

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 17-16: 500 Block of Gladiolus Drive
Municipal Center - 300 S. Church St.
For Consideration by the Commission on June 27, 2017

REQUEST: To consider a rezoning of one tract of land containing 20.44 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 20.44 acres of land located at 500 Block of Gladiolus Drive from C-3 General Commercial District to RM-16 Multi-Family Residential.

APPLICANTS/OWNER: Victor Ditta, 1100 Roxbury Narrows, Jonesboro, AR 72401

LOCATION: End of Gladiolus Drive, Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. 20.44 Acres

STREET FRONTAGE: **Street Frontage:** Around 60 Feet at the end of Gladiolus Drive
Topography: Flat
Existing Development: Unimproved

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial – Vacant
South	C-3 General Commercial – Apartments
East	C-3 General Commercial – Apartments
West	C-3 General Commercial – Residential Subdivision

HISTORY: Undeveloped

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 both Moderate Intensity and High Intensity Growth Sectors. The land is equally divided between the two sectors.

A wider mix of land uses is appropriate in the **moderate and high 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 considerations 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. Consideration should be given to appropriate locations of transit stops. The Land Use Plan recommends no more than 8 units per acre.

Typical Land Uses:

- Single Family Residential
- Attached Single Family, duplexes, triplexes, and fourplexes
- Neighborhood retail, neighborhood services
- Office parks
- 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

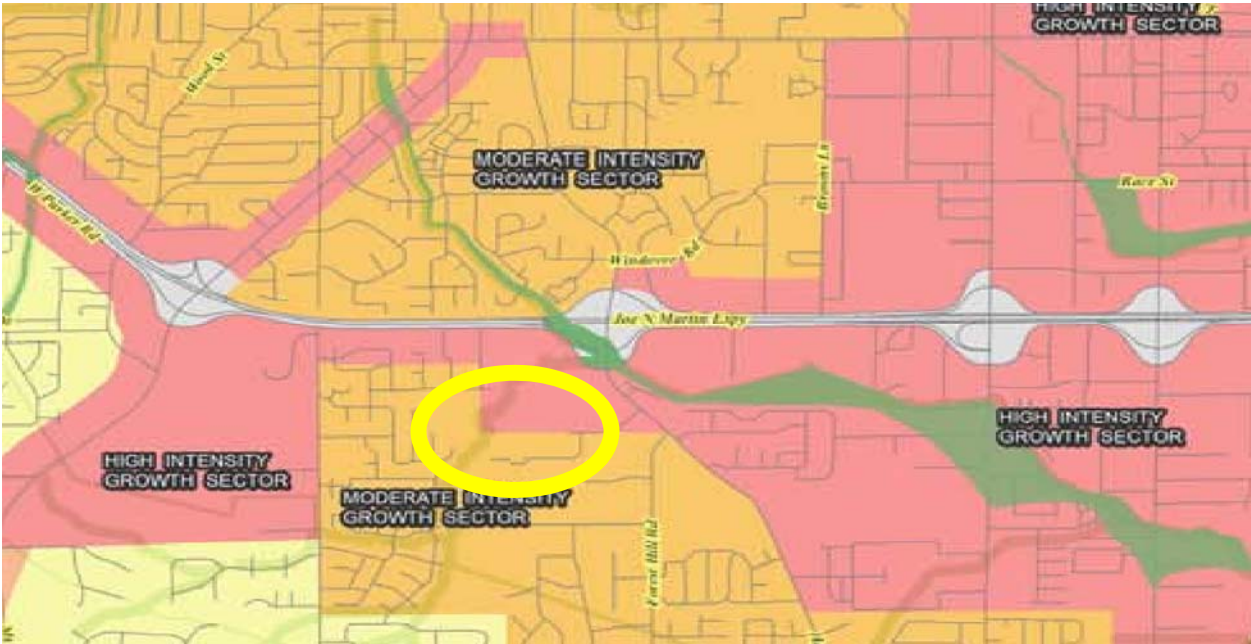
A wide range of land uses is appropriate in the **high intensity zone**, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in area where sewer service is readily available and transportation facilities are equipped to handle the traffic. The Land Use Plan recommends no more than 14 dwelling units per acre for high intensity growth sectors.

