

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-04, East of 1006 N. Warren St.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on January 14, 2025

REQUEST: To consider a rezoning of one tract of land containing 5.5 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district, to “RM-12” residential multifamily.

APPLICANT: Carrington Morehouse, 1020 W. Matthews, Jonesboro, AR 72401

OWNER: Same

LOCATION: East of 1006 N Warren St., Jonesboro, AR 72401
Parcel# 01-144074-15000

SITE DESCRIPTION: **Tract Size:** Approx. 5.5 Acres
Street Frontage: Approx. 0 ft. on Warren St. (Property will be combined with 1006 N. Warren - Approx. 70 ft. of frontage)

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Single Family (Vacant)
South	R-2 – Multi-Family (Vacant)
East	R-2A - Multi-Family (Vacant)
West	R-3 – Multi-Family

HISTORY: Undeveloped lot

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:

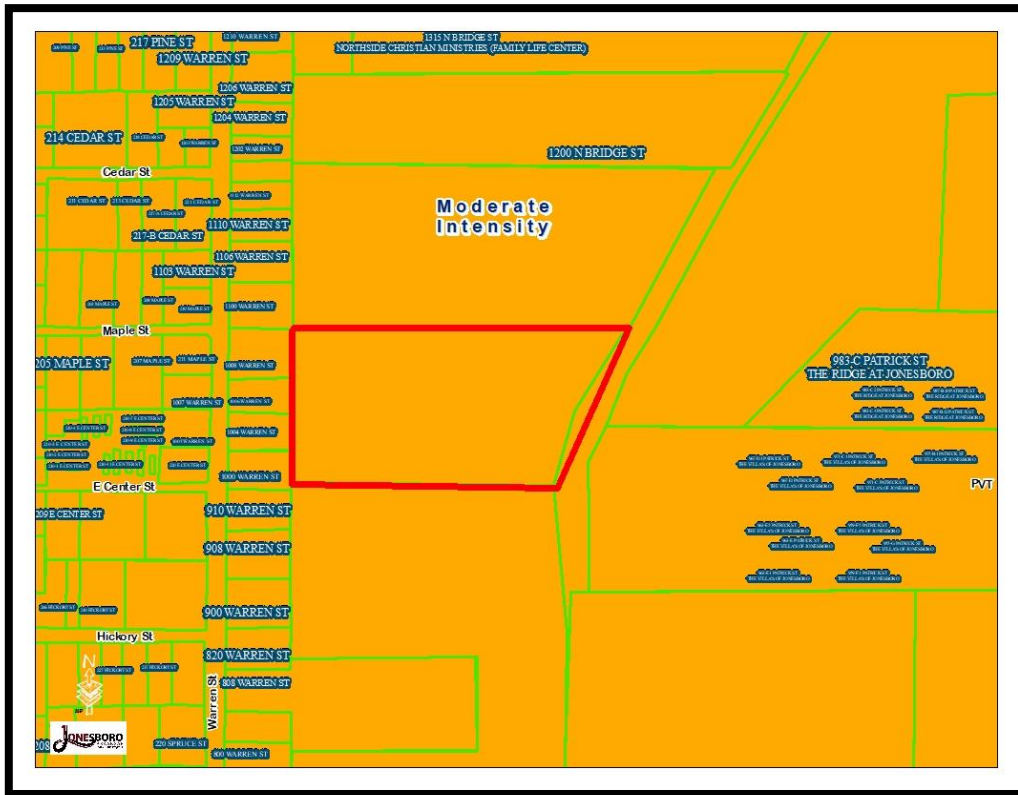
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, Neighborhood services Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's Market
- Pocket Park

