

City of Jonesboro City Council
Staff Report – RZ 20-11 3513 LONGCREST DRIVE
 Municipal Center - 300 S. Church St.
For Consideration by the City Council on August 4th, 2020

REQUEST: To consider a rezoning of one tract of land containing 4.61 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-3” General Commercial District and “R-1” Single Family Residential District to “RS-7” Single Family Residential District; minimum 6,222 sq. ft. lot required with a Limited Use Overlay.

**APPLICANTS/
OWNER:** B & T Land Company, LLC, 6155 Hwy 1 South, Jonesboro, AR 72404

LOCATION: 3513 Longcrest Drive, Jonesboro, AR 72404

**SITE
DESCRIPTION:** **Tract Size:** Approx. 4.61 Acres
Street Frontage: 431 ft. on Longcrest Drive
Topography: Predominately flat
Existing Development: Vacant Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential
South	R-1 Single Family Residential – Bridlewood Subdivision
East	R-1 Single Family Residential
West	R-1 Single Family Residential

HISTORY: Vacant

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 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 many, 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. Also, limits on hours of operation, lighting standards, screening from residential uses, etc. are appropriate.

LOW INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

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

DENSITY: *Single Family Residential on 1/5 to 5 Acre Lots*

HEIGHT: *40 Feet*

TRAFFIC: *Approximately 100 peak hour trips (Commercial Only)*

EXAMPLES:



Fig. 6: Example Low Intense Type- Neighborhood Market



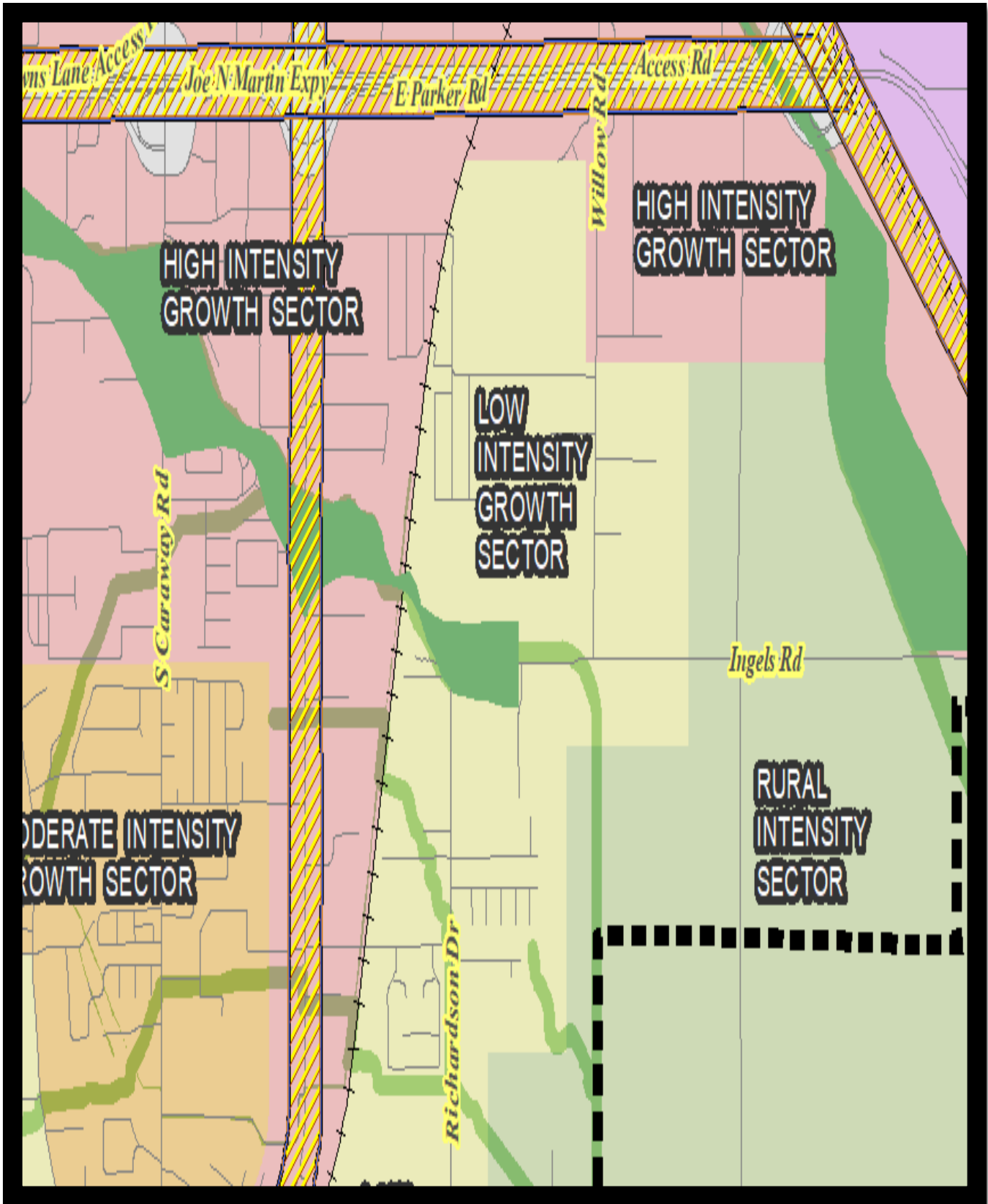
Fig. 7: Example Low Intense Type- Larger Lot Residential



