RS. We plan on putting eleven townhomes on the lot.

STAFF: Derrel Smith stated we have reviewed it and would recommend approval with the following conditions. That the proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain regulations regarding any new construction. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved the Planning Department prior to any re-development of the property. Any change of use shall be subject to the planning commission in the future. The final site plan illustrating compliance with site requirements shall be submitted to the Planning Department prior to any re-development.

COMMISSION ACTION:

Mr. Kevin Bailey made a motion to approve Case RZ 21-16, 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 Commission approval in the future.**
- 4. A final site plan illustrating compliance with site requirements shall be submitted to the Planning Department prior to any redevelopment.**

The MAPC finds to rezone property “C-4” Neighborhood Commercial District to a “PD-RS” Residential Planned Development for 2.35 +/- acres of land located at 1510 and 1604 Woodsprings Road.

The motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote: Aye (6) – Stephanie Nelson, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, and Jim Little.

Nay (0)

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 21-16 a request to rezone property from “C-4” Neighborhood Commercial District to a “PD-RS” Residential Planned Development. The following conditions are 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 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 Commission approval in the future.
4. A final site plan illustrating compliance with site requirements shall be submitted to the Planning Department prior to any redevelopment.

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

Sample Motion:

I move that we place Case RZ 21-16 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 “C-4” Neighborhood Commercial District to a “PD-RS” Residential Planned Development will be compatible and suitable with the zoning, uses, and character of the surrounding area.