



*City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ 11-17: Mitchell Caldwell, 3318/3322 Colony Dr.
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on September 13, 2011*

REQUEST: To consider a rezoning of a parcel of property containing approximately 1.33 acres more or less from R-1 Single Family to RS-7 Single Family Residential and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **RS-7 Single Family Residential**.

APPLICANT/ OWNER: Mitchell Caldwell (Son), 4808 Colony Park Dr. , Jonesboro AR 72404
 Mitchell & Mary Caldwell, 4808 Colony Park Dr. Jonesboro AR 72404

LOCATION: The North side of Colony Dr. / Between Antosh & Richardson Rd., East of Railroad Crossing/Stadium Blvd.

SITE DESCRIPTION: Tract Size: Approx. 1.33 +/- acres, 57,944.80 Sq. ft. +/-
 Frontage: Approx. 100 ft. along Colony Dr.
 Topography: Flat
 Existing Developmt.: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: R-1	Residential
	South: R-1	Residential
	East: C-3	Commercial Automotive Repair
	West: R-1	Residential/Vacant/Single Family Homes

HISTORY: None.

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

Approval Criteria- Section 117-34- Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (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; and
- (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.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential. Currently the City is updating the Comprehensive Plan, which is predicted to be adopted by February 2012. Consistency is achieved.



Zoning/Vicinity Map

Master Street Plan

The property is located along Colony Dr. which is recommended as a local street on the adopted Master Street Plan from its current status. A 30 ft. road easement is denoted on the submitted rezoning plat, which the minimum 60' right-of-way is required on local streets.

Findings:

The proposal will result in the existing R-1 Residentially zoned property to be rezoned to RS-7 Single Family Residential. This area is zoned and utilized as a mixture of several single family homes, multi-family, and a few commercial/industrial uses in that segment of the city (see zoning map on previous page).

The applicant is proposing to develop 2 single family homes on the existing acreage due to the irregularity of the lot being narrow and elongated.

Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the RS-7 Single Family Zoning Classification.

RS-7 Single Family Zoning District

Requires 6,222 s.f. per unit

Front Setback: 20 ft.

Side: 7.5 ft.

Rear: 20 ft.

Min. Lot Width: 50 ft.

Current lot conditions will allow for 2 single family lots only.

Conclusion:

The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Mitchell Caldwell, Case RZ11-17, RS-7 in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed 2 single family homes/lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way of 60 ft.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking West along Colony Dr.



View looking Northeast towards site



View looking West of home abutting subject property.



View looking North of subject property and abutting business.



View looking East at the subject property frontage.



View looking North of subject property.