

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 16-25: 1917 Keller’s Chapel Road
Municipal Center - 300 S. Church St.
For Consideration by the Commission on January 10, 2017*

REQUEST: To consider a rezoning of one tract of land containing 1.67 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 1.67 acres of land located at 1917 Keller’s Chapel Road from R-1 Single Family Residential and C-3 General Commercial District to PD-R Planned Development Residential.

**APPLICANTS/
OWNER:** Ms. Devon Scott, 11560 Highway 358, Paragould, AR 72450

LOCATION: 1917 Keller’s Chapel Road, Jonesboro, AR 72404

**SITE
DESCRIPTION:** **Tract Size:** Approx. 1.67 acres
Street Frontage: **Street Frontage:** Around 150 feet along Keller’s Chapel Road
Topography: Flat
Existing Development: One abandoned single family home.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential
South	R-1 Single Family Residential
East	C-3 General Commercial District
West	R-1 Single Family Residential

HISTORY: This land has been developed as a single family house. The house is now abandoned but it was formerly occupied by the applicant’s grandparents.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

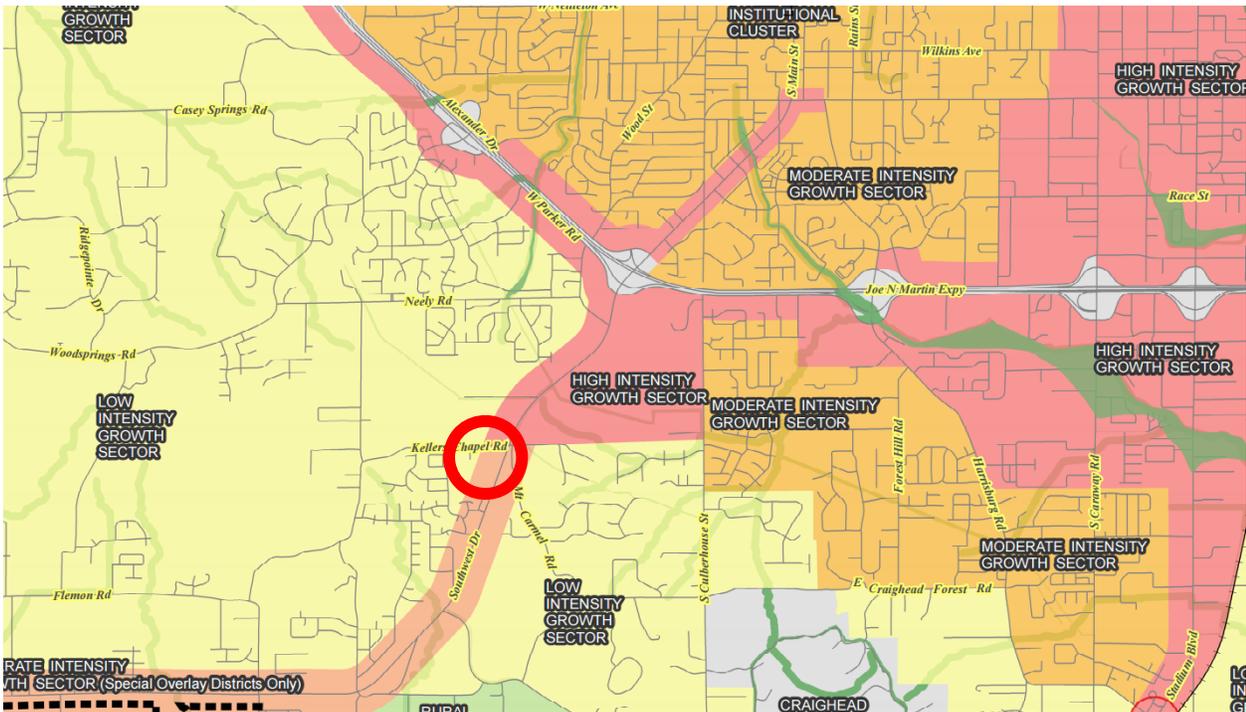
The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector (Special Overlay Districts Only). A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction materials, and more abundant landscaping are important consideration 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 Growth Sector Recommended Use Types Include:

