

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 14-12: 2201 Needham Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on August 12, 2014

REQUEST: To consider a rezoning of 1 parcel of land containing 11,200 sq.ft more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-I” single family residence to District “RM-8”, 1-Duplex Building.

**APPLICANTS/
OWNER:**

MARMAC Construction, LLC, 225 S. Main, Suite 102., Jonesboro AR

LOCATION: 2201 Needham Street, Jonesboro, AR

SITE

DESCRIPTION: Tract Size: Approx. 0.26 Acres (11,200 sq. ft.)

Street Frontage: 220 ft.: 80 Ft. on Needham St.; 140 ft. on Spence Cir.

Topography: Flat

Existing Development: Vacant Land 80 ft. X140 ft.

**SURROUNDING
CONDITIONS:**

	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Single family home
South:	RM-8	Rezoned for Duplex
East:	R-I	Single family home
West:	R-2	Apartments

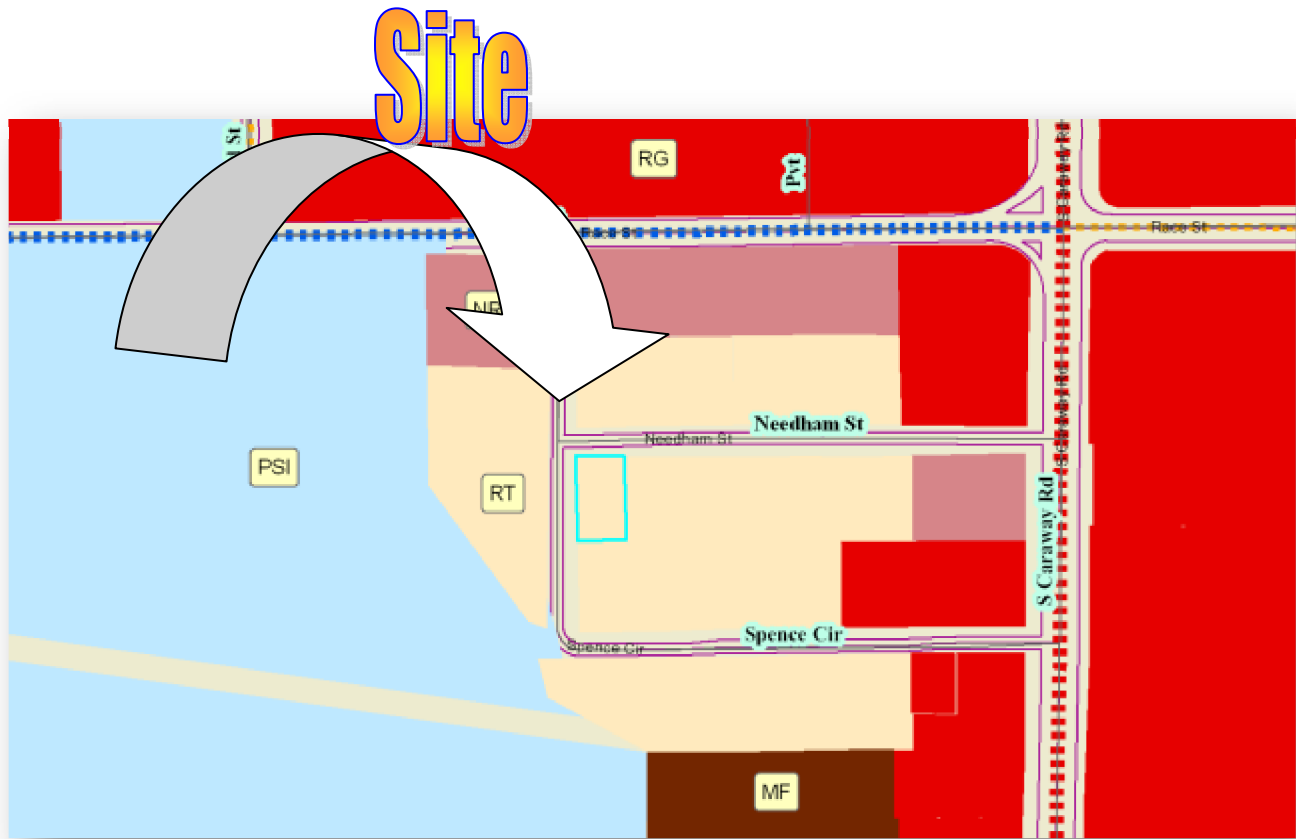
HISTORY: None.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as a Transitional Residence. The proposed rezoning is consistent and in compliance with the adopted Land Use Plan.