Fig. 8: Example Rural Development Type-Service Commercial-Convenience Store

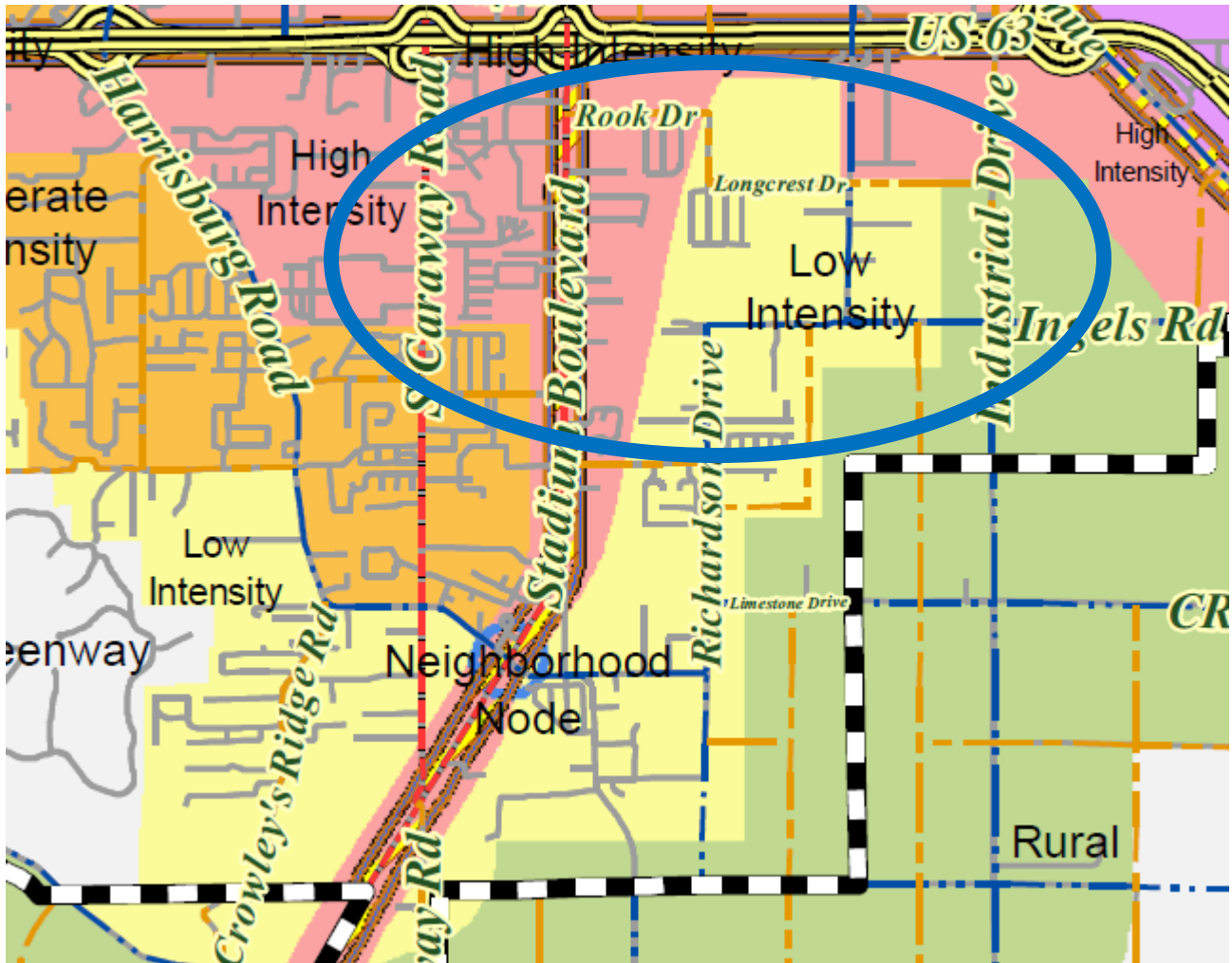


Fig. 9: Example Low Intense Type- 1/3 Acre Lot Residential



