

***City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 17-18: 5614 Maple Valley Drive
Municipal Center - 300 S. Church St.
For Consideration by the Commission on July 11, 2017***

REQUEST: To consider a rezoning of one tract of land containing 0.88 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of .88 acres of land located at 5614 Maple Valley Drive, C-4 Neighborhood Commercial District to RS-2 Single Family Residential District

**APPLICANTS/
OWNER:** Wade Carpenter, 5614 Maple Valley Drive, Jonesboro, AR 72404

LOCATION: 5614 Maple Valley Drive, Jonesboro, AR 72404

**SITE
DESCRIPTION:** **Tract Size:** Approx. .88 Acres
Street Frontage: 308.46 feet along Maple Valley Drive
Topography: Flat
Existing Development: Assembly of wiring harnesses

SURROUNDING CONDITIONS:

| ZONE | LAND USE |
|-------|-------------------------------|
| North | R-1 Single Family Residential |
| | |
| South | R-1 Single Family Residential |
| | |
| East | R-1 Single Family Residential |
| | |
| West | R-1 Living Word Church |

HISTORY: Currently small commercial development.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP

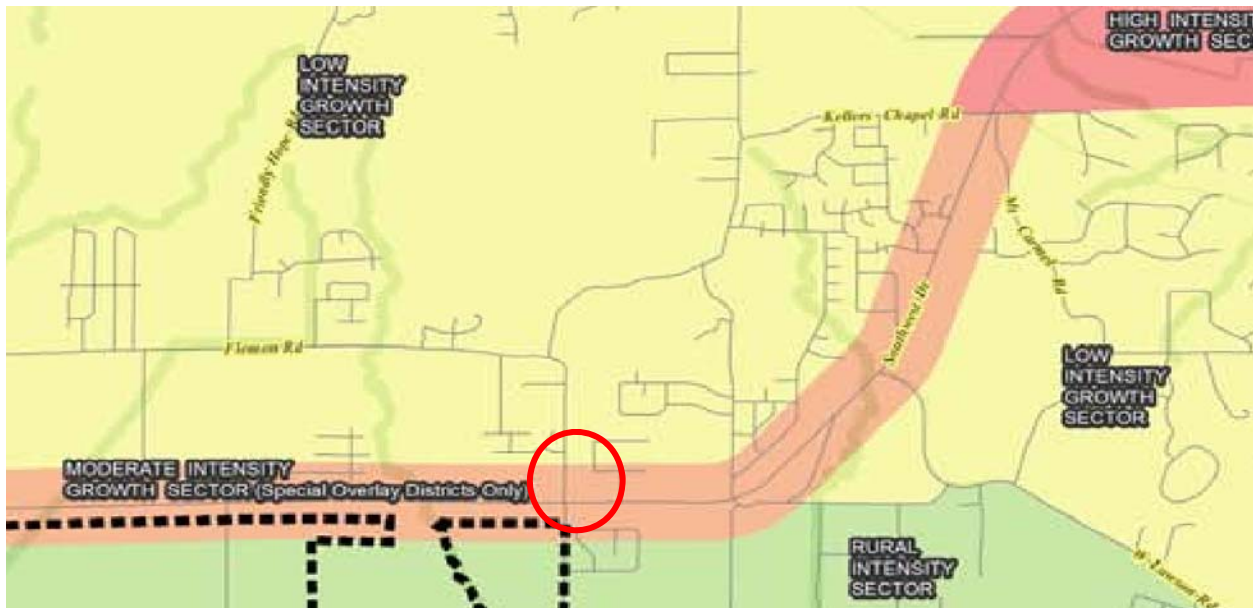
The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector. A wide range of land uses is appropriate in the moderate intensity zone. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality construction 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.

