



City of Jonesboro City Council
Staff Report _ RZ 22-11 Southwest Drive
Municipal Center - 300 S. Church St.
For Consideration by the MAPC August 9th, 2022

REQUEST: To consider a rezoning of one tract of land containing 2.45 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-3 LUO” General Commercial District to “RM-16” Residential Multifamily; 16 units per net acre.

OWNER Jeremy Moore, 2013 Jamestown Drive, Jonesboro, AR 72404

LOCATION: **Thompson Drive and Southwest Drive, Jonesboro, AR 72401**
Parcel # 01-133024-01000

SITE
DESCRIPTION: **Tract Size:** Approx. 2.45Acres
Street Frontage: 477 ft.
Topography: Flat
Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE		LAND USE	
North		R-1 Single-Family Medium Density District	
South		R-1 Single-Family Medium Density District	
East		R-1 Single-Family Medium Density District	
West		R-1 Single-Family Medium Density District	

HISTORY: Land has been a vacant lot for 5+ years.

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 High Intensity Growth Sector. A wider mix of land uses is appropriate in the **High Intensity Growth Sector**. From Multi-Family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

HIGH INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *Multi-Family*
- *Service Stations*
- *Commercial and Office*
- *Call Centers*
- *Research and Development*
- *Medical*
- *Banks*
- *Big Box Commercial*
- *Hotel*

DENSITY: *Multi-Family 8 – 14 Dwelling Units Per Acre*

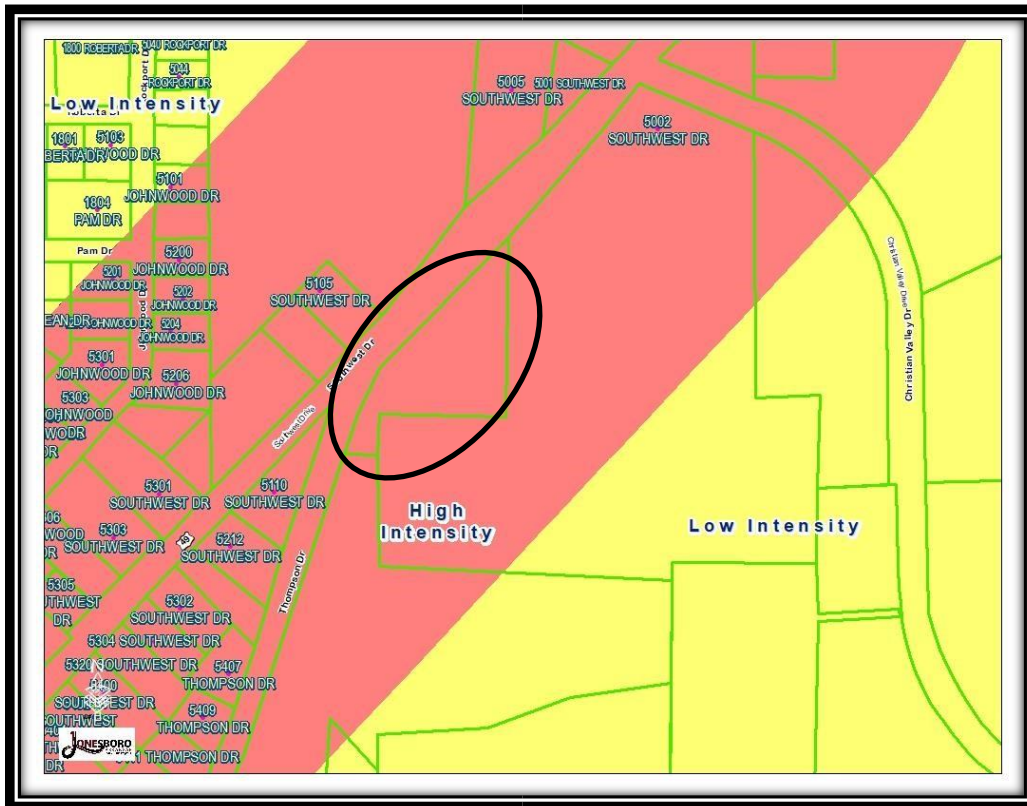
Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development.