Land Use Plan

MASTER STREET PLAN/TRANSPORTATION



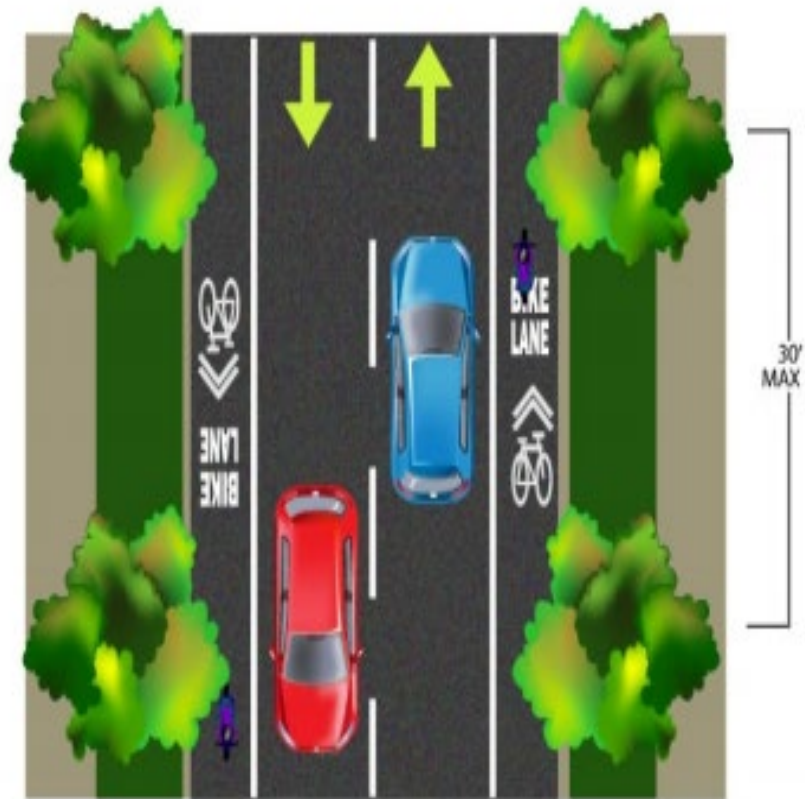
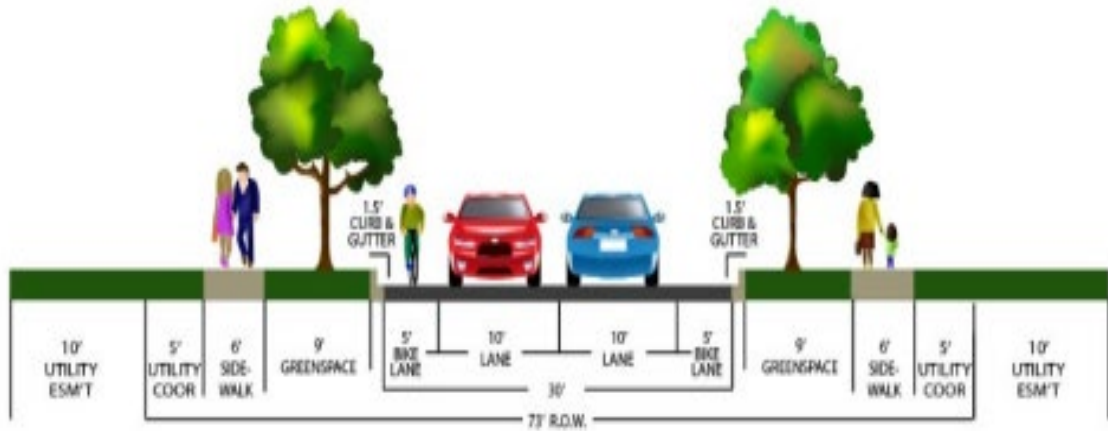
Master Street Plan Map

