



***City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 20-18 2512 2514 Curtview Drive
Municipal Center - 300 S. Church St.
For Consideration by the Commission on October 27, 2020***

REQUEST: To consider a rezoning of one tract of land containing .57 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RM-8” Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

**APPLICANTS/
OWNER:** **George Hamman, Civilogic, 203 Southwest Dr., Jonesboro, AR 72401**
Kenny and Sheila Throgmartin, 410 Maumelle Street, Lake City, AR 72437

LOCATION: 2512 and 2514 Curtview Drive, Jonesboro, AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx: .57 Acres
Street Frontage: 140 feet along Curtview Drive
Topography: Predominately flat
Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential District – One Home
South	R-1 Single Family Residential – 4 Unit Apartment Building
East	R-1 Single Family Residential – Vacant – City of Jonesboro
West	R-1 Single – within 200 ft. 12 Manufactured Homes and 1 incomplete duplex

HISTORY: The Land is Vacant. The northern lot had a house, but was removed between 2015 and 2019.

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**. 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 areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

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

No More than 8 - 14 dwelling units per acre for Multi-Family. 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:



**Fig. 17: Example High
Intense Type- Retail Service**



**Fig. 18: Example High
Intense Type- Retail
Service**



**Fig. 19: Example High
Intense Type- Small Lot Res.**

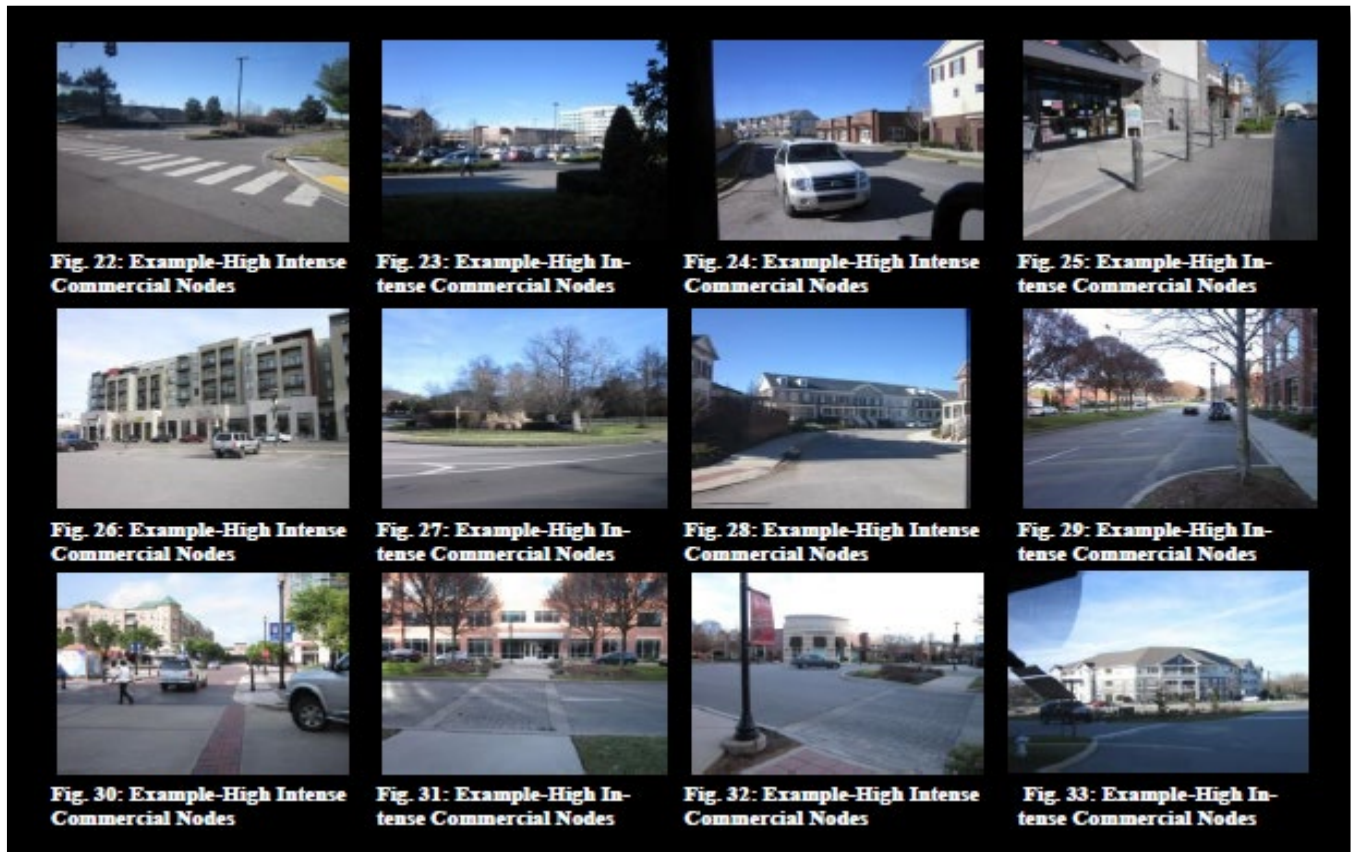


**Fig. 20: Example High
Intense Type- Retail Service**



**Fig. 21: Moderate High
Type- Retail/Office**

The sections identified on the land use map as high intensity consist primarily of areas where high intensity uses are already in place and strip development is common.



However, future strip development is discouraged, to be replaced by what the Urban Land Institute calls “pulsed nodes of development,” that are areas of mixed-use residential and commercial development interspersed with stretches of low-intensity land uses or open space as shown below.

High Intensity Commercial Nodes may contain most of the land uses listed under High Intensity, but they are to be clustered in 40-200 acre developments or combinations of developments situated within a ¼-1/3 mile radius of the intersection of arterial roadways. Use of high quality materials, good design, on-street parking, landscaping, and open spaces will be key features of developments contained in these nodes. Good connectivity for bicycle and pedestrian transportation will be featured, as well as appropriately placed bus stops.

TYPICAL LAND USES:

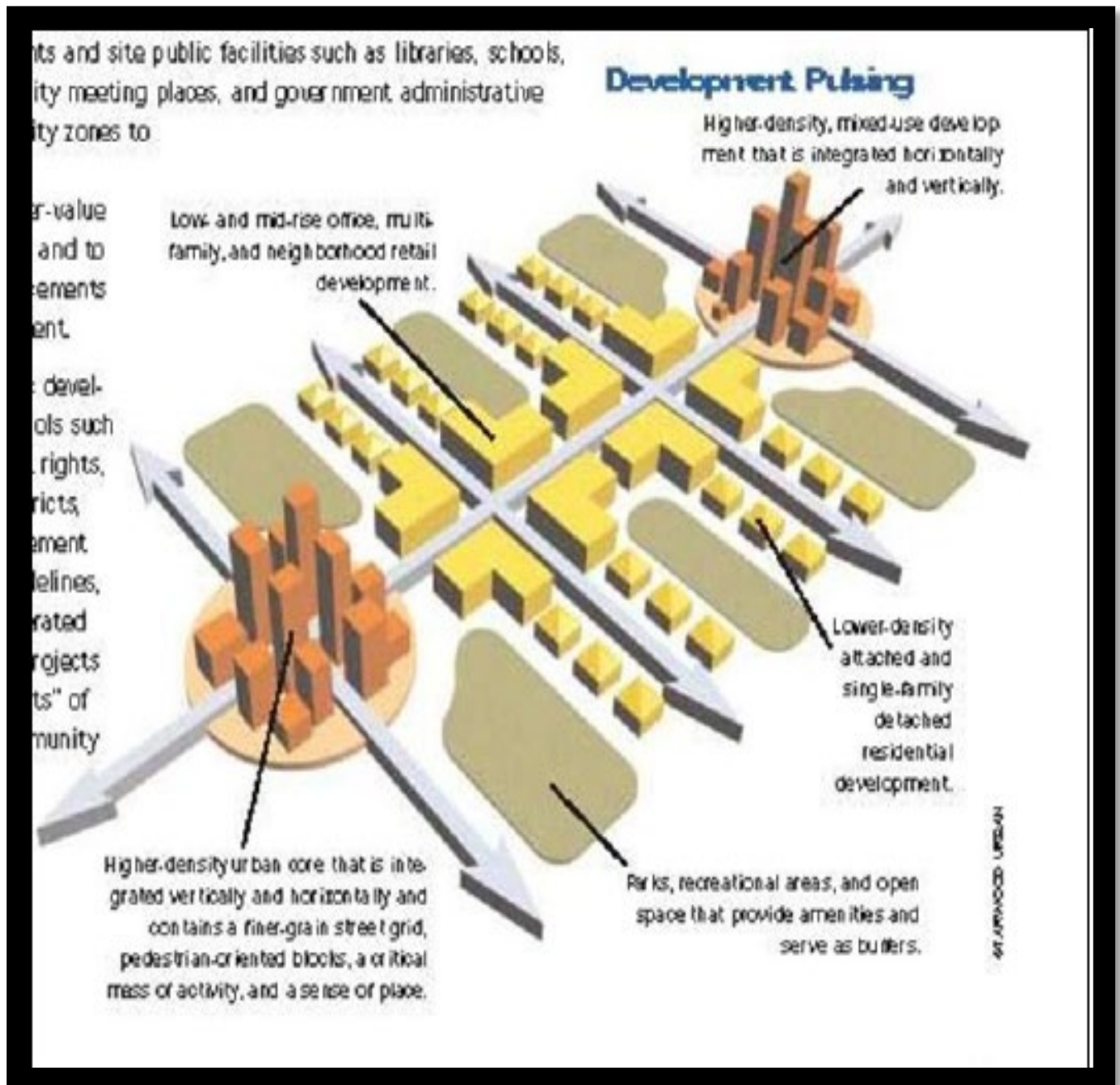
- Multi-family
- Attached single family residential
- Retail
- Medical and Professional, Banks
- Commercial, office, and service

