



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-19: Greensboro Rd. May’s Rezoning
 Huntington Building - 900 W. Monroe
For Consideration by the Commission on October 9, 2012

- REQUEST:** To consider a rezoning of a parcel of land containing 6.33 acres more or less.
- PURPOSE:** A request to consider a recommendation to Council for a rezoning from R-1 Single Family Residential to RM-8, Multi-Family Residential District
- APPLICANT/OWNER:** Harrell G. & Jenna Z. Mays, 1816 Ellen Dr., Jonesboro 72404
- LOCATION:** North side of Greensboro Rd., East of May’s Lane, between 1824 & 1908 Greensboro Rd. (Wimberly Subdivision)
- SITE DESCRIPTION:** Tract Size: Approx. +/- 6.33 acres, +/- 275,775.5 sq. ft.
 Frontage: 190.2 ft. +/- along Greensboro Rd.; 60 ft. frontage on Leigh Dr.
 Topography: Slightly sloping
 Existing Development: Vacant Land with possible access from Sunset Estates and Greensboro Rd.
- | | | |
|--------------------------------|-------------|--|
| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| North: | R-1 | Vacant Single Family/Timber |
| South: | R-1 | Single Family |
| East: | R-1A | Single Family |
| West: | R-1, R-3 | Single Family & S.F. Subsidized Rental Housing |
- HISTORY:** None.
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Residence Transitional. Low density detached or attached housing and related compatible uses (excluding office, retail and industrial) that provide a transition between single family residential uses and other types of development, where such use will effectively terminate the spread of the higher intensity uses and conserve the adjacent residential neighborhood.

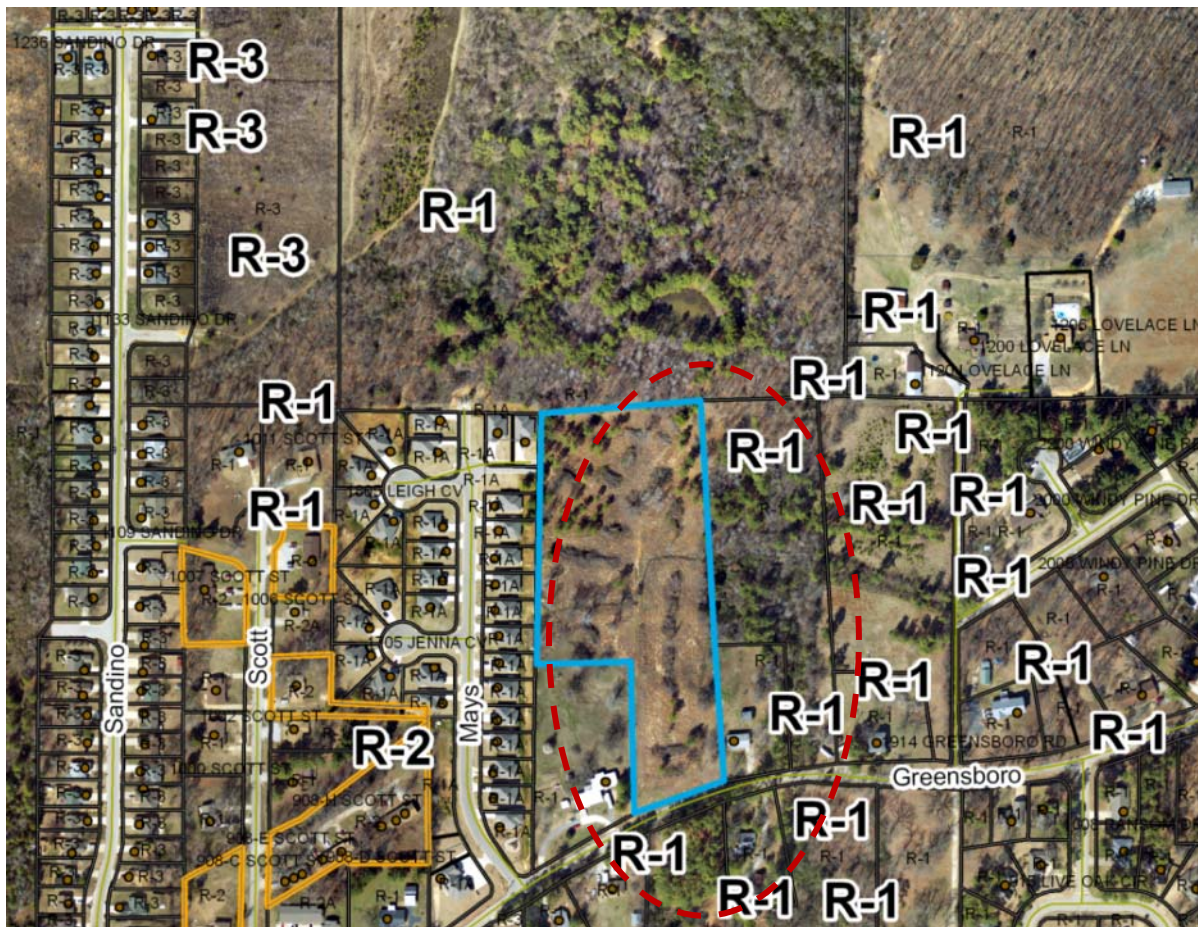
Residence Transitional Category: Typically 1 and 2 story clustered single family, zero lot line, attached two and three family, and townhouse dwellings with scale, massing, average density, layout and specifications compatible with site constraints and character of surrounding single family residential development. The proposed rezoning is consistent with the land use map with the proposed rezoning if developed at 8 units per

acre, as duplexes or triplex units.