Master Street Plan/Transportation

The subject property is served by Longcrest Drive. Longcrest Drive on the Master Street Plan is classified a Collector. Collectors provide for traffic movement between arterials and local streets. The Secondary function of a Collector Street is providing access to adjoining property. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials. The Collector system should not be continuous, but should direct traffic to arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff. Collector streets should be spaced roughly one-half mile from arterials. The Design of the Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric Design of highways and streets current edition.

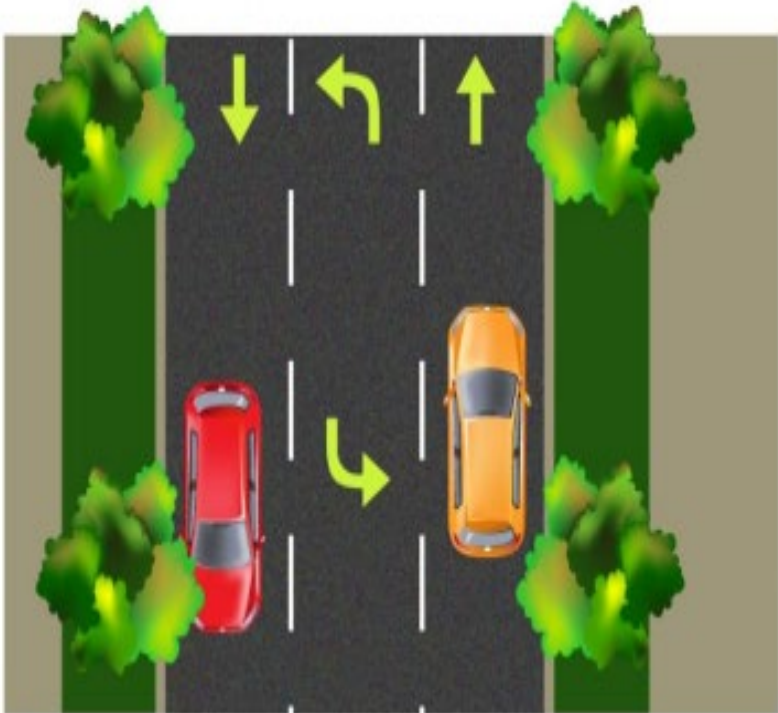
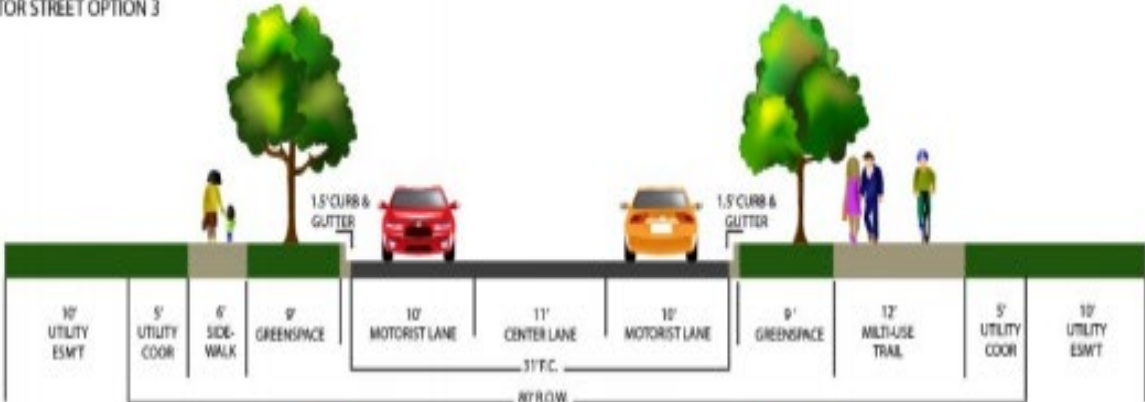
COLLECTOR STREET OPTION 1

VPD > 3,000



Note: Where VPD is > 3,000 and speed is < 30 mph bike lanes may be utilized.

