



*City of Jonesboro City Council
 Staff Report – RZ 11-13: 5306 Apt Drive
 Huntington Building - 900 W. Monroe
 For Consideration by the Council on June 21, 2011*

REQUEST: To consider a rezoning of a parcel of property containing approximately 1.4 acres more or less from R-1 Single Family to RM-8- L.U.O. Low Density Multi-Family as recommended to City Council.

PURPOSE: A request to consider an approval by the Metropolitan Area Planning Commission as recommended to City Council for final action as RM-8 L.U.O. Low Density Multi-Family- 8 units maximum.

APPLICANT/ OWNER: Toby Alexander, 601 Tannyhill Dr., Jonesboro, AR 72404
 Jack Whitehead, P.O. Box 17112, Jonesboro AR 72404

LOCATION: 5306 Apt. Drive, Jonesboro, AR.
 (East side of street between Hwy. 1 and Hwy. 163 B)

SITE DESCRIPTION: Tract Size: Approx. 1.4 +/- acres
 Frontage: Approx. 235 ft. +/- along Apt. Drive
 Topography: Predominantly Flat, Gently Sloping
 Existing Dvlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Multi-Family- Annexed_NonConforming
South:	R-1	Multi-Family- Annexed_NonConforming
East:	R-1	Vacant
West:	R-1	Commercial- Annexed_NonConforming

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 Single Family Residential District Area.

This planning area although highlighted as single family consists of other uses such as commercial and low density multi-family. There are apartment complexes within the vicinity of the proposed site.



Zoning/Vicinity Map

Master Street Plan:

The proposed rezoning site is located along Apt Drive which is listed as a local road on the Master Street Plan. The existing 60' +/- right of way set back from centerline far exceeds the recommended right of way width.

Record of Proceedings- MAPC Public Hearing held June 14, 2011:

Applicant: Mr. Tobey Alexander appeared before the Commission representing the rezoning petition.

Staff: Mr. Spriggs gave a summary of the staff findings and a description of the present conditions for the surrounding properties. The plat shows 60- ft. for street right-of-way which will satisfy the Master Street Plan recommendations. Mr. Spriggs asked for clarification from the applicant on which tract is being petitioned. Mr. Alexander was unclear but presented a number of layout options which confirmed that the tract being rezoned is Tract B- 1.4 at acres. There is a 100 ft. power line that bisects the

property. Mr. Spriggs stated that Staff is recommending a modification to a limited use overly district so that the listed conditions could be considered.

Mr. Tomlinson asked how close to the power-line easement can the units be built. Mr. Spriggs suggested that they coordinate with the utility company what could be placed in the easement such as parking. The three (3) conditions were read.

Commission Action: Mr. White made motion that the request be recommended to City Council for approval with the 3 staff conditions. The motion was seconded by Mr. Tomlinson.

Roll Call Vote:

Mr. Scurlock- Aye; Mr. Tomlinson- Aye; Ms. Norris- Aye; Mr. White- Aye; Chairman Mr. Roberts- Aye. Absent were: Mr. Halsey, Mr. Hoelscher, Mr. Kelton. Case approved by a 5-0 Vote.

Findings:

The proposed rezoning will result in existing R-1 Residential zoned property to be zoned to RM-8. The existing 1.4 acre site will remain low density with the addition of the 2 four-plex buildings.

Although not requested, Staff suggested that the request be modified to an RM-8 L.U.O. for 8 units maximum on the proposed 1.4 acre site; MAPC concurred. With the abutting similar uses (now non-conforming uses) now utilized as apartments Staff feels that this request is compatible with the area and will not cause any adverse impact.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Jack Whitehead should be evaluated based on the above observations and criteria. Case RZ11-13 a request to rezone property from R-1 & to **RM-8 L.U.O.**- 8 units maximum is hereby recommended to the City Council with the following stipulations:

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 prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all City, state and local agencies shall be satisfied.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 1.4 acres.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking east at units just north of project site



View looking West at Commercial use across Apt Dr. from Site



View looking Southeast toward subject site



View looking South along Apt Dr. along frontage of subject site



View looking Southeast toward subject site



View of Apartments adjacent to the South



View looking at apartments direct North of subject property.



View Looking North towards rail crossing & Stadium Dr.



View looking South towards Harrisburg Rd.