

*City of Jonesboro City Council*  
**Staff Report – RZ 18-23: 207 Cedar Street Rezoning**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the City Council on October 16, 2018*

**REQUEST:** To consider a rezoning of one tract of land containing .08 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-3” Multi-Family High Density District to a “RI-U” Residential District.

**APPLICANTS/  
OWNER:** Jorge Delagarza, Delanex Inc., 1708 Wembleton Drive, Jonesboro, AR 72401

**LOCATION:** 207 Cedar Street, Jonesboro, AR 72404

**SITE  
DESCRIPTION:** **Tract Size:** Approx.08 Acres  
**Street Frontage:** 50 ft. along Cedar Street.  
**Topography:** Predominately Flat  
**Existing Development:** Accessory Structure

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North - I-1	LUO – Vacant Lot
South – R-1	Residential Farmland
East – R-1	Residential Farmland
West – I-2	Industrial, Jonesboro Municipal Airport

**HISTORY:** Old Accessory Building

**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 Low Intensity Growth Sector. Low Intensity uses take place in areas where transportation arteries are fewer and services like sewer are more sparse. Additionally, many Jonesboro residents have moved to areas of low intensity development because they like it that way, so that one of the major intents of this sector is to preserve

the more laid-back feel to residential life. As a result, limited commercial development, primarily at the crossroads of arterials and collectors, is allowed. Where commercial development is allowed, it should be of higher quality construction materials and design. In addition, limits on hours of operation, lighting standards, screening from residential uses, etc. are appropriate

**Low Intensity Recommended Use Types Include:**

- *Moderate to Large Lots - Single Family Residential Developments*
- *Neighborhood Markets*
- *Neighborhood Convenience Stores*
- *Neighborhood Services (Dry Cleaners, Carwashes, Small Banks)*
- *Senior Living Centers / Nursing Homes*
- *Stable*