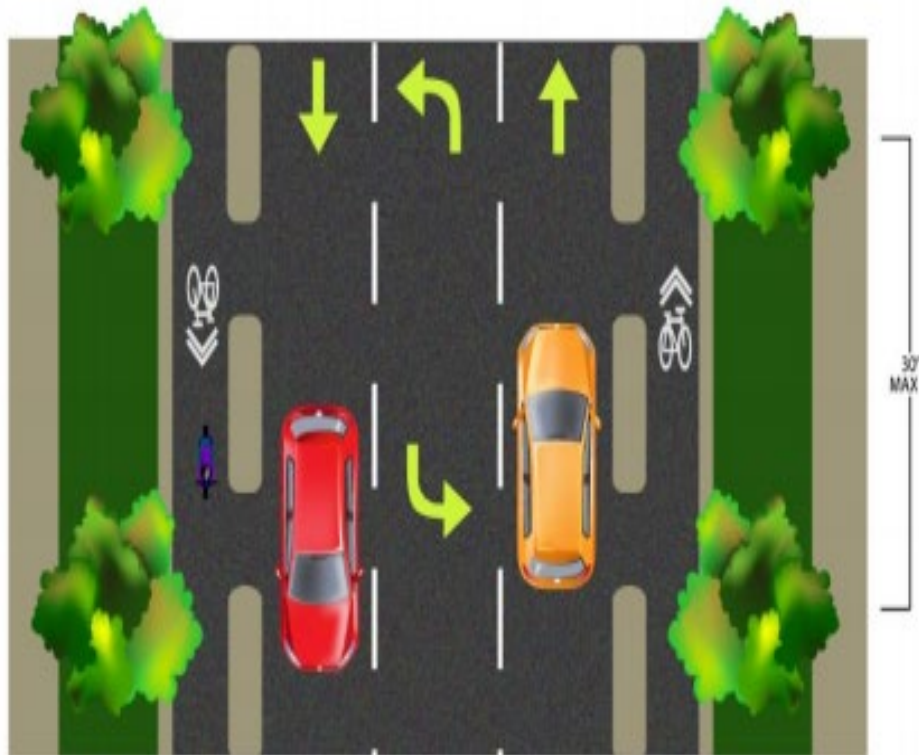
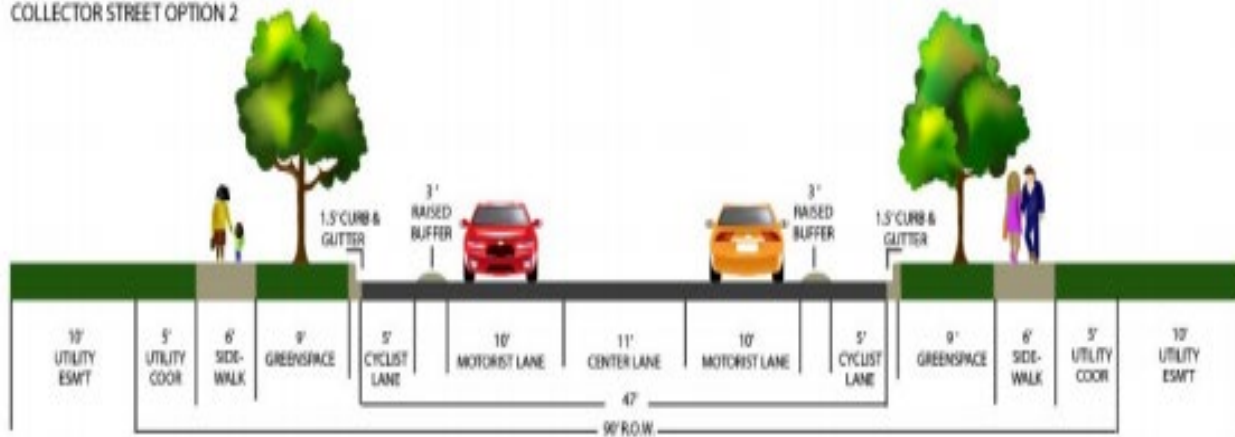
COLLECTOR STREET OPTION 3