Density: 1/5 to 1/3 acre lots for Single Family

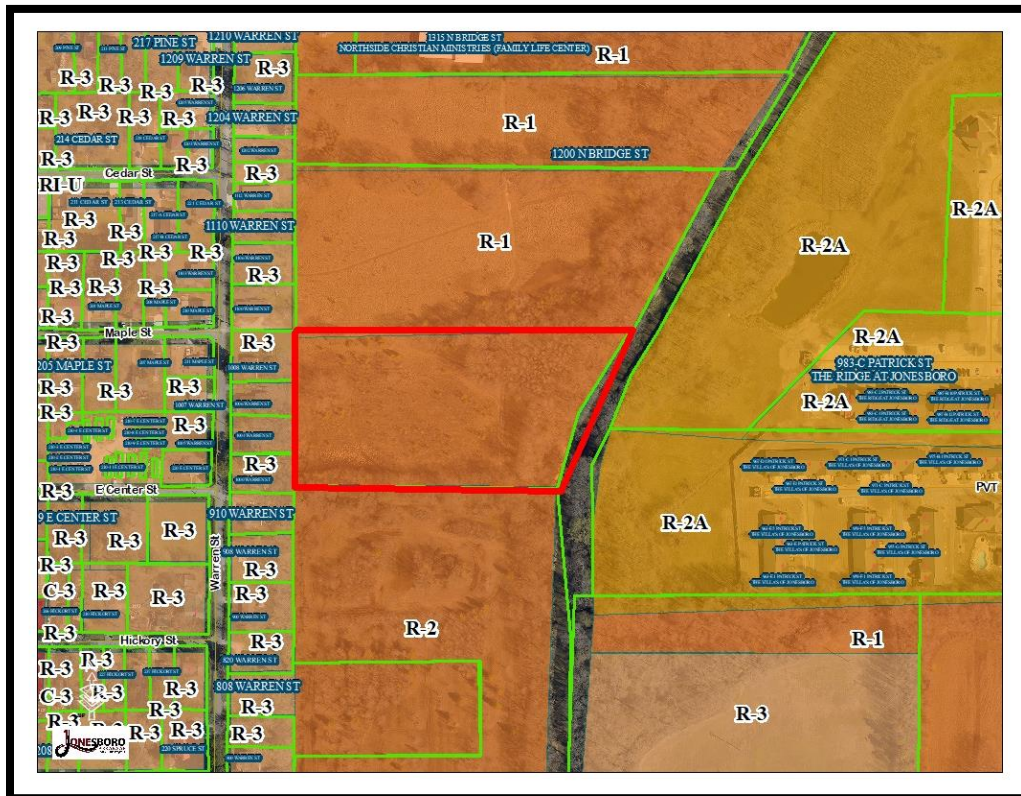
No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands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

Height: 4 stories

Traffic: Approximately 300 peak hour trips (Commercial Only)