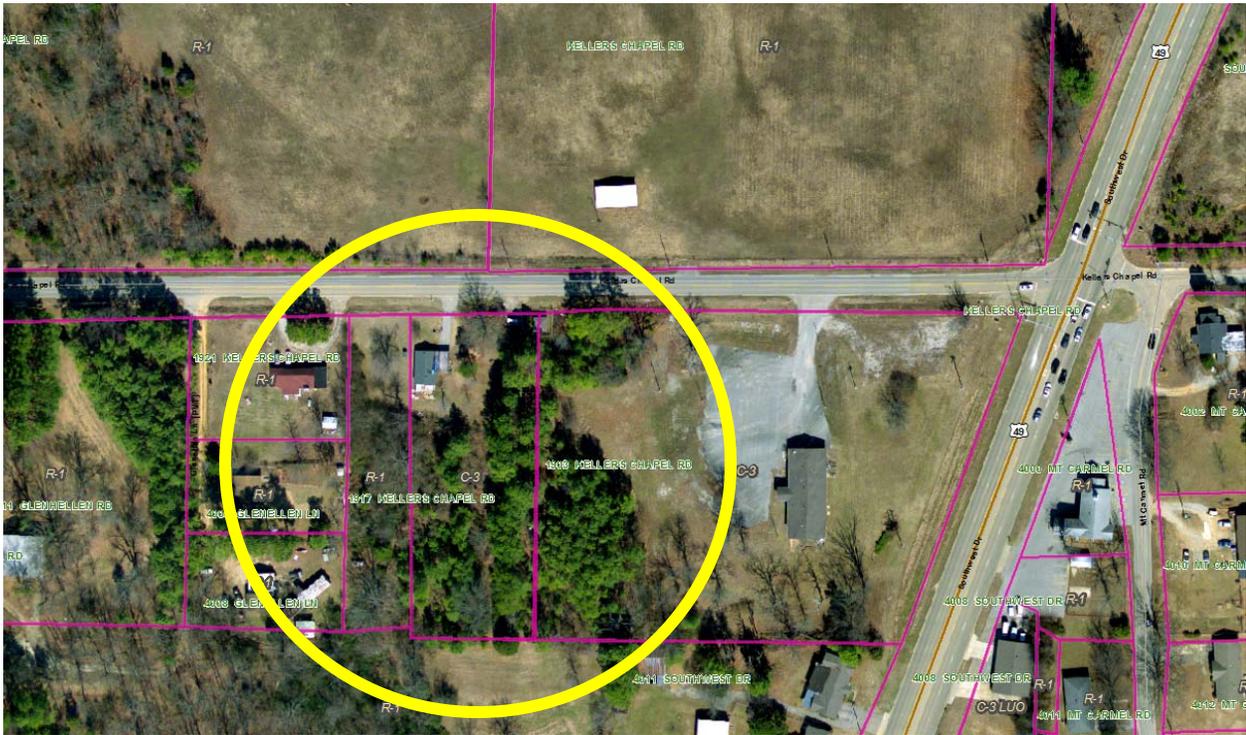
- Single Family Residential
- Attached Single Family, duplexes, triplexes and fourplexes
- Neighborhood retail, neighborhood services
- Office park
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer’s market
- Pocket park