Typical Land Uses:

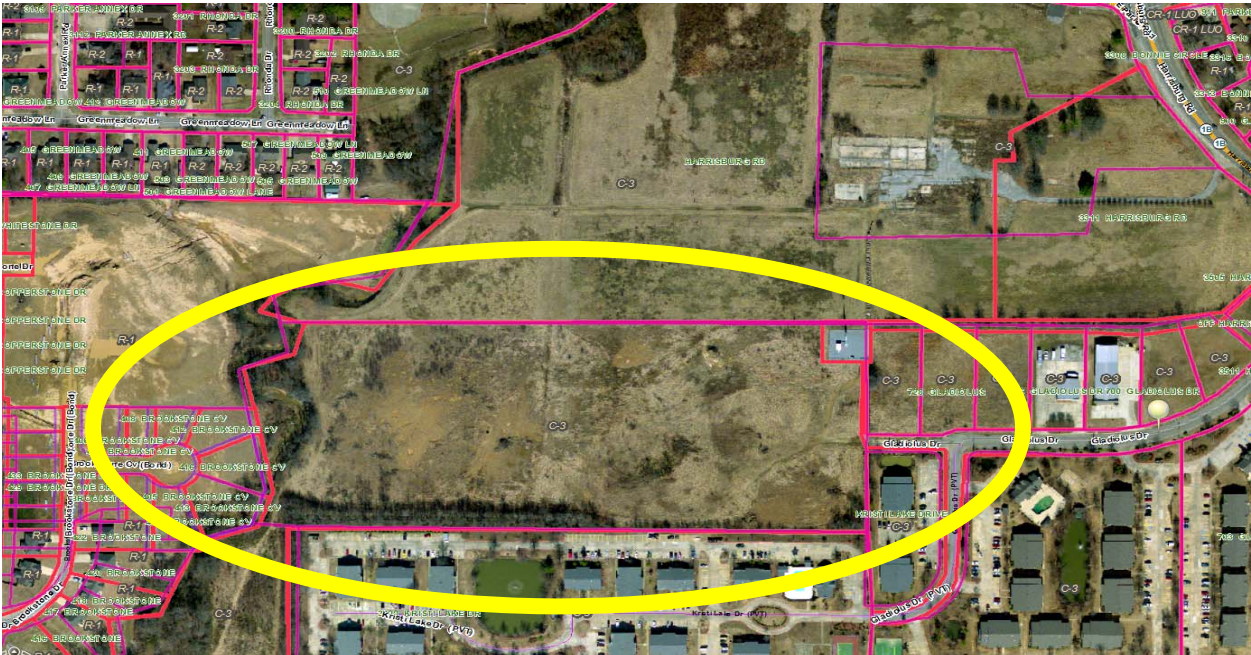
- Regional shopping centers
- Automotive dealerships
- Outdoor display retail
- Fast food restaurants
- Multi-family
- Service stations
- Commercial and office
- Call centers
- Research and development
- Medical
- Banks
- Big box commercial
- Hotel

MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Gladiolus Drive. 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 both High and Moderate Intensity Growth Sectors. 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 several multifamily complexes.	
(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 12 units per acre.	
(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.	The applicant should work with the adjacent property owner to obtain access to Parker Road. A traffic report should be required and alternative access to an adjacent roadway should be reviewed prior to any construction.	
(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.	

STAFF FINDINGS

APPLICANT'S PURPOSE

The applicant would like to rezone this property so they can build a multi-family 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 net 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.	

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 17-16, a request to rezone property from C-3 General Commercial District to RM-16 Multi-Family Residential District, subject to final site plan approval by the MAPC and 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. 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 17-16 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 C-3 General Commercial District to RM-16 Multi-Family Residential District, 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.



View looking North



View looking South



View looking East



View looking West