Land Use Map



Zoning Map

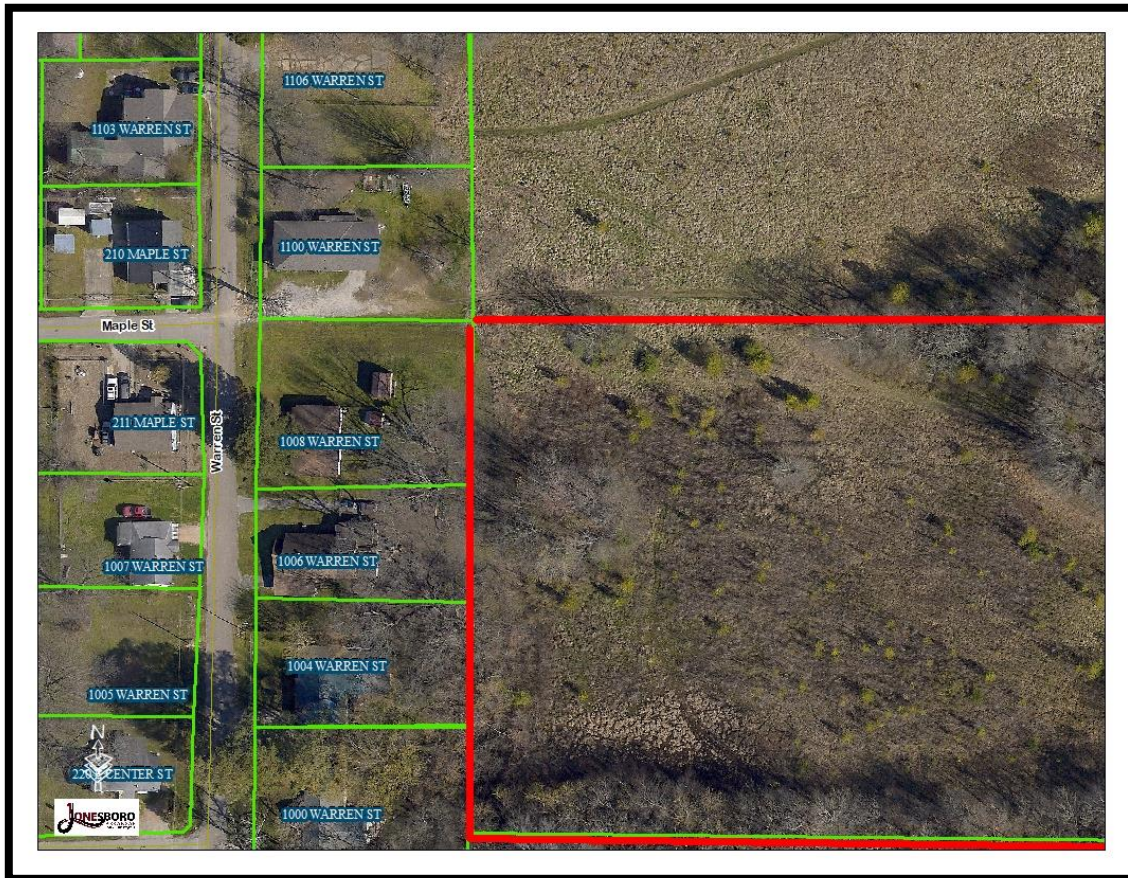
Master Street Plan/Transportation

The subject property will be served by Warren and Maple Street. The Master Street Plan classifies both as **Local Streets**.

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.

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.

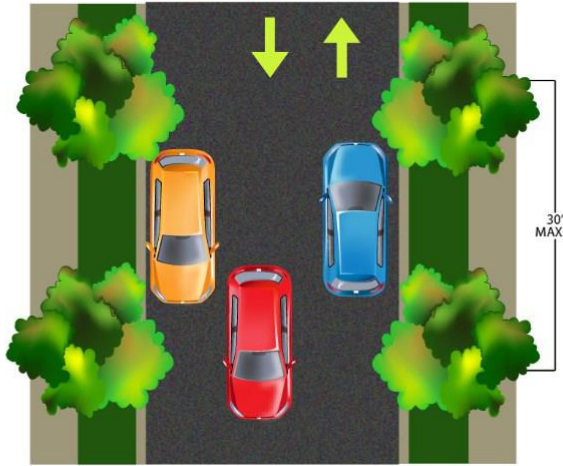
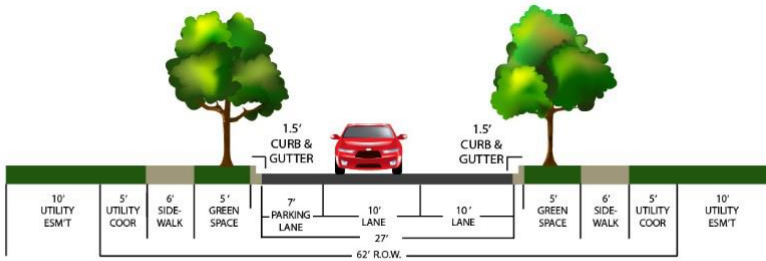
DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