**Density:**

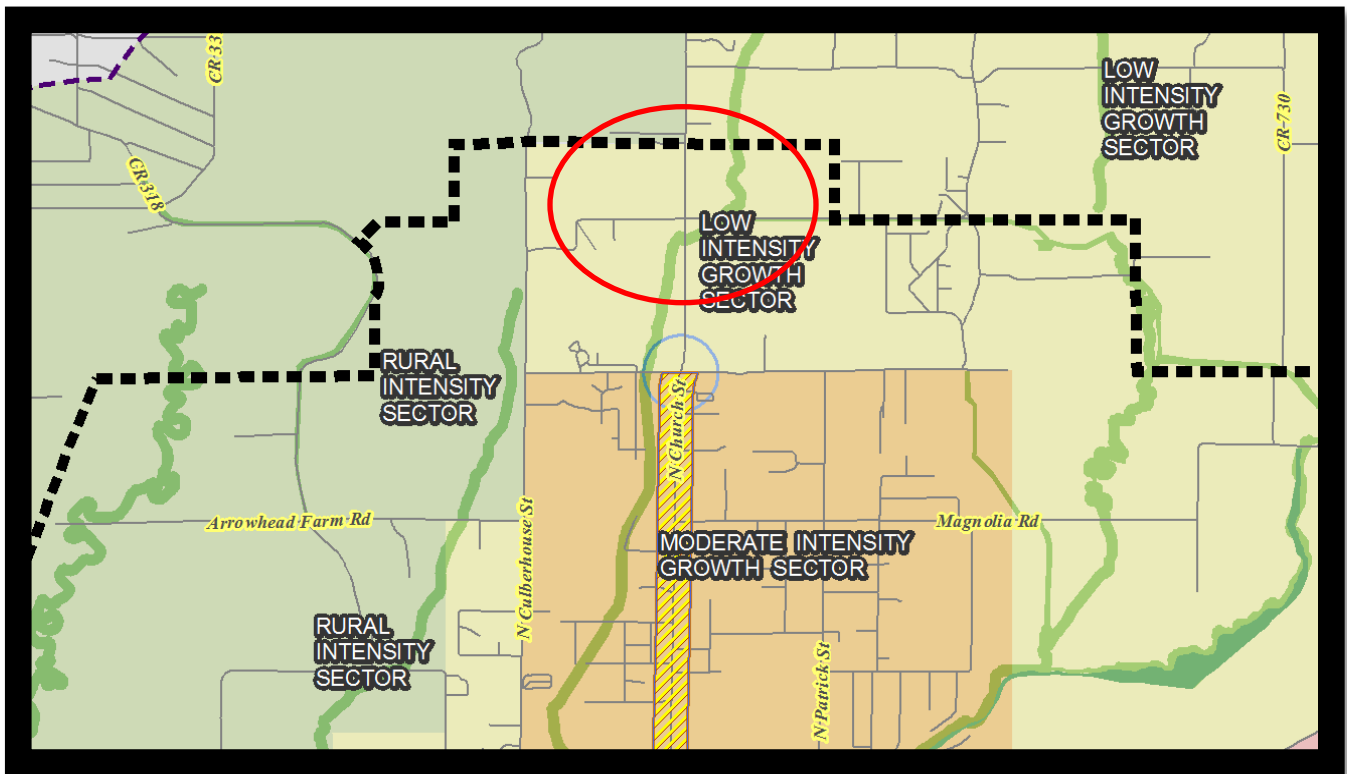
*1/5 to 5 Acre Lots for Single Family*

**Height:**

*40 Feet*

**Traffic:**

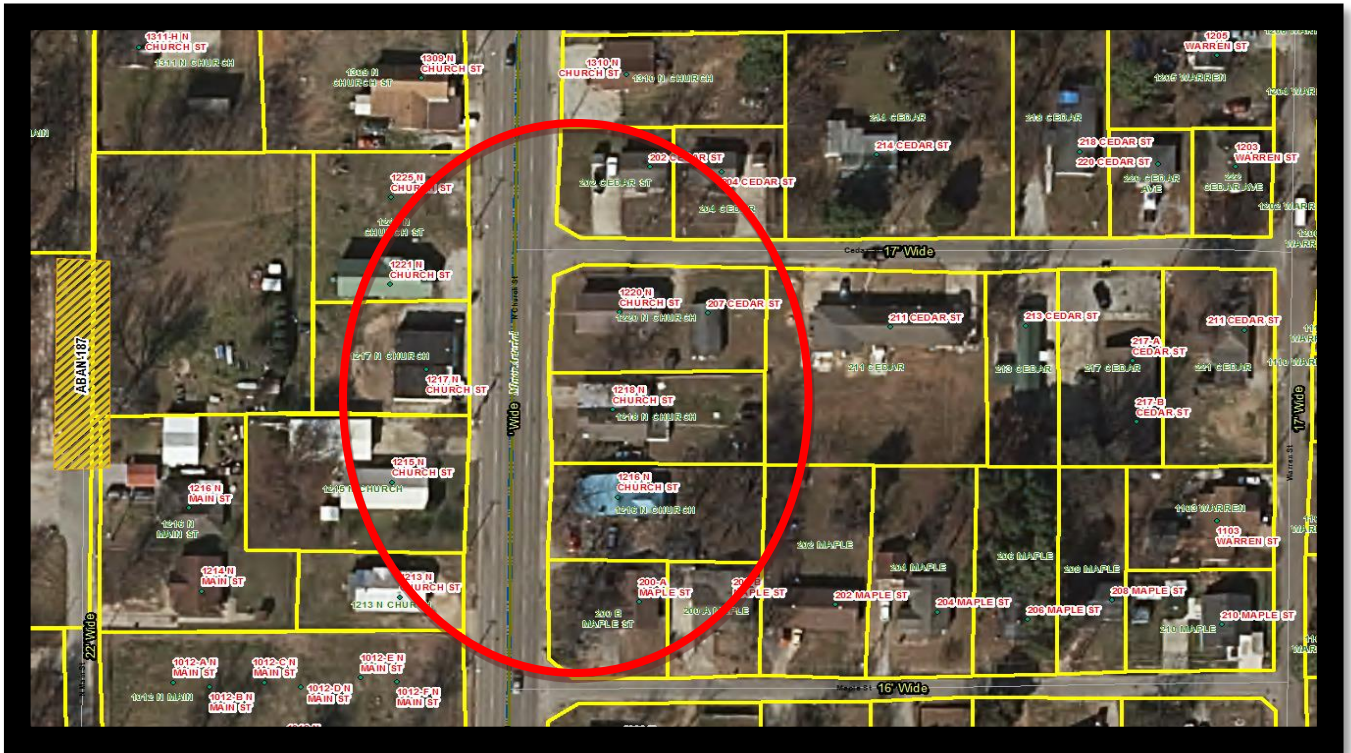
*Approximately 100 Peak Hour Trips (Commercial Only)*