HEIGHT: *150 Feet*

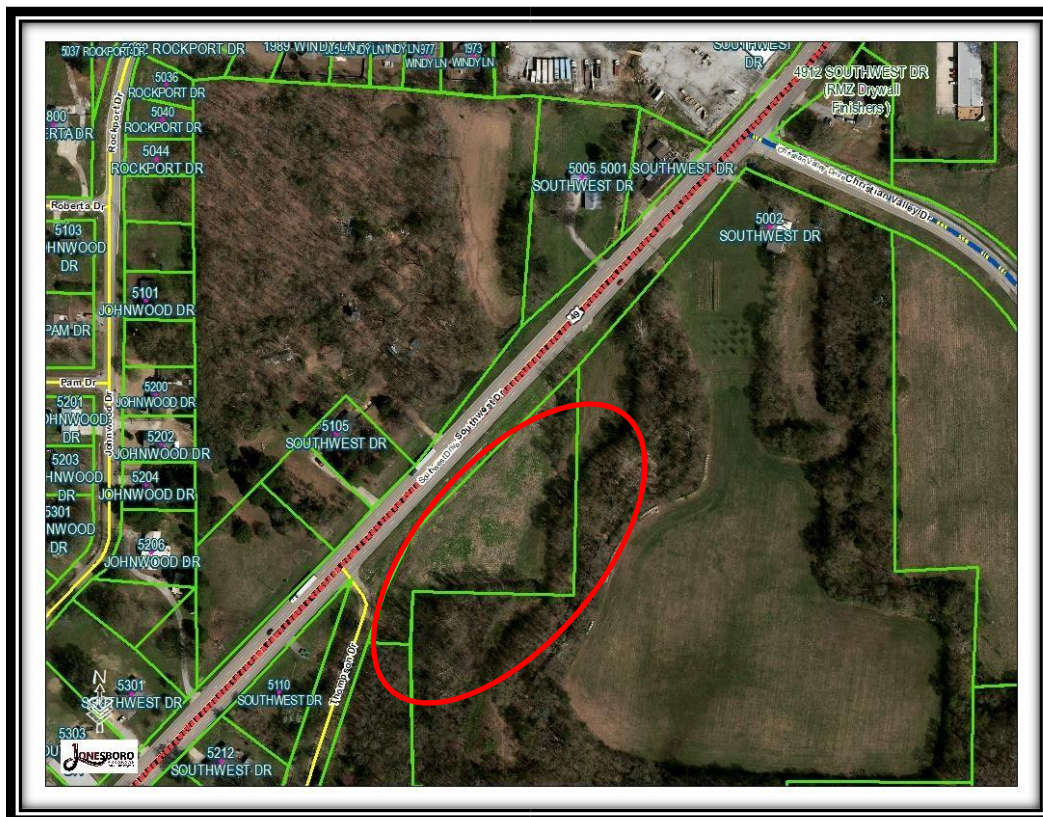
TRAFFIC: *This will be located along arterial streets with high traffic volume.*

EXAMPLES:





Land Use Plan



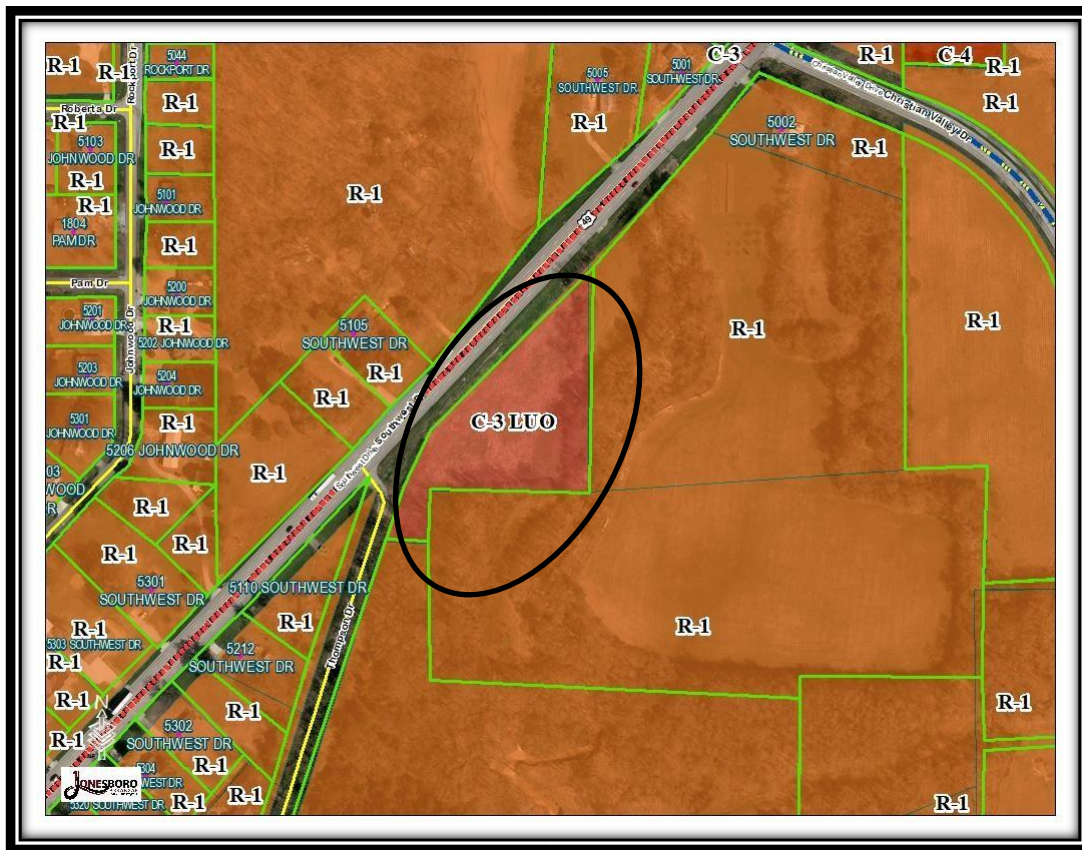
Master Street Plan

Master Street Plan/Transportation

The subject property will be served by Southwest Drive or Thompson Drive.