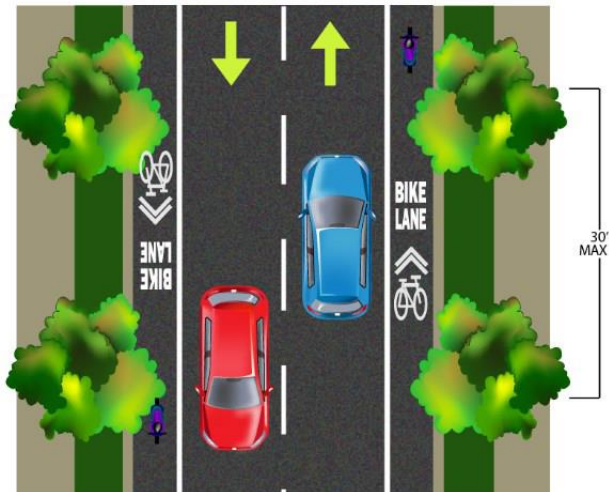
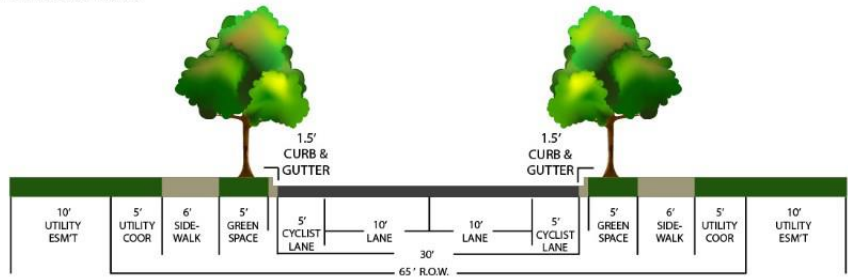
Local Street

LOCAL STREETS OPTION 1

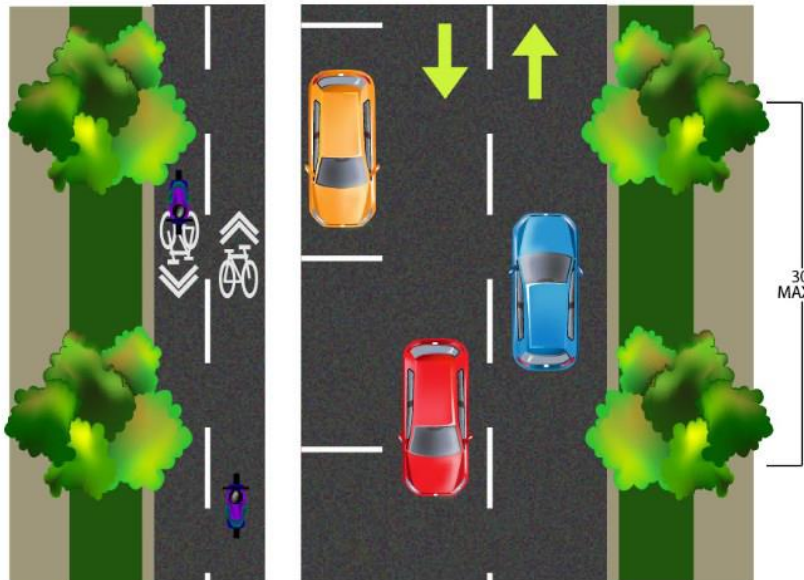
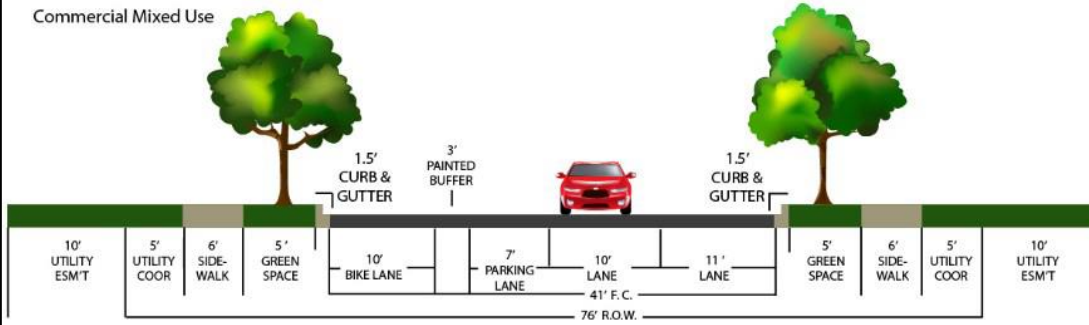
VPD < 3,000



