



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-12: 1130 Greensboro Road
 Municipal Center - 300 S. Church St.
For Consideration by the Planning Commission on October 9, 2018

REQUEST: To consider a rezoning of one tract of land containing 8.84 +/- acres.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-1” Single Family Residential District to “PD-RM - 8” Multi-Family Residential Planned Development with up to eight units per net acre.

APPLICANTS/ OWNER: Ricky Jackson, 2529 S. Caraway Road, Jonesboro, AR 72401

LOCATION: 1130 Greensboro Road

SITE DESCRIPTION: Tract Size: Approx. 8.84 Acres
 Street Frontage: 288.43 feet along Greensboro Road
 Topography: Parcel is predominantly flat with slopes to the West & North.
 Existing Development: No Buildings – old concrete slab

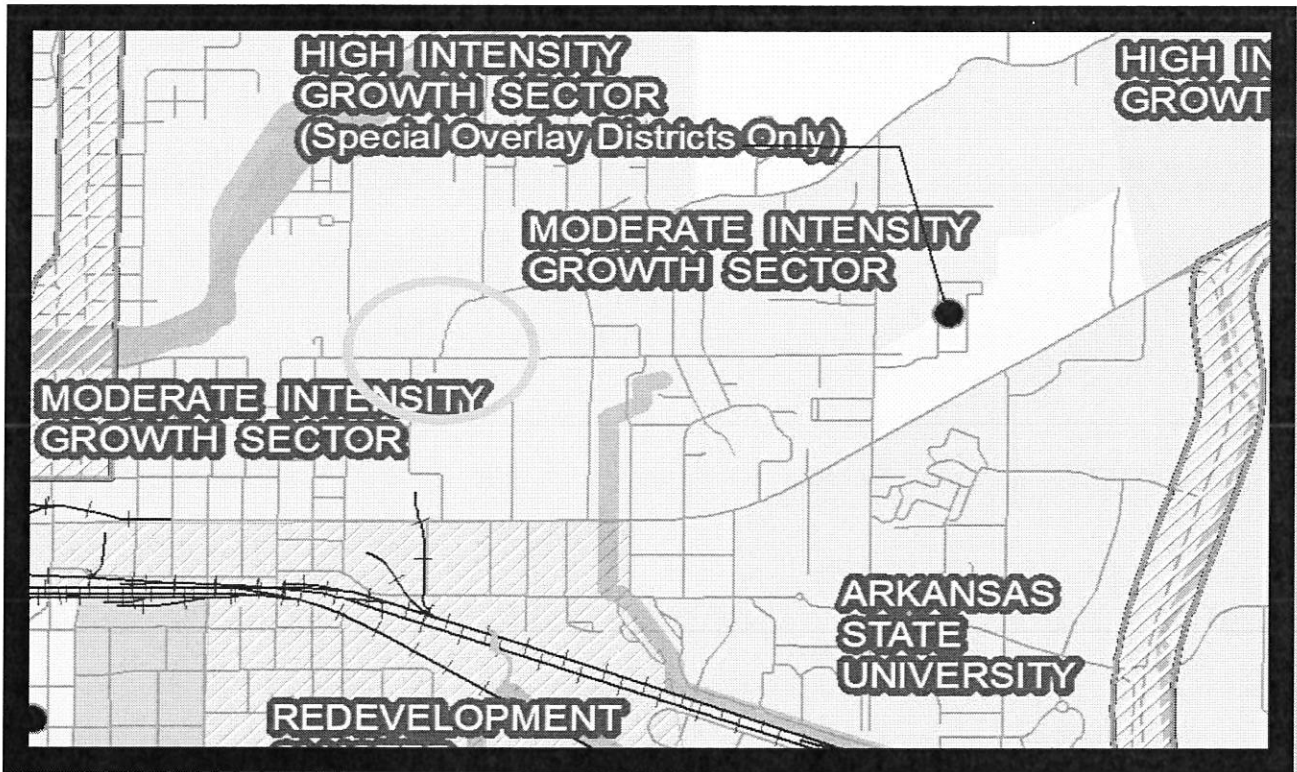
SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential
South	R-1 Single Family Residential & RM-8 LUO – Residential Multi-Family
East	R-1 Single Family Residential and I-1 Industrial
West	R-1 Single Family Residential and I-1 Industrial

