

From: Patti Lack <pglack@suddenlink.net>
Sent: Monday, February 18, 2019 8:40 AM
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Cc: Donna Jackson <DJackson@jonesboro.org>
Subject: Ordinance 19:007

Good Morning! Happy President's Day!

Last week at the MAPC meeting (2/12/19), there was a rezoning request (RZ-19-01) that was passed. This will be Ordinance 10:007, on the City Council agenda tomorrow for the first reading. The Ordinance is requesting to change the boundaries for property located on lots 21 and 22 of Dudley's Subdivision from General commercial district C-3 to multi-family residential RM-16 LUO.

During the MAPC meeting when the members were hearing this request, there was NO mention of whether the Nettleton School District had any objections. I emailed Derrel Smith and he replied that Nettleton School has been notified. They have not replied back at this time.

I don't know why a reply was not and has not be received, as of today. It does not appear on legistar.

I do know that you all were asked by Mr. Dunivan last year, to hold off on approving any more apartments in their school district.

Whether it's 2 duplexes or 222 apartments. I hope you consider this request tomorrow.

For this not to be questioned again, Derrel Smith could add "Impact to Schools" to the MAPC's "Approval Criteria-Chapter 117- Amendments". It could be added to section (f) or add a letter (g) to this checklist. OR, add Schools to the Departmental/Agency reviews. This would help to indicate, without a doubt, if there are any objections to rezoning requests from our schools.

I hope you all wait to hear from Mr. Dunivan, by letter or by calling, before you approve this Ordinance.

Thank you
Patti Lack



STAFF FINDINGS

APPLICANT’S PURPOSE

The applicant would like to rezone this property so they can build two duplexes on this development.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 Multi-Family Residential

RM-16 Multi-Family Residential District: This residential multifamily classification allows 16 units per acre. All form of units are allowed in this district including 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 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.	



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.	This area is classified as both High Intensity Growth Sector and Overlay Corridor. At its highest density, the Land Use Plan only recommends up to 14 dwelling units per acre.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The area surrounding already has a variety of single-family houses, duplexes, multi-family and commercial development. The developer wants to construct two duplexes on this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Multi-Family is suitable for Moderate and High Intensity Growth Sectors. Density should be reduced to no more than 14 units per acre. This is commercial would have to be rezoned to add duplexes.	
(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.	Minimal impact if rezoned.	
(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.	

Sent from my iPhone