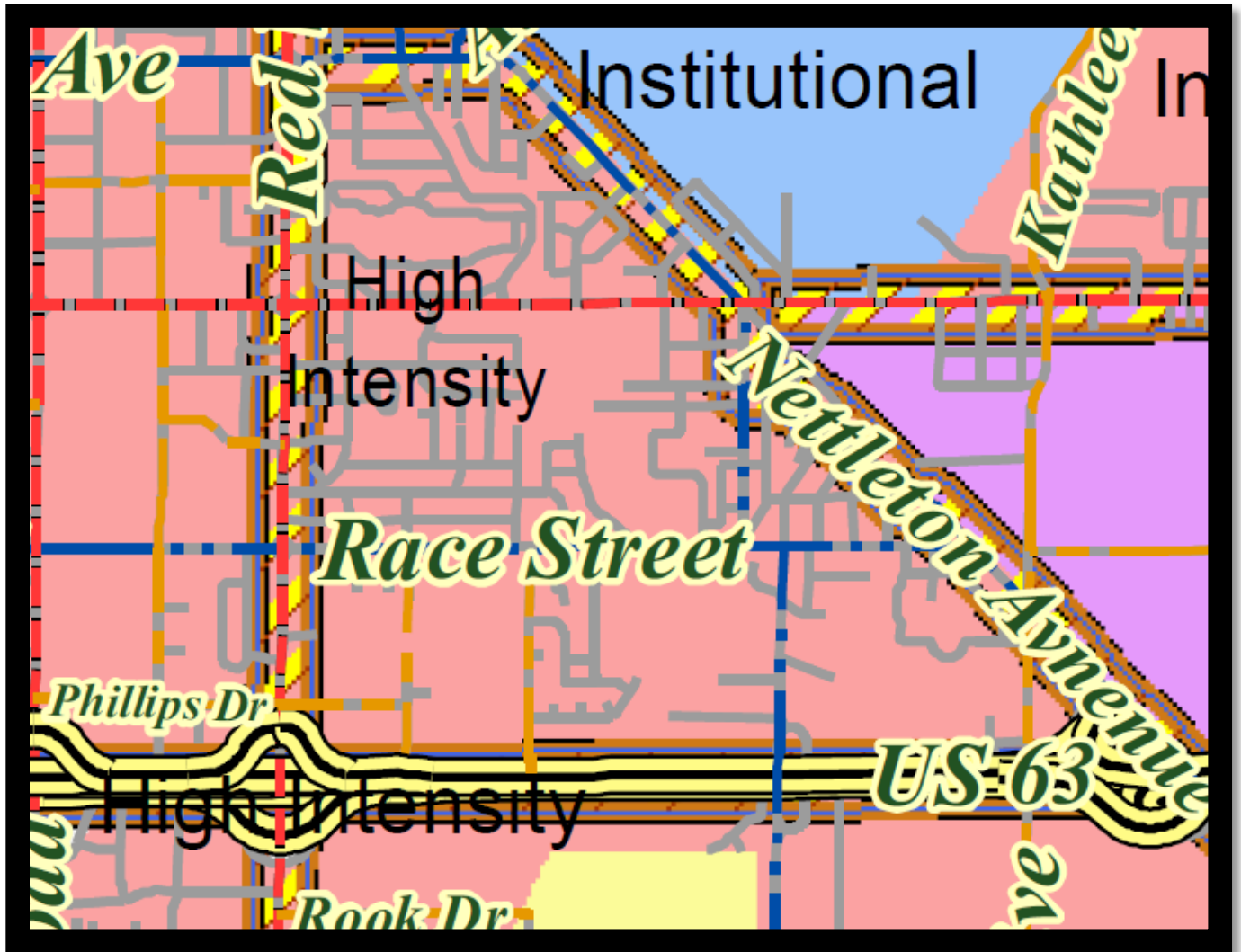
- Hotel

DENSITY: 6-14 units per acre for Multi-family

HEIGHT: 150 feet

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





LAND USE MAP

MASTER STREET PLAN TRANSPORTATION



Master Street Plan Map

Master Street Plan/Transportation

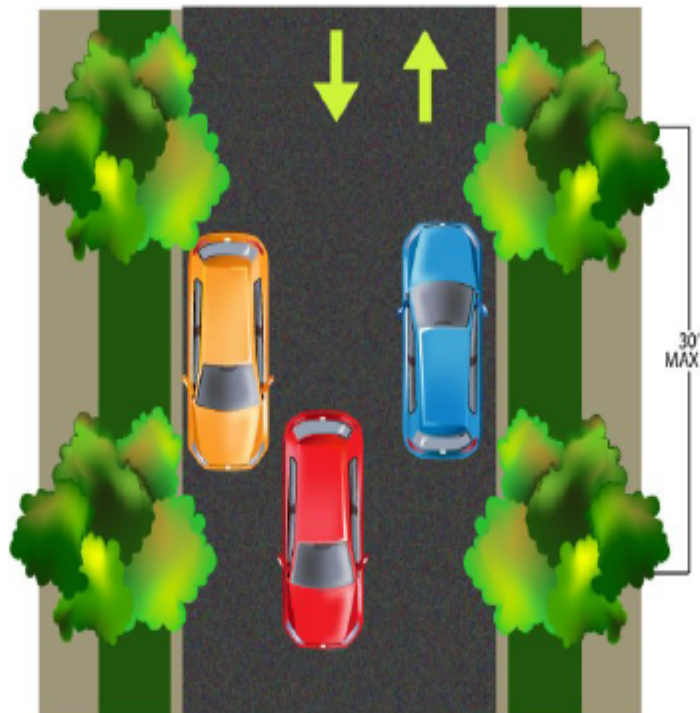