HISTORY: Old House

ZONING ANALYSIS

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

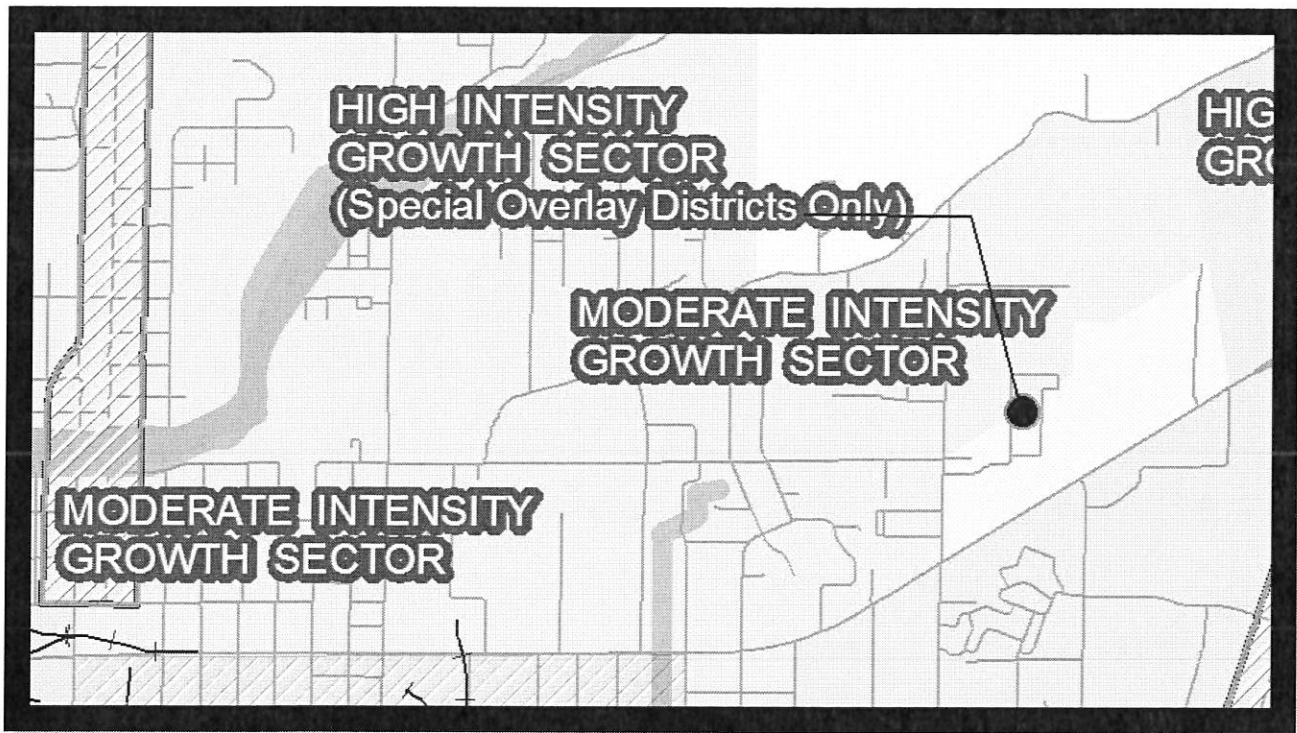


COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as 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.

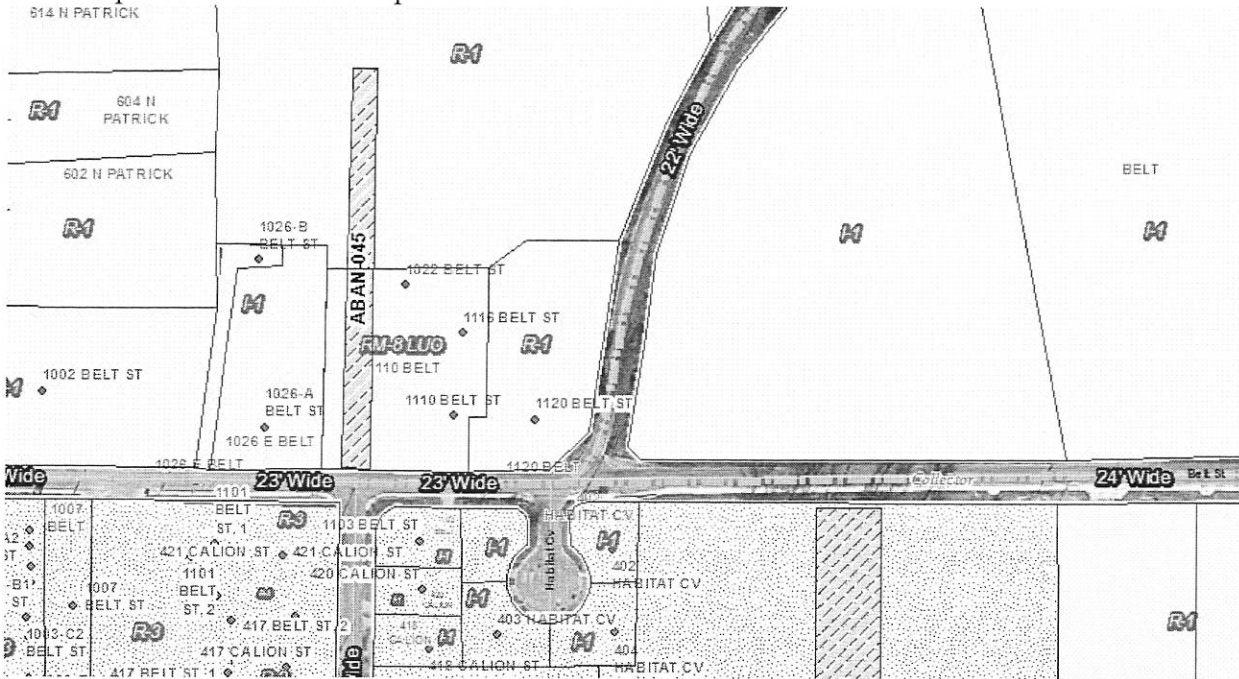
MODERATE INTENSITY RECOMMENDED USE TYPES INCLUDE:

- 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 Center/Nursing Homes, etc.
- Community-serving Retail
- Small Supermarket
- Convenience Store
- Bank
- Barber/Beauty Shop
- Farmers Market
- Pocket Park

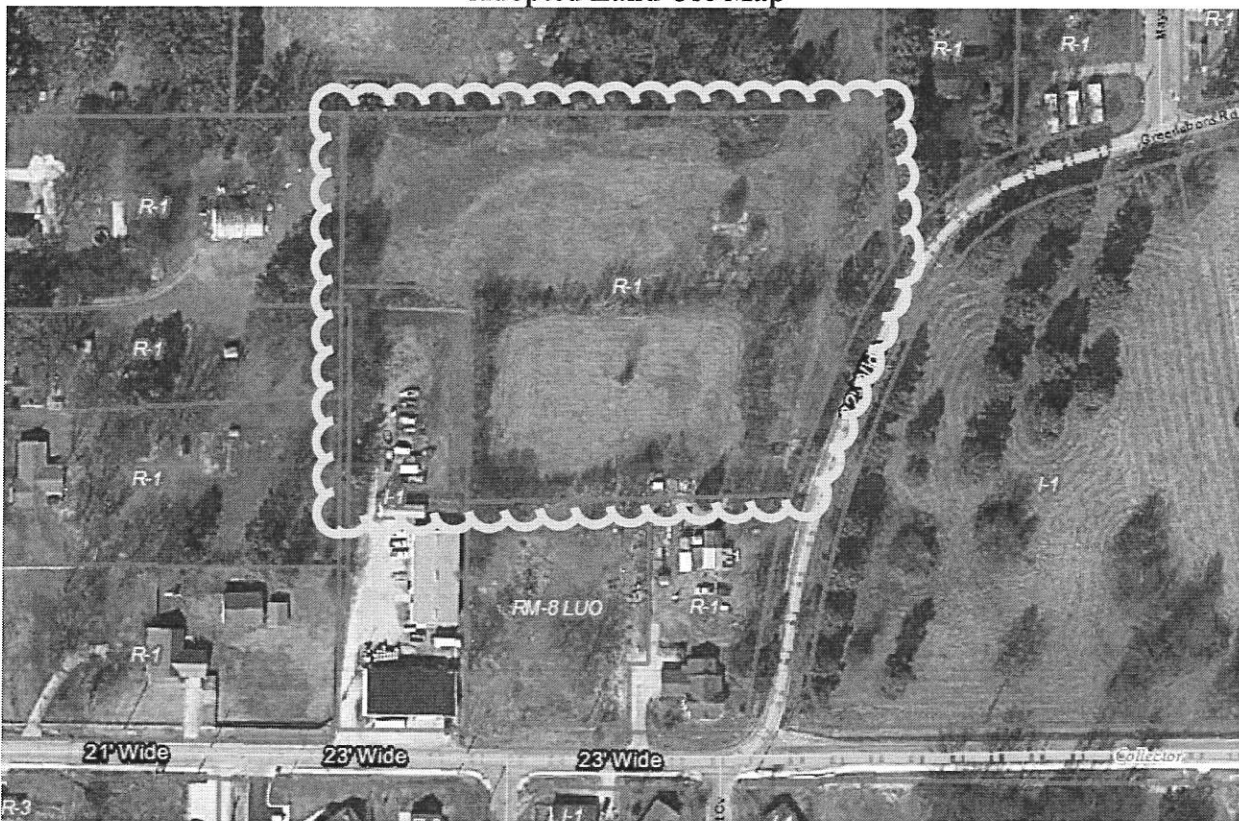


MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Greensboro Road, which is a Collector 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 "PD-RM 8" Planned Development Residential Multi-Family with 8 units per acre. This does match the Land Use Plan for this type of facility. This location is an empty field with an old concrete slab that looks to have been an old house that was torn down.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will comply with consistency with the purpose of Chapter 117, with compliance of "PD-RM - 8"	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with "PD-RM - 8" Planned Development Multi-Family up to 8 units per acre. The land is "R-1" Single Family Residential, RM-8 LUO, I-1 Industrial and R-3 Multi-Family surrounding all sides of this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This zoning is "R-1" Single Family Residential District. Multi-Family is not allowed in Single Family Zoning.	
(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.	Other than possibly increasing traffic, this request should not be detrimental to the surrounding area. Property screening should be used to shield the single-family residential housing from this development. The elements will be taken care of thru the development site plan with the appropriate departments.	