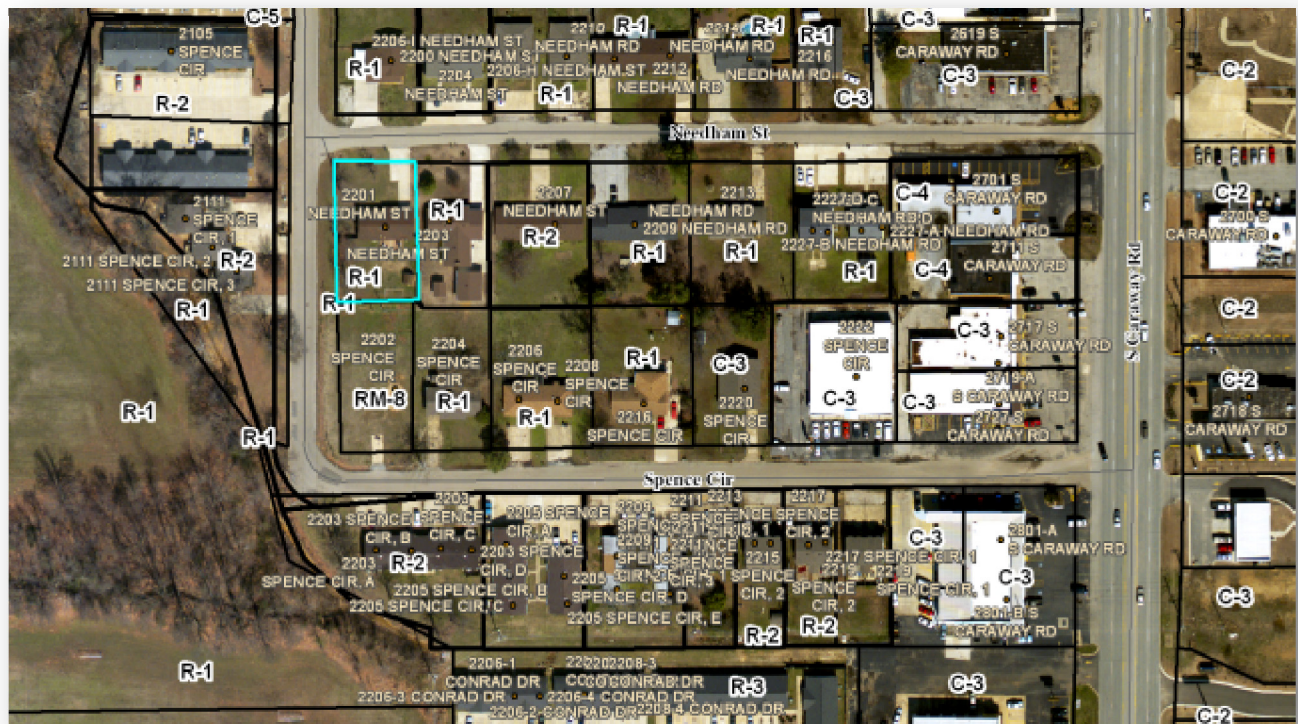
Master Street Plan/Transportation

The subject property is served by Needham Street and Spence Circle on the Master Street plan, which are both classified as a local roads, which requires a 30 ft. right-of-way to road centerline (60 ft. total right-of-way) the rezoning plat illustrates compliance with the master street plan.

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 RM-8 District rezoning is consistent with the Future Land Use Plan.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, as a Limited Use Overlay.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. There are other similar uses within the project area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Property is suitable for single family or low density multi-family.	
(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;	This site and use should not be a detriment to the area.	
(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and	Property is not vacant with the current R-1 having residential within the zoning district. It has consistently been used as residential since annexation.	
(g) 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 to RM-8, LU Overlay.	



Vicinity/Zoning Map

Staff Findings:

Applicant’s Purpose:

The applicant is hoping to rezone the subject property to replace a structure destroyed by fire and fit in with the Zoning Classifications of the general area. This area is mixed with different types of residential developments. The site is occupied by existing single family home which is adjacent to other R-2 and R-3 multifamily uses. The owner proposes to provide infill development that will raise the real estate standard of living by providing two (1,500 sq. ft.), three-bedroom duplex units with amenities, such as garages. As noted in the Land Use Map section, consistency will be achieved with the Future Land Use Plan.

Zoning Dist.	Minimum Lot Width:	Minimum Lot Area:	Front/Street Setback:	Rear Yard Setback:	Side Yard Setback:
RM-8	70	5,445 s.f.	25	20	10.0
		per dwelling unit			

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 reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	

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 14-12, a request to rezone property from “R-1” Single Family to “RM-8” Low Density Multi-family; the following conditions are recommended:

1. That the proposed development shall continue satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant agrees to comply with the Master Street Plan recommendation for Spence Cir. and Needham St. upon any future redevelopment of the site.
4. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.
5. The property shall be redeveloped at a maximum density limited to 2 units.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
 Planning & Zoning Director

Sample Motions:

I move that we place Case: RZ-14-12 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “R-1” Single Family to the proposed RM-8, L.U.O., 1-Duplex which is compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the 5 conditions.



View looking south toward subject property from corner of property (Spence/Needham)



View looking west along Spence Circle area south of the site



View looking north on Spence Circle, subject property to the north on the right



View looking north on Spence Circle, subject property to the north on the right

2167 Spence Cir, Jonesboro, Arkansas
Address is approximate



View looking north on Spence Circle, subject property to the north on the right

2167 Spence Cir, Jonesboro, Arkansas
Address is approximate



View looking south east on Spence Circle, subject property to the north on the left

Site Photographs



View looking southeast on Spence Circle at subject property



View looking east on Needham/Spence Cir. at subject property