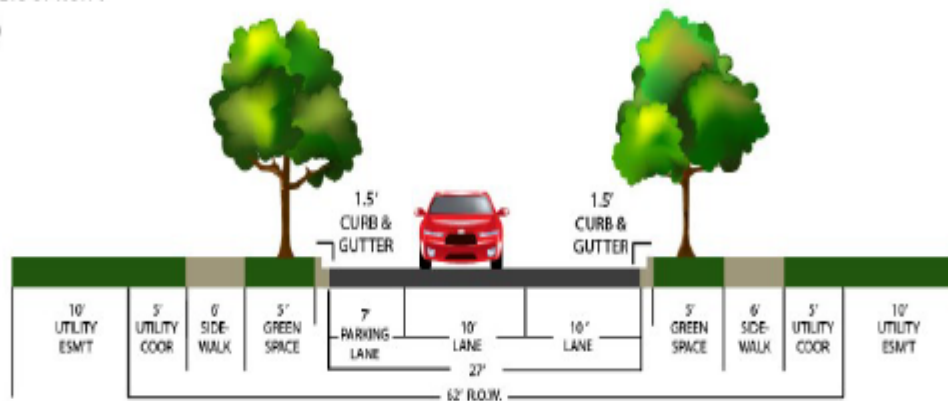
The subject property is served by Curtview Drive. Curtview Drive on the Master Street Plan is classified a Local Street. The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized. The standard Local Street is to be used in all cases.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.