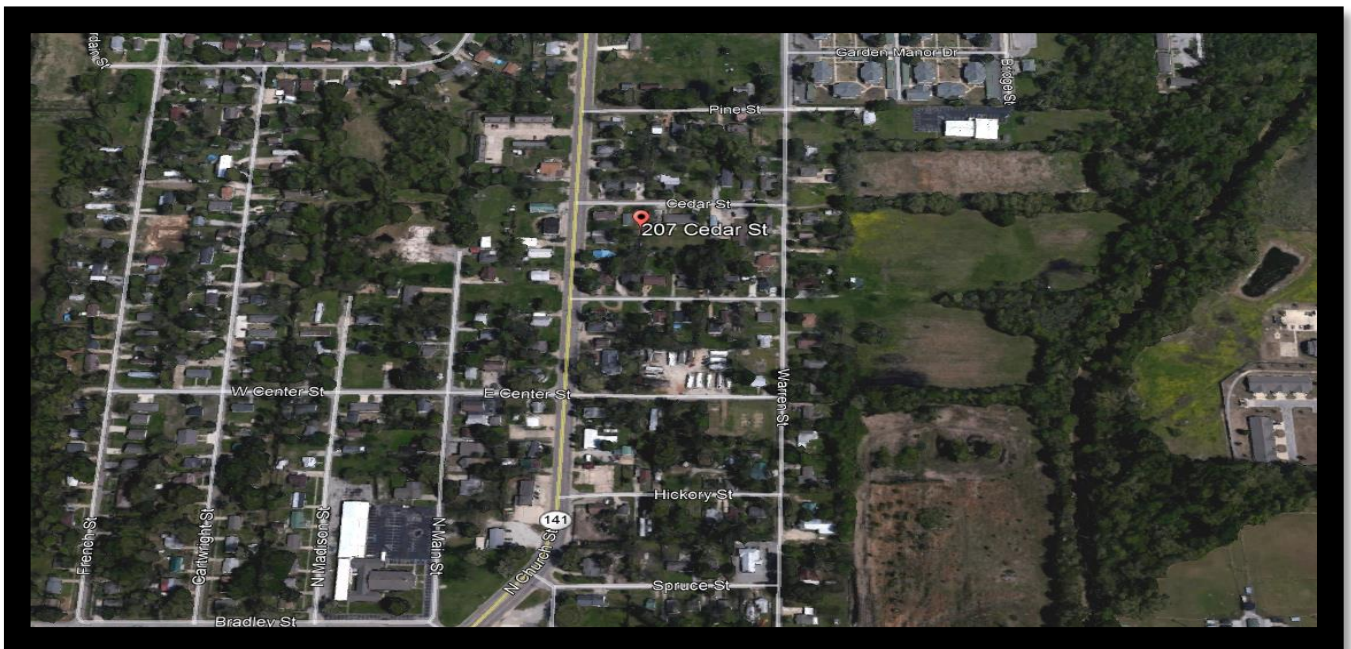
***Land Use Map***

## Master Street Plan/Transportation

The subject property is served by Cedar Street. Cedar Street on the Master Street Plan is classified as a proposed Local, requiring a 60 ft. right-of-way. The applicant will be required to adhere to the Master Street Plan recommendations.









**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 Low Intensity Growth Sector. This is for a Single Family House.	
(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 are single family in this 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 R-3 Zoning requires a 100 feet depth lot and this lot is only 70 feet.	
(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 assess management controls are 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 an R-3 Multi-Family High Density District Zone. Located on a lot that has a house facing Church Street and wanting to divide the lot to two lots. This rezoning helps to comply with 100 ft. depth that is required for developing the residential lots and under the R-3 70 ft. depth lot is not in compliance.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already single family homes located in the area.

## Chapter 117 of the City Code of Ordinances/Zoning defines RI-U/Residential District as follows:

Definition of RI-U Residential District - The purpose of a RI-U district is to provide Single Family Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments on lots less than 60 feet in width, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for a walkable urban living.

## 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	Reported no issues.	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	Reported no issues.	
MPO	No issues were reported	
Jets	Reported no issues.	
Utility Companies	Reported no issues.	CWL
Code Enforcement	Quality of Life requests that the concepts of CPTED be implemented in the design of all buildings, landscaping and lighting. ANSI/IES lighting standards are highly recommended. Maintenance plans to retain CPTED Landscaping should also be considered.	

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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON OCTOBER 9, 2018**  
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**Jorge Delagarza of Delanex, Inc. is requesting a Rezoning from R-3 Multi-Family High Density District to RI-U Residential Intermediate Urban District for .08 acres of land located at 207 Cedar Street to build a Residential Single Family House.**

**APPLICANT: Mr. Danny Burns is representing Delagarza. He is requesting RI-U zoning.**

**STAFF: Mr. Derrel Smith said this is the first rezoning we have received with the new RI-U zoning. The planning department recommends approval with 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 Commission approval in the future.**
- 4. A final site plan illustrating compliance with site requirements for the RU-1 Residential District shall be submitted to the Planning Department prior to any redevelopment.**

**CITIZEN: Bill Hall said I live on West Jefferson Street. He said in the packet it states that there should be a public meeting or meeting with the neighbors. He said the existing neighbors should have an input on this rezoning. He asked if this is a recently replatted lot.**

**STAFF: Mr. Derrel Smith said this is a recently replatted lot.**

**BOARD: Mr. Kevin Baily said he was raised in this area and he applauds the developer trying to revive the area.**

**BOARD: Mr. Lonnie Roberts asked if there were any more public comments.**

**PUBLIC: There were none..**

**COMMISSION ACTION:**

**Mr. Jerry Reece made a motion to approve Case: RZ: 18-23, 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 for the RU-1 Residential District shall be submitted to the Planning Department prior to any redevelopment.**

**The MAPC find to rezone property from “R-1” Single Family Residential District to “RI-U” Residential Intermediate Urban District. Motion was seconded by Mr. Jimmy Cooper.**

**Roll Call Vote: 8-0, Aye’s: Jim Scurlock; Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little and Dennis Zolper**

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**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 18-23 a request to rezone property from “R-3” Multi-Family High Density District to “RI-U” Residential District; 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 for the RU-1 Residential District shall be submitted to the Planning Department prior to any redevelopment.

Respectfully Submitted for City Council Consideration,  
The Planning and Zoning Department

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**Sample Motion:**

I move that we place Case: RZ-18-23 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-3” Multi-Family High Density District to “RI-U” Residential District will be compatible and suitable with the zoning, uses, and character of the surrounding area.