LOCAL STREETS OPTION 2









LOCAL STREETS OPTION 3
Commercial Mixed Use



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 district rezoning is consistent with the Adopted Land Use Plan. Property is located in the 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 the surrounding area includes high density multifamily zoning (R-3/ 18 units per acre).	
(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 cannot develop as multifamily use.	
(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;	With proper planning there should not be any adverse effects caused by the property if rezoned to multifamily.	
(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 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 allow multifamily use at this location.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-12 as follows:

RM-12—Residential multifamily classification; 12 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	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 25-04 a request to rezone property “R-1” single family medium density district, to “RM-12” residential multifamily; the following conditions are recommended:

1. 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

Sample Motion:

I move that we place Case: RZ 25-04 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-12” residential multifamily will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JANUARY 14, 2025

RZ-25-04 Rezoning: 1006 Warren Street

Carrington Morehouse is requesting a rezoning from R-1 single family medium density to RM-12 residential multifamily. This request is for 5.5 acres located east of 1006 Warren St.

Lonnie Roberts (Chair): Do we have the proponent for this item?

Jim Gramling (Proponent): Yes, Jim Gramling for Carrington Morehouse. As I told the folks at the pre-meeting yesterday, and many of you know, I'm a fan of neighborhood meetings so, in this case we also had a neighborhood meeting, I specifically asked Monica to bring the scope out to 400 feet not 200 feet so, we sent certified letters to anybody within 400 feet, I have attached the minutes to the Legistar entry, nobody showed up to the neighborhood meeting, the only feedback we have gotten is one of our notice letter came back, with a note from the addressee that he was in favor of it. So, we have attached a rendering to the application that sort of shows what's envisioned, as you can see what is being proposed here is really nice, it's modern design and I think that it would be a benefit to that part of the city that is often neglected. I'm happy to answer any questions anyone may have.

Lonnie Roberts: Anybody have any questions at this point? Alright, if not I'll open up for the staff comments, city planner?

Derrel Smith (City Planner): Yes, sir we have reviewed it and it follows all 6 of the rezoning requirements, so we would recommend approval with the following stipulations: that the proposed site, shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. 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. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay and with this rezoning request is there anyone here to give public comments? If not, I'll open up for commissioner questions or comments.

Paul Ford (Commission): Are we allowed to ask how many units might be available?

Jim Gramling: Well, the units in total that would be available with acreage is 60, but he has floodplain issues and is going to have to have a retention pond, so I think in reality the number is going to be less than that.

Paul Ford: Do you know how much less?

Jim Gramling: I don't know, and I don't think he'll know until somebody gets in there and sees you know.

Paul Ford: Well that looks like... Okay, is that what is to be expected? Is 14 buildings?

Jim Gramling: Know, I don't think its 14 buildings, I think his original application, I was not involved, at this stage of drafting the application, I think that the original application called for 4 to 5 buildings with a total of 60 units. But again, he's got floodplain issues.

Commission: So the plan being shown is not actually the plan at all?

Jim Gramling: Well, he'll have to come back for final site plan, when the time comes.

Kevin Bailey (Commission): At the pre-meeting yesterday, when we looked at the FEMA map, the floodway and floodplain come quite a bit out to the west.

Lonnie Roberts: Monica is pulling that up.

Unable to transcribe

Derrel Smith: You can build in a floodplain but you have to raise everything up.

Kevin Bailey: In the new codes its 2 foot above freeboard.

Unable to transcribe

Kevin Bailey: So to back up, I don't think, Mr. Ford they're going to be able to get that many apartments in there, density wise because of all of that. Unless they want to invest a lot in fill dirt, to bring that site up.

Lonnie Roberts: Especially that back forth if I'm remembering properly.

Jim Gramling: And he's going to have to have a retention pond, that'll take up some of the space.

Lonnie Roberts: Sure, any other questions from the commissioners or Mr. Ford did that answer your question?

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 25-04, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, 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: 5 –Dennis Zolper, Kevin Bailey, Jimmy Cooper, Jim Little & Lonnie Roberts

Nay: 2 – Paul Ford & Jeff Steiling

Absent: 2 – Stephanie Nelson & Monroe Pointer
