

*City of Jonesboro Planning Commission
Staff Report – CU 15-06– 2100 Paul Drive
Municipal Center- Council Chambers – 300 S. Church St.
For Consideration by the Planning Commission on August 25, 2015*

REQUEST: Applicant proposes to add an accessory pool house/guest house within the R-1 Single Family District, in which such use is allowed only through the Conditional Use process.

**APPLICANT/
OWNER:** Mark & Joni McNabb, 2100 Paul Dr., Jonesboro, AR

LOCATION: 2100 Paul Drive, Jonesboro, AR

**SITE
DESCRIPTION:** Tract Size: 6.37 Acres
Frontage: 60' along Paul Drive
Topography: Flat
Existing Development: Residential home

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

HISTORY: Single Family Home Permit Issued August, 2011.

Zoning Code Analysis:

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, the following required development standards and design specifics for Conditional Use Applications have been reviewed and appear to meet the spirit and intent of the Zoning Ordinance:

- ✓ (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- ✓ (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- ✓ (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- ✓ (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- ✓ (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- ✓ (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- ✓ (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter. N/A.



(8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. N/A.

(Zoning Ord., § 14.24.02)



Zoning/Vicinity Map

Findings:

The applicant proposes to gain MAPC approval to add a 1,038 sq. ft. (924 s.f. living area) accessory pool house/guest house within the R-1 Single Family District, in which such use is allowed only through the Conditional Use process. The accessory dwelling code currently allows single family home owners the option or alternative with the understanding that the individuals that are intended to live in the structure are within the family and not an outside tenant. Staff urges the MAPC to place such a stipulation on any form of approval for the proposed use. Separate utilities shall not be permitted to be established for individuals outside of the primary family.

Accessory Dwelling Code Standards:

(a) *Accessory building.* An accessory building shall:

- (1) Not be located within a required street, front or street side setback;
- (2) Be subject to the side setback standards of the underlying zoning district; shall be set back at least seven and one-half feet from a rear lot line;
- (3) Not be located within any public easement or over any known utilities or septic system lines;
- (4) Not occupy more than ten percent of the lot area or more of the lot than is covered by the principal use, whichever results in less lot coverage; and
- (5) Not exceed the floor area of the principal use.

(b) *Attached accessory buildings.* An accessory building attached to a main building shall be made structurally a part and have a common wall with the main building, and shall comply in all respects with the requirements applicable to the principal building. Provided detached, opensided carports may be located in the side yard, no closer to the front lot line than the front building line of the principal building, and provided required side setbacks are met. Unless attached to the principal structure, accessory buildings shall be located at least ten feet from any other structure.

- (c) *Height limitations.* With regard to height limitations, accessory structures in residential districts shall not exceed 12 feet in height, measured from the eave; and in commercial and industrial districts, such structures shall not exceed 25 feet in height or the height of the principal structure on the lot.
- (d) *Accessory uses.* Accessory uses permitted subject to the provisions of this chapter and as follows:
- (1) *RS-1 through RS-2 single-family dwellings only.* Accessory dwelling structures are permitted, but may not exceed 25 percent of the heated square footage of the primary residence, maximum 1500 square feet. Accessory buildings, storage, and miscellaneous buildings, are permitted, but shall not exceed 50 percent of the total area of the principle structure. Any accessory buildings shall be similar in architectural style and appearance to the primary dwelling and must be placed in the rear yard only. Any structure exceeding 1,500 square feet must be reviewed by MAPC as a conditional use application.

Conclusion:

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That upon issuance of the Conditional Use Approval, all future alterations to the structure shall be subject to Planning/Inspection Dept. approvals in the future.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
3. Final Occupancy shall be achieved within a one year time limit.
4. Occupants living in the structure shall be related by blood under the definition of family and not an outside tenant. Separate utilities shall not be permitted to be established for individuals outside of the primary family.

Sample Motion:

I move to approve Conditional Use Case CU 15-06 as presented for a pool/guest house to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional use, and meets the minimum code requirements. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