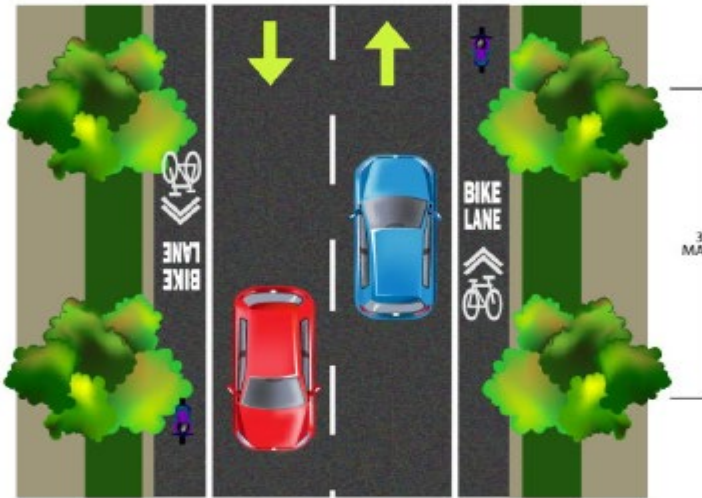
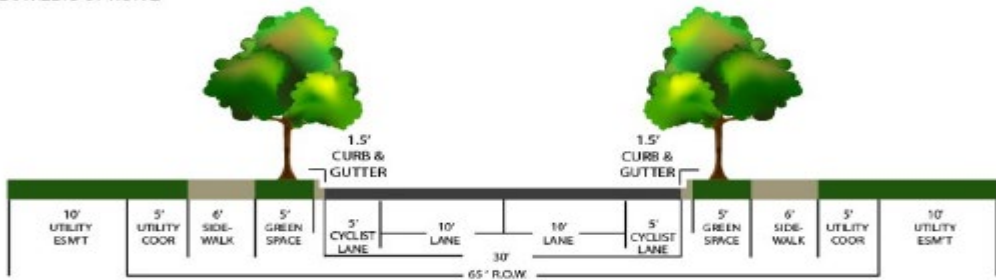
Note: Where VPD is < 3,000 or speed is < 25 mph, bikes may share the travel lanes.

LOCAL STREETS OPTION 1

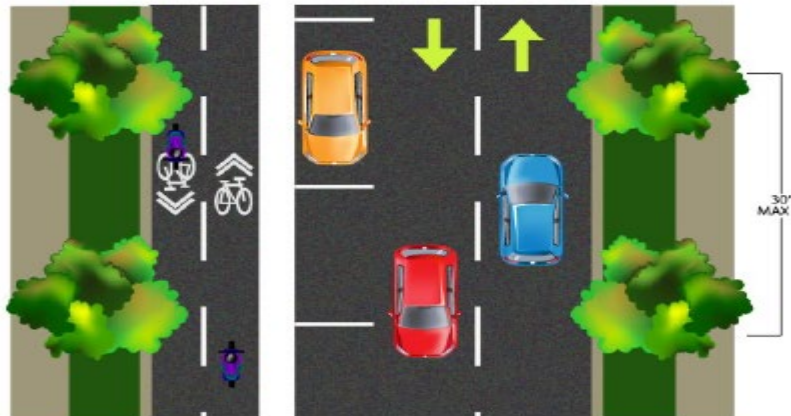
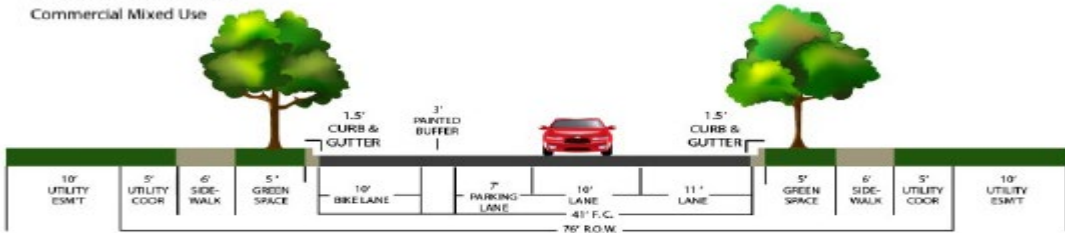
VPD < 3,000