Redevelopment Cluster Recommended Use Types Include:

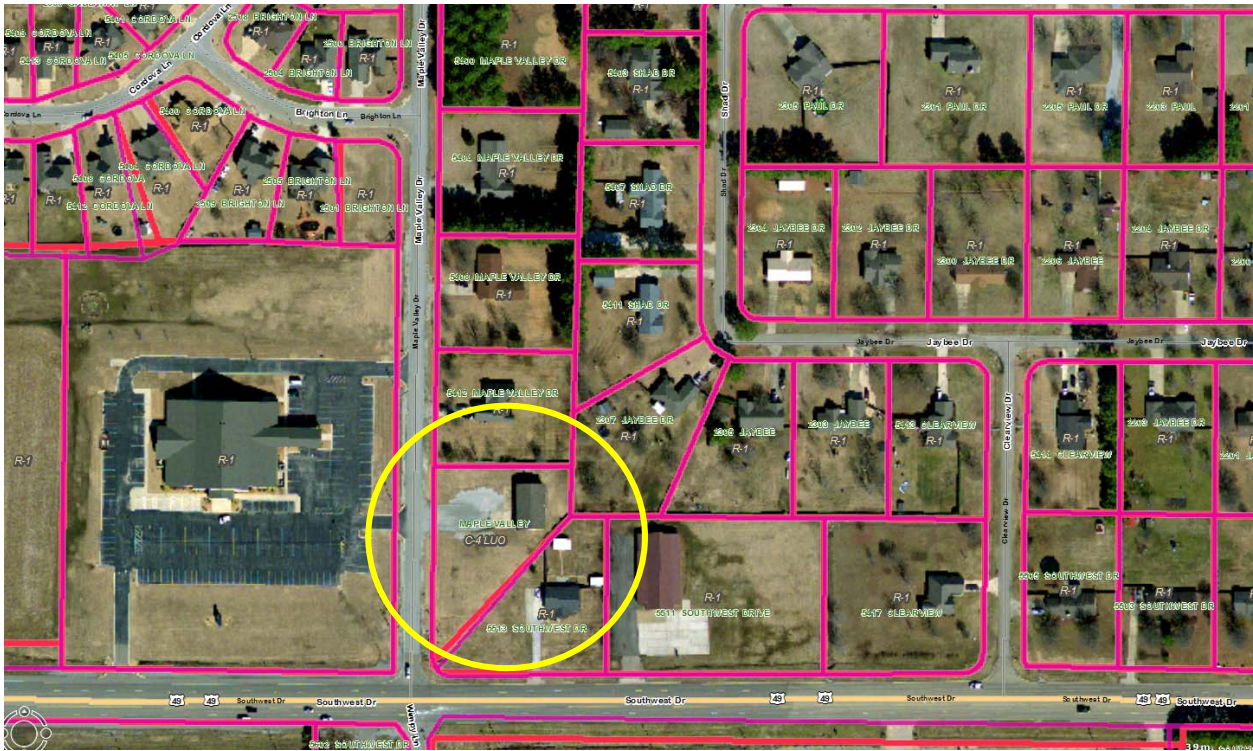
- Single family residential
- Attached single family, duplexes, triplexes and fourplexes
- Neighborhood retail, neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket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

Master Street Plan/Transportation

The subject site is served by Maple Valley 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. | The proposed RS-2 District rezoning is consistent with the Future Land Use Plan, which was categorized as a Moderate 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. |  |
| (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area. | Compatibility is achieved. This area is surrounded by single-family housing. |  |
| (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 housing. |  |
| (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. | Property has been developed as a C-3. |  |
| (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 houses are already surrounding this property. |  |

Staff Findings:

Applicant's Purpose:

The applicant purchased the property wanting to make this address their primary residence. Under the current zoning of C-4 LUO, it is prohibited to live on the premises and maintain this zoning.

Chapter 117 of the City Code of Ordinances/Zoning defines RS-2 Single Family as follows:

RS-2, Single-family residential district. There are 14 residential districts designed to meet present and future housing needs, to protect the character of, and property values in, residential areas, to encourage a suitable environment for family life and to provide choice in density, as well as in type of housing. RS-2 Single-family residential districts have a minimum lot requirement of 21,780 square feet.

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 be approved based on the above observations and criteria of Case RZ 17-18, a request to rezone property from “C-4” Neighborhood Commercial District to “RS-2” Single-family residential district, 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.

Respectfully Submitted for Planning Commission Consideration,
The Planning Department
City of Jonesboro

Sample Motion:

I move that we place Case: RZ 17-18 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-4” Neighborhood Commercial District to the proposed RS-2 Single-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.

Site Photographs



View looking North



View looking South



View looking East



View looking West