Bird's-Eye View from looking at site



View from Paul Drive looking East towards site entrance



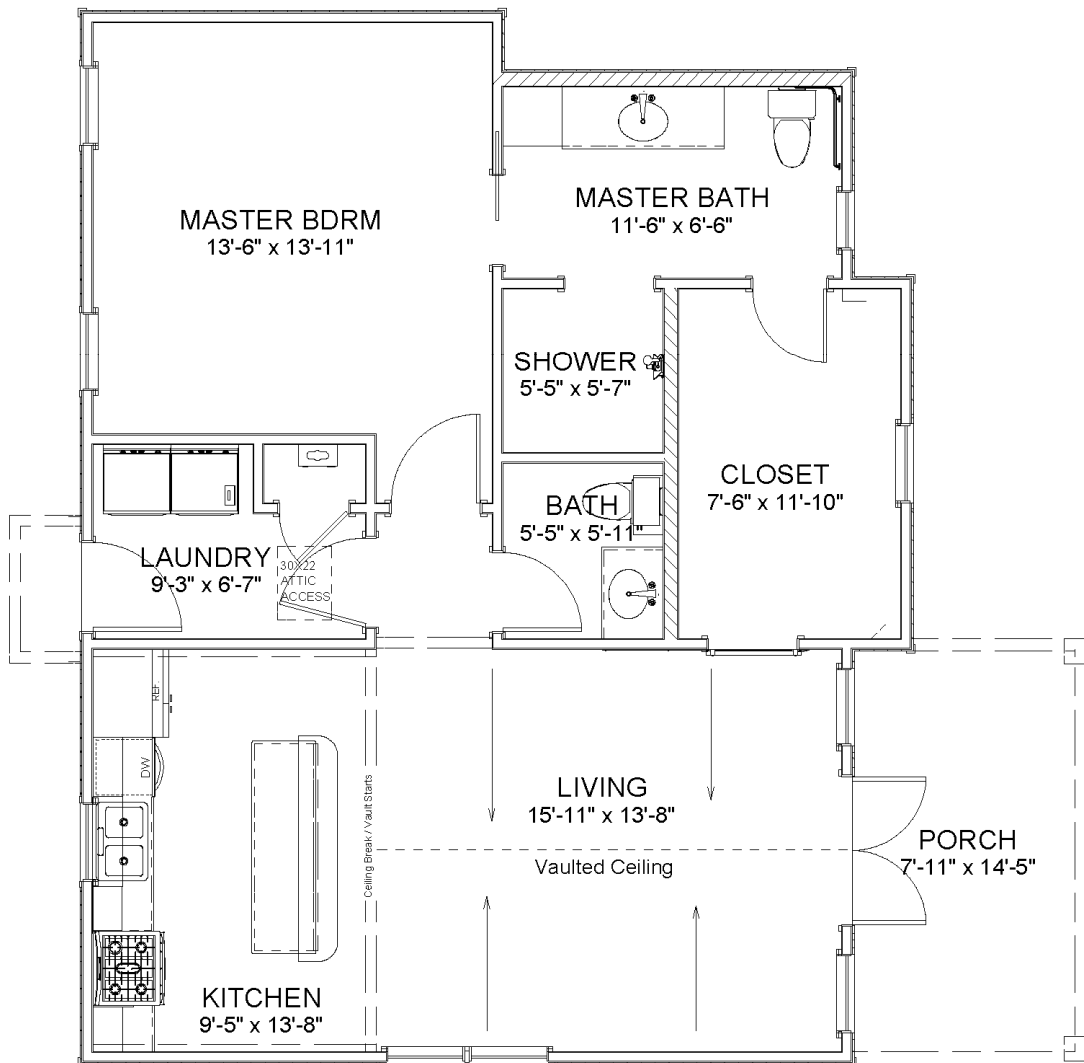
View from Paul Drive looking East towards site entrance



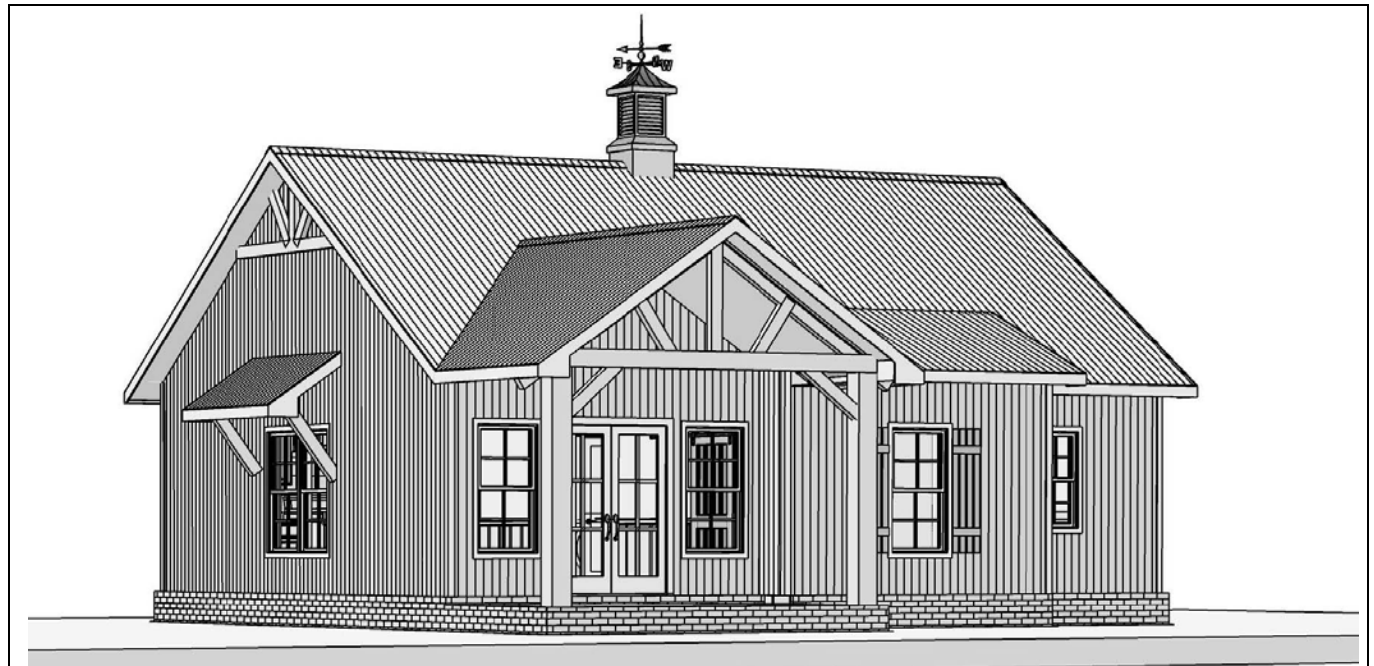
View looking west on Paul Drive away from site entrance