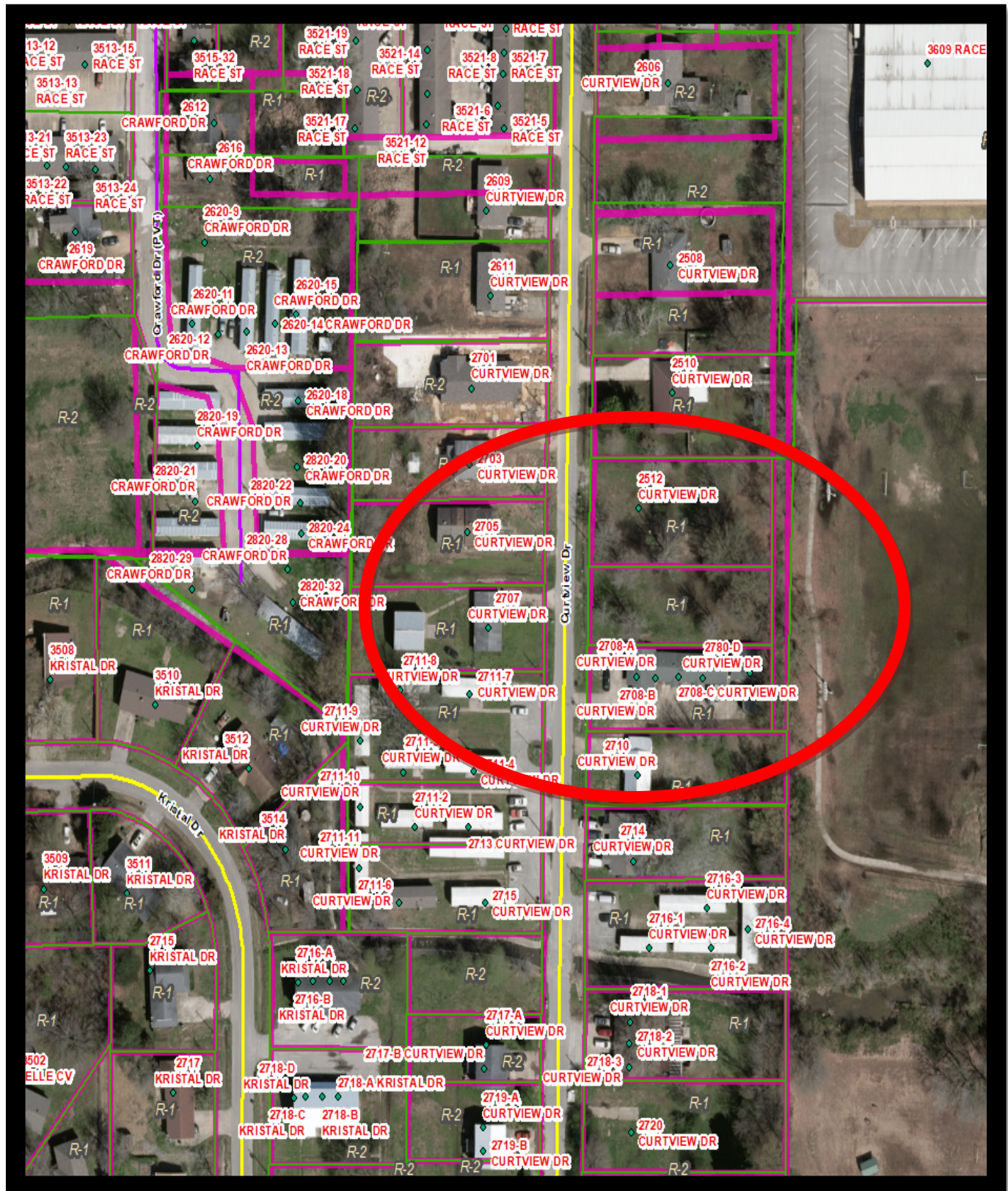
LOCAL STREETS OPTION 2



LOCAL STREETS OPTION 3
Commercial Mixed Use









Note: Where VPD is < 3,000 and speed is < 25 mph, bikes may share the travel lanes.



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 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. "RM-8" Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher is consistent. There are other R-2 Zoning in the area that would allow Duplexes.	
(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-2 Multi-Family Low Density Zonings in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	This property could not develop as a duplex due to the Current Zoning being R-1 Single Family Residential. The R-1 Zoning does not allow duplexes.	
(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 an “R-1” Single Family Residential District. The applicant wants to rezone the property to “RM-8” Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher. The Applicant wants to construct two duplexes with one being on each existing lots.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already Commercial Businesses located in the area.

Chapter 117 of the City Code of Ordinances/Zoning defines “RM-8” Residential Multi-Family Classification District as follows:

Definition of “RM-8” Residential Multi-Family Classification District - The purpose of this district is 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. More specific description of this district is as follows: RM-8—Residential multifamily classification; eight 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	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.	

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 20-18 a request to rezone property from from “R-1” Single Family Residential District to “RM-8” Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher; 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, Flood Plain Regulations, and Traffic Access Management Policy regarding any new development.
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. The New Development will have to develop as the new Duplex Guidelines state.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 20-18 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 “R-1” Single Family Residential District to “RM-8” Residential Multi-Family Classification; eight units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher will be compatible and suitable with the zoning, uses, and character of the surrounding area.