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.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is served by Greensboro Road on the Master Street Plan which defines the road as a collector which has a proposed right of way totaling 80 ft. The survey’s plat submitted shows a right of way ranging from 20 ft. to 25 ft. +/- . The balance of the required 40 ft. from the centerline should be demonstrated. The property also fronts on a stub street in the rear Southwest corner: Leigh Drive.

Zoning Code Compliance Review:

The applicant is requesting a change in zoning to a RM-8 Multi-Family Residential District. The conceptual layout of the site is unknown at this point; no developer nor marketed product has been determined to our knowledge. Alternative ingress and egress should be considered for any future development of the subject site with coordinated access to the stub street on the southwest- Leigh Drive.

In reviewing the planning area of the immediate subject site, staff observed a number of low density apartments sparsely situated west of the subject site. The abutting R-1A district, which was intended for higher density single family residential, was recently developed for subsidized single family homes. Woodridge Place Subdivision is located west of the project site, which was zoned R-3 Multi-family, but was developed having single family homes. The vacant area east of that site and northwest of the subject site currently is zoned R-3 also, having the potential of 135 multi-family apartments as of right under the R-3 District standards (see vicinity/zoning map).

Staff has concerns that the needed infrastructural improvements in the area should be addressed such as road improvements to Greensboro Road, given the anticipated growth of this area, which will serve the ASU campus as well as the new NEA Baptist Memorial Hospital. Smaller lot single family developments are proving to be in demand in this area and have progressed well as of recent. Greensboro Road is proposed as a collector road on the Master Street Plan, but from the photographs, it is obvious that street improvements need to be prioritized in the future to offset anticipated city growth within the northwest sector.

RM-8 Zoning District Requirements:

Requires 5,445 s.f. per unit= Gross units permitted: **50 apartment units under the 6.33 acres.**

Front Setback: 25 ft.

Side: 10 ft.

Rear: 20 ft.

-Multi-family Structures over one story or 15ft in height shall have an additional 8-ft. side and rear setback for every additional story or 15ft. in building height.

Parking required formula: 1.75 spaces per 1-bedroom units; 2.25 spaces per 2-bedroom units.

Under the current R-1 Single Family District, it should be noted that the gross density of the subject site would accommodate approximately 34 homes/single family lots.

Buffering/Screening:

All parking areas shall be screened or buffered. All dumpster locations shall be properly shielded per Section 117-326 of the Jonesboro Code of Ordinances. Perimeter privacy fencing or solid landscaped buffering should be considered to minimize impact on abutting single family residences. Exterior lighting shall be designed to minimize light spilling onto surrounding properties.

Department/Agency	Reports/ Comments	Status
Engineering	Pending	No comments to date
Streets/Sanitation	Pending	No comments to date
Police	Expressed concerns regarding ingress and egress to the area for public	10/1/12

	safety. Also stated concerns regarding the ability of the existing road infrastructure to handle increased traffic; expressed the same concern for this property as others regarding those properties that have requested to rezone from single family to multi-family. The primary concern is that we do not have a plan in place by the City nor the existing resources to handle the increased public safety demands caused by the addition of multi-family housing.	
Fire Department	Pending	No comments to date
Utility Companies	Pending	No comments to date

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Harrell G. & Jenna Z. Mays should be evaluated based on the above observations and criteria, of Case RZ 12-19 noted above, a request to rezone property from “R-1” to “RM-8” Multi-Family Residential District L.U.O. The following conditions of any approval should be considered by the MAPC:

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 gross density shall not exceed 8 units per acre with a maximum of 50 units.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 6.33 acres as RM-8 L.U.O.
4. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Rd. right-of-way.
5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.
6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
 Planning & Zoning Director

Sample Motion 1:

I move that we place Case: RZ-12-19 on the floor for consideration and for recommendation to City Council for a rezoning from R-1 to “RM-8” Multi-Family Residential District, L.U.O. subject to the six (6) conditions as read. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

Site Photographs



View Sunset Estate property West of the site.



View looking East on Greensboro Road



View looking East on Greensboro Road- Site beyond on right



View looking East towards neighboring property to the West



View of subject property looking North



View looking West at neighboring property



View of Sunset Estates to the West of Site



View looking north easterly toward subject site from Leigh Dr. (Stub street in Sunset Estates)



View looking East towards subject property (rear of acreage).



View looking along the south along the western boundary, adjoining Sunset Estate from Leigh Dr.