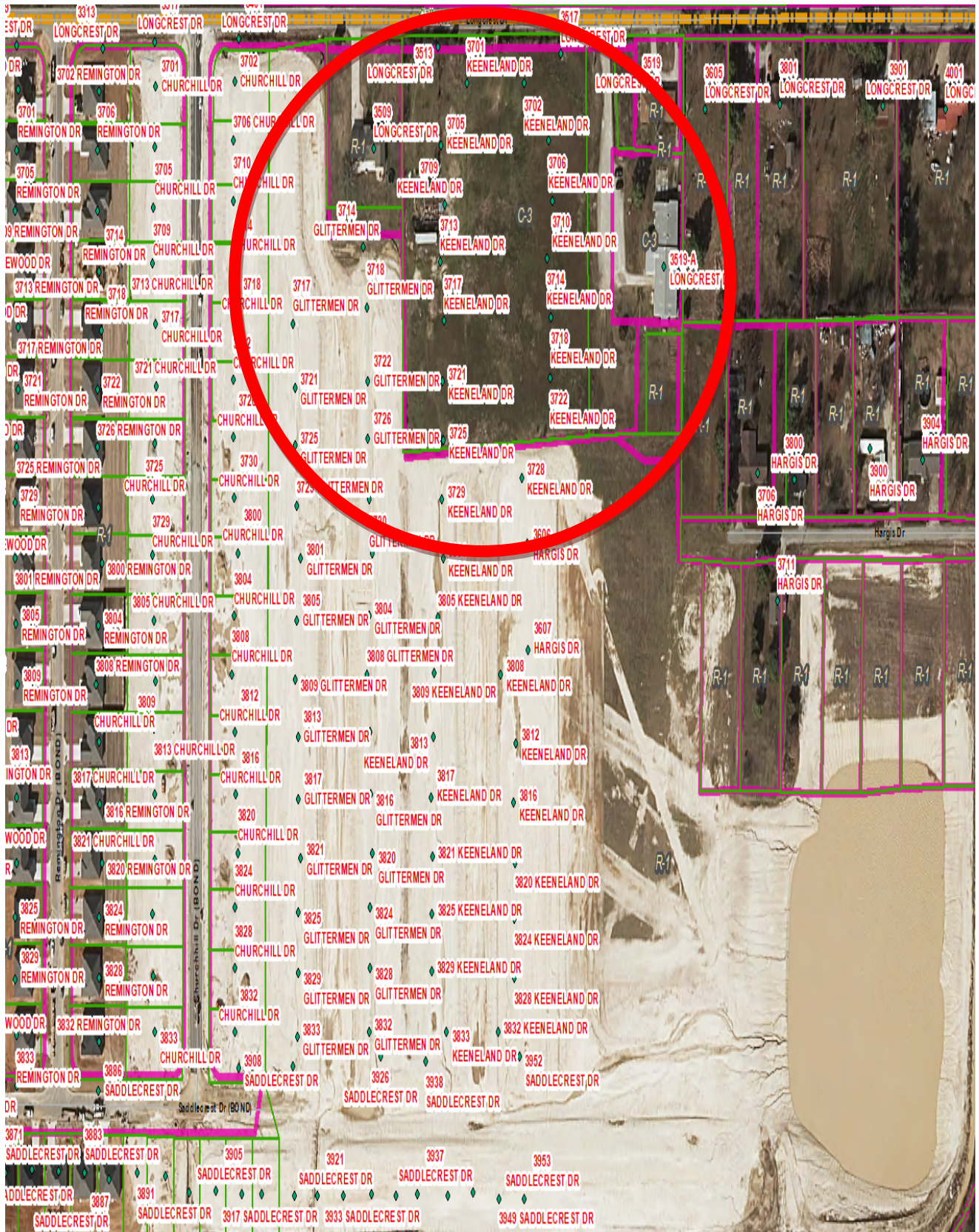
Note: Where VPD is > 3,000 or speed is ≥ 35 mph, utilize multi-use trail..

OTHER COLLECTOR DESIGN OPTIONS:

COLLECTOR STREET OPTION 2









Note: Where VPD is > 3,000 and speed is ≥ 30 mph, three foot wide raised buffers should be used..