(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.	With proper screening in place, this development should have little impact on the surrounding area. The elements will be taken care of thru the development site plan with the appropriate departments.	

STAFF FINDINGS

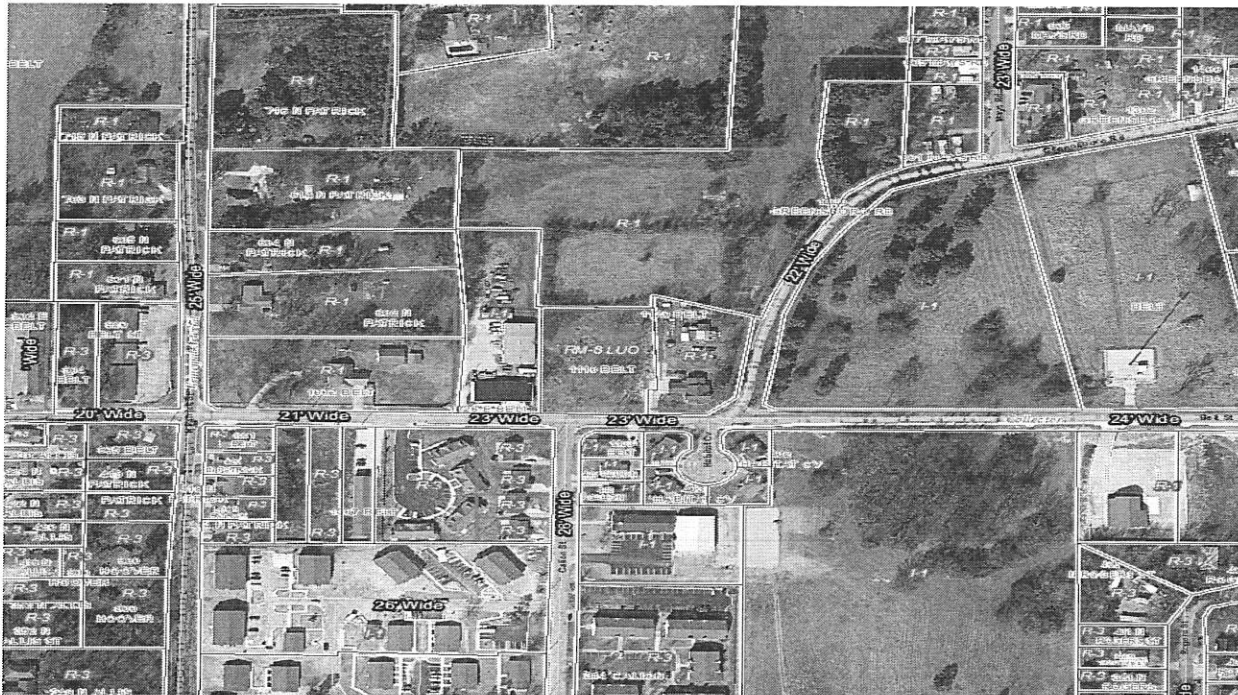
Applicant's Purpose

MASTER STREET PLAN/TRANSPORTATION:

The subject site is served by Greensboro Road, which is a Collector Street on the Master Street Plan.

Chapter 117 of the City Code of Ordinances/Zoning defines PD-RM 8 District as follows:

Definition: PD-RM 8 – 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.



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.	
Code Enforcement	Comments	Quality of Life request 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.

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 18-12, a request to rezone property from “R-1” Single Family Residential District to “PD-RM 8” Multi-Family Residential Planned Development with up to eight units per net acre 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. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Road right-of-way.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks, outdoor storage, dumpster enclosure requirements shall be submitted to the Planning Department prior to any redevelopment.

Respectfully Submitted for Planning Commission Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-18-12 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 “R-1” Single Family Residential District to “PD-RM 8” Multi-Family Residential Planned Development with up to eight units per net acre 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