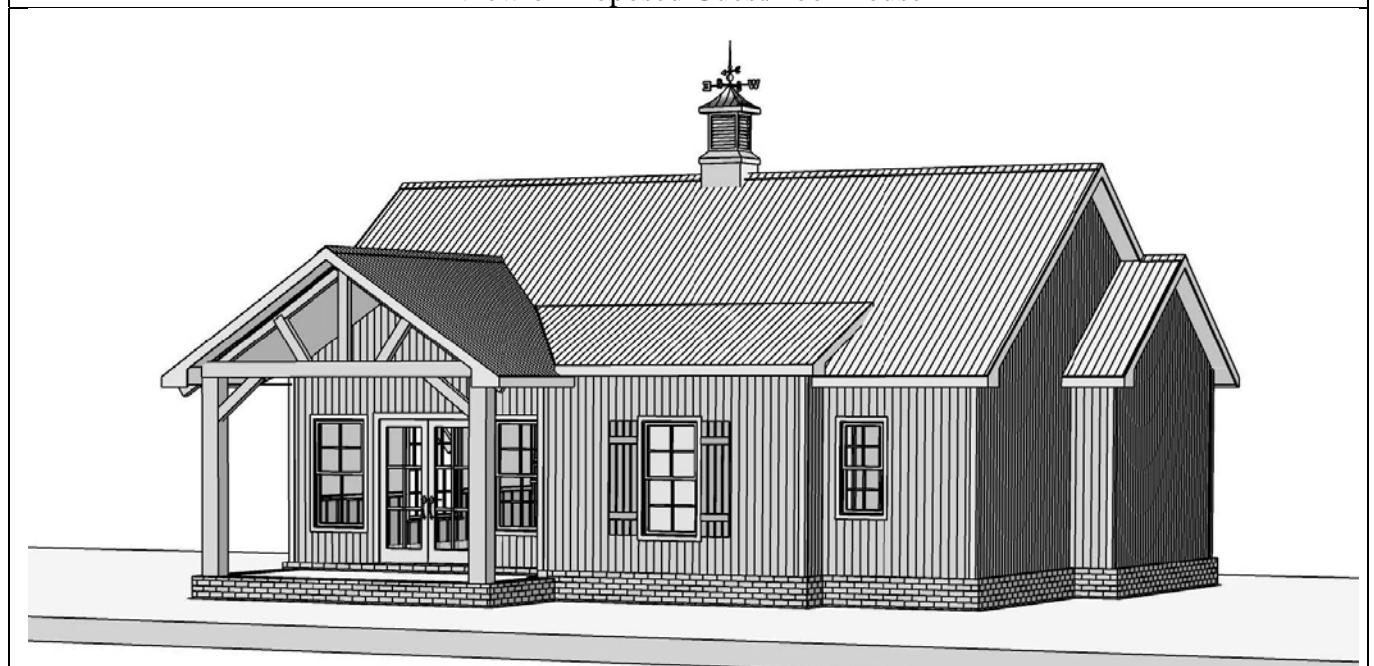
Designer Rendering of Existing Single Family Home



Floor Plan of proposed Pool/Guest House



View of Proposed Guest/Pool House



View of Proposed Guest/Pool House