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. They just want to finish their subdivision that they already have built. The Limited Use Overlay is to have minimum 60 ft. lots.	
(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 R-1 Single Family Residential Zoning in this area for Single Family Homes.	
(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 as a C-3 General Commercial District cannot have Single Family Homes built. They are not allowed in C-3.	
(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 planning is implemented. Commercial and Industrial is on all sides of this property.	
(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 a RS-7 Single Family Residential District; minimum 6,222 sq. ft. lot required with a Limited Use Overlay. The applicant wants to rezone the property to finish out the Bridlewood Subdivision that they have already started.

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 Residences located in the area.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-7 Single Family Limited Use Overlay District as follows:

Definition of RS-7 Single Family District Limited Use Overlay - The purpose of this district is Single-family residential district; minimum 6,222 sq. ft. lot required with a Limited Use Overlay of a minimum 60 ft. lot widths.

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	Reported no issues.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JULY 28, 2020

Sherry Turman of B & T Land Company, LLC is requesting MAPC Approval for a Rezoning from "C-3" General Commercial District and "R-1" Single Family Residential District to "RS-7" Single Family Residential District minimum 6,222 sq. ft. lot required Limited Use Overlay for 4.61 +/- acres of land located at 3513 Longcrest Drive.

APPLICANT: Carlos Wood stated he is the engineer for the developers. He stated they are asking for this property to be rezoned. In 2017 a rezoning plat was prepared to rezone this from commercial to residential to finish out Bridlewood subdivision as single family homes. He stated

he and Derrel looked and they cannot find where this document was finalized. He stated they are asking for it to be rezoned back to residential.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this does meet all criteria for a rezoning and they would recommend 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 Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
5. This Rezoning is a Limited Use Overlay with the following
 - a. The Minimum Lot width will be 60 ft.

COMMISSION: Mary Margaret Jackson stated this is not consistent with the report she read earlier today. She asked if this is some last minute changes to the staff report. She stated it said that it was next to R-1 zoning. This part about losing documents. The aerial looks like it is next to R-7 instead of R-1. She stated she just wants some clarification.

STAFF: Derrel Smith stated part of the property is zoned R-1. The part that was not a part of the original subdivision is still C-3. He stated they do not have an R-1 zoning anymore so they have requested to go to R-7 with a 60' lot width to be consistent with the subdivision that is already out there. He stated there was not any change from the original documents that were submitted.

COMMISSION: Mary Margaret Jackson asked if the lots to the west are R-7. She stated that is what she does not understand. The map that showed the limited use overlay and then it showed it was low intensity.

STAFF: Derrel Smith stated the lots to the west are zoned R-1. However, they do not have the R-1 zoning available anymore. That is the old zoning code. The closest they could go would be R-7. The lot sizes will be the same as those in R-1.

APPLICANT: Carlos Wood stated an R-7 zoning allows a narrower lot than 60'. He stated they do not want less than 60'.

COMMISSION: Mary Margaret Jackson stated something in the staff report just did not jive with this. She stated she understands now.

PUBLIC: No Comment.

COMMISSION ACTION:

Mr. Jerry Reece made a motion to approve Case: RZ: 20-11, 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 Department approval in the future.**
- 4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.**
- 5. This Rezoning is a Limited Use Overlay with the following**
 - a. The Minimum Lot width will be 60 ft.**

The MAPC find to rezone property from "C-3" General Commercial District and "R-1" Single Family Residential District to "RS-7" Single Family Residential District minimum 6,222 sq. ft. lot required Limited Use Overlay for 4.61 +/- acres of land located at 3513 Longcrest Drive. Motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote: 7-0, Aye's: David Handwork; Mary Margaret Jackson; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; Jerry Reece

Absent: Jim Scurlock

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 20-11 a request to rezone property from “C-3” General Commercial District and “R-1” Single Family Residential District to “RS-7” Single Family Residential District; minimum 6,222 sq. ft. lot required with a Limited Use Overlay; 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 Department approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
5. This Rezoning is a Limited Use Overlay with the following
 - a. The Minimum Lot width will be 60 ft.

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

Sample Motion:

I move that we place Case: RZ 20-11 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 “C-3” General Commercial District and “R-1” Single Family Residential District to “RS-7” Single Family Residential District; minimum 6,222 sq. ft. lot required with a Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.