Southwest Drive is classified as a **Principal Arterial** on the Master Street Plan. The Principal Arterial's function is to provide both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

Thompson Drive is classified as a **Local Street** on the Master Street Plan. Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents. The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.









Zoning Map



Rezoning Signs

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 High Intensity Growth Sector.	
(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 the site is surrounded by Residential Zoning.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	The property could not be developed as multifamily under its current zoning, rezoning provides for more consistent facilities and would be an efficient method for developing the property.	
(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. Residential surrounds 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 residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as a “C-3 LUO” General Commercial District. The applicant wants to rezone the property to “RM-16” Residential Multifamily; 16 units per net acre. The owner anticipates to use this site as a 55+ multi-family development if rezoned successfully.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 Residential District as follows:

RM-16—Residential multifamily classification; 16 units per net acre, includes all forms of units, 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 issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON AUGUST 9, 2022

Jeremy Moore is requesting a rezoning from C-3, General Commercial District, to RM-16, Residential Multifamily 16 units per net acre. This rezoning is for 2.45 +/- acres located at Southwest Drive and Thompson Drive.

COMMISSION: Mr. Roberts: This is a zoning request on Southwest Drive. Jeremy Moore is requesting a rezoning from C-3, General Commercial District, to RM-16, Residential Multifamily 16 units per net acre. This rezoning is for 2.45 +/- acres located at Southwest Drive and Thompson Drive. Proponent for this side, if you could state your name for the record, sir.

APPLICANT: Mr. Moore: Applicant stated their name was Jeremy Moore and that they were wanting a rezoning to RM-16 to build multi-family housing for citizens 55 and older.

COMMISSION: Mr. Roberts: Do we have staff comments on this one?

STAFF: Mr. Smith: Yes we do, it does meet all six of the criteria for approval. It is in the high intensity growth section. We recommend approval with the following conditions:

- 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. Any change of use shall be subject to Planning Department approval in the future.**
- 3. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, and all other ordinance requirements shall be submitted to the Planning Department prior to any redevelopment of this property.**
- 4. The site shall comply with all Overlay District guidelines.**

COMMISSION: Mr. Roberts: Okay, commissioners have any questions at this point?

COMMISSION: Mr. Ford: Yes sir, in light of the controversy we just dealt with, my question is, he's pitching this as a 55+ development. If we approve this, does limit him to that or can he build any kind of multi-family?

STAFF: Mr. Smith: Yes, this is a multi-family development. Whether it's 55 and over or whether it's HUD housing, you're looking to see if the zoning for 16 units per acre is correct in that area.

APPLICANT: Mr. Moore: And I can attest to this, my family was born and raised in Jonesboro. I live 500 yards from this piece of property, my wife is a dyslexia specialist for Valley View schools as well, so, it'll be a quality project which is what I'm getting at. It won't go against anything I've said or anything I believe and it won't have a negative impact on that part of town or anywhere in Jonesboro.

COMMISSION: Mr. Pointer: Mr. Ford, the question was asked yesterday in the pre-meeting was he pitching would he have the opportunity to do that, and he would, because we'd be approving the rezoning, but that question was asked yesterday.

COMMISSION: Mr. Ford: So really the point of the vote is whether or not to approve RM-16.

COMMISSION: Mr. Pointer: Yes.

COMMISSION: Mr. Roberts: Okay, that is this re-zoning request, we are going to open it up to public comments. Does anyone have any public comments for this rezoning request? Southwest Dr.? (There were none) Okay, I'll open back up for commissioner comments or questions.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 22-11, 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. Any change of use shall be subject to Planning Department approval in the future.**
- 3. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, and all other ordinance requirements shall be submitted to the Planning Department prior to any redevelopment of this property.**
- 4. The site shall comply with all Overlay District guidelines.**

The MAPC finds to rezone property from "C-3 LUO" General Commercial District to "RM-16" Residential Multifamily for 2.45 +/- acres of land located at Southwest Drive and Thompson Drive.

The motion was seconded by Mr. Dennis Zolper.

Roll Call Vote:

Aye: 8 – Paul Ford; Jeff Steiling; Stephanie Nelson; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little, and Dennis Zolper

Nay: 0

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 22-11 a request to rezone property "C-3 LUO" General Commercial District to "to "RM-16" Residential Multifamily; 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. Any change of use shall be subject to Planning Department approval in the future.
3. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, and all other ordinance requirements shall be submitted to the Planning Department prior to any redevelopment of this property.
4. The site shall comply with all Overlay District guidelines.

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

Sample Motion:

I move that we place Case: RZ 22-11 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 LUO” General Commercial District to “RM-16” Residential Multifamily will be compatible and suitable with the zoning, uses, and character of the surrounding area.