Master Street Plan/Transportation

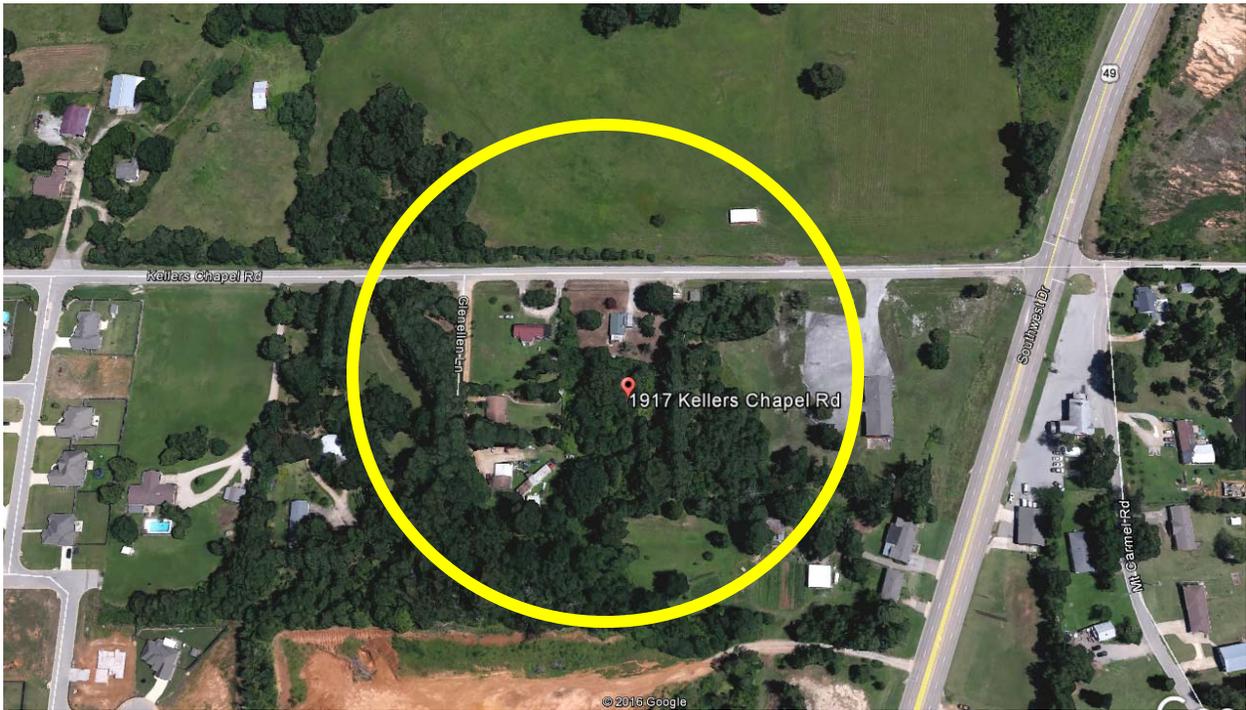
The subject site is served by Keller’s Chapel Road, which on the Master Street Plan is defined as a Collector; the street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map



Aerial/Zoning Map



Aerial View

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 Moderate Intensity which suggest no more than 8 dwelling units per acre for Multi-Family. This development would put more unit per acre than what is recommended.	1. 
(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 this address is zoned mostly R-1 Single Family Residential. There is one lot to the east that is zoned C-3 General Commercial. With the exception of one C-4 lot several hundred yards to the South, this would be the only Multi-Family housing in the area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Because this property has a split zoning it could be difficult to develop as either Residential or Commercial. Putting this lot under one zoning would make it easier to develop.	
(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 if controls are implemented to screen and buffer the Multi-Family from the Single Family Residential.	
(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.	The property been single family residential. The applicant's grandparents in the house that is currently on the lot.	
(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 due to the fact that a majority of lots surrounding this address have already been developed.	

Staff Findings:

Applicant’s Purpose:

The applicant wants to rezone this property with the intent to replace the current single family house with 8 duplex buildings, yielding a total of 16 residential units. The new development would be rental property. The development would have 9.5 units per acre. Development of this project would begin as soon as practical. The applicant feels like this project would have no negative impact on the surrounding area.

Chapter 117 of the City Code of Ordinances/Zoning defines Planned Development Residential as follows:

PD-R, Planned Development Residential. It is the intent of this division 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 provision 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.

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.	

Zoning Code Allowable Uses:

Below is the Table of Permitted Uses regarding the requested PD-R, Planned Development Residential. Certain uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank:

Planned Development Use Table					
Use	Planned Development Districts				
	PD-R	PD-RM	PD-C	PD-I	PD-M
Uses Permitted in the RS-1 through RS-8	P				P
Uses Permitted in RM-4, RM-6, RM-16	P	P			P
Uses Permitted in C-1, C-2, C-3, or C-4			P		P
Uses permitted in I-1 and I-2				P	P

Conclusion:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the MAPC decide to approve based on the above observations and criteria of Case RZ 16-28, a request to rezone property from R-1 Single Family Residential District and “C-3” General Commercial District to PD-R Planned Development Residential, subject to final site plan approval by the MAPC.

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 MAPC, 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 parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Planning Commission Consideration,
The Planning Department

Sample Motion:

I move that we place Case: RZ 16-28 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 Residential and “C-3” General Commercial District to the proposed PD-R Planned Development Residential, 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 MAPC in the future.

SITE PICTURES



View looking North



View looking South



View looking East



View looking West