



City of Jonesboro City Council
Staff Report – AZ 12-01: Farrville Community Annexation
Huntington Building - 900 W. Monroe
For Consideration by the Council on February 21, 2012

REQUEST: To consider an annexation of property containing approximately 186.16 acres more or less and a rezoning from County Land to C-3 General Commercial and RS-4 Single Family as recommended by the MAPC.

PURPOSE: A request to consider an approval by the Metropolitan Area Planning Commission forwarded to the City Council for final action.

APPLICANT/ OWNER: Ralph W. Waddell, Attorney for Petitioners, P.O. Box 1700, Jonesboro, AR (See Petition attached)

LOCATION: 0.1 miles north of Farrville Curve on the west side of Highway 49 North. West boundary is CR 701; North boundary is CR 702 (Proposed Fairgrounds property is not included).

SITE DESCRIPTION:

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|----------------------|--|
| Tract Size: | Approx. 186.16 acres |
| Frontage: | Approx. 2,846.04 ft. on CR 701; Approx. 3,971.33 ft. on CR 702; and approx. 2,560 linear ft. of CR705 (Oak Subdivision). |
| Topography: | Flat to sloping terrain |
| Existing Developmt.: | The subject property consists of existing businesses, a residential subdivision and large tract rural/single family residential. |

| | | |
|--------------------------------|----------------------|---------------------------------------|
| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| | North: Rural | Not in City Limits |
| | South: R-1, C-3, I-1 | General Commercial/Residential |
| | East: Commercial | Not in City Limits |
| | West: Rural | Developing/ Single Family Subdivision |

HISTORY: County Judge Order was filed on December 13, 2011 approving the release of the lands into the City of Jonesboro, AR (See Attachment). On April 19, 2011 Council approved Fairgrounds annexation under ORD 11:026 as C-3 General Commercial (not included in this case)

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

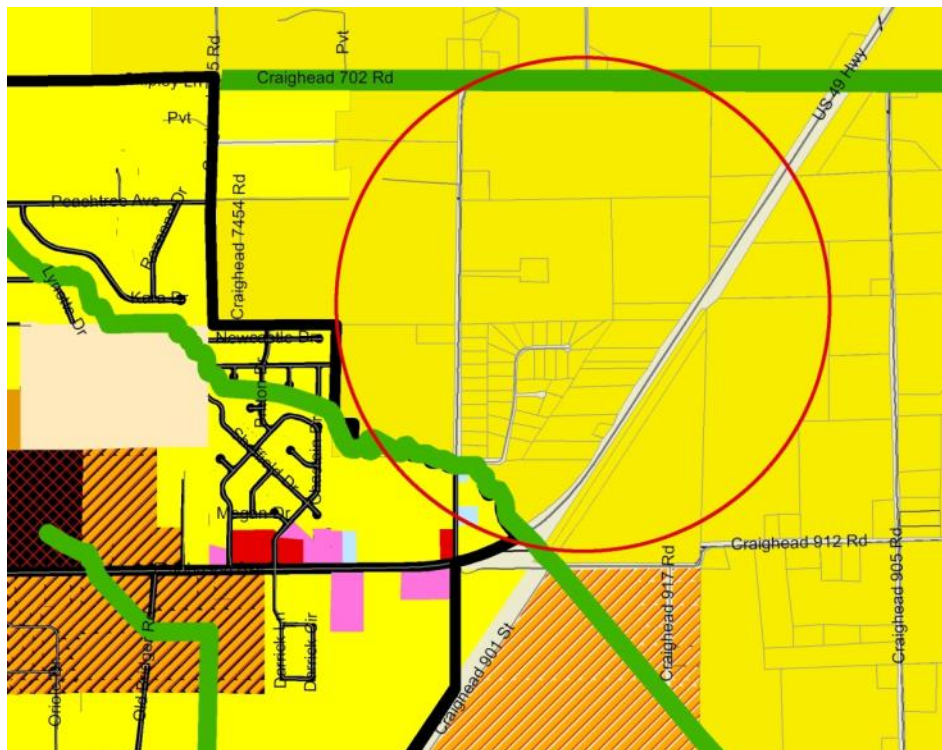
Approval Criteria- Section 117-34- Amendments:

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:

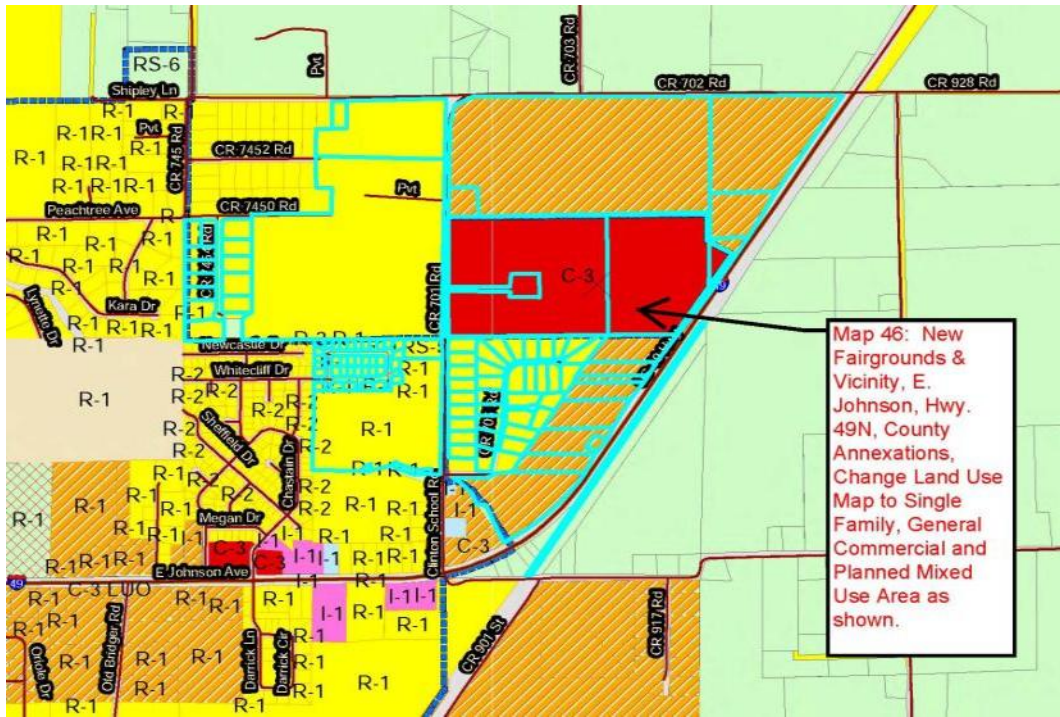
- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it 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 Northeast Sector and to be recommended as a Low Density Single Family Residential. Pending Land Use Updates are being considered by the Land Use Advisory Committee, MAPC and Council. The areas fronting along Highway 49 will most-likely continue to develop as Commercial. Planned Mixed Use Area should be considered in the future as we study the Land Use map, to promote change that will occur in an orderly fashion with consideration of buffering and access management. The core residential uses should be preserved as Single Family on the new Land Use updates also. The Planned Mixed Use area should progress in the future as some form of planned district that could include Commercial, Office Uses, service oriented uses as well as some level of residential.



CURRENT LAND USE MAP - 2010



Possible Area Land Use Changes



Vicinity Map/ Current Zoning Map

Master Street Plan Review:

The Jonesboro Master Street Plan adopted on January 5, 2010 shows Highway 49N to be a Principal Arterial. The subject property fronts on County Road 701 (Clinton School Rd.), and County Road 702. CR 705 falls within Oak Subdivision which will become a City Street in entirety including a 350- ft. Cove Street. The street names may need to be reassigned with a City Identifier. Neither of these streets is improved to City standards with curb and gutter. County Road 701 and County Road 702 will most-likely continue to function as Collector Roads in the future; therefore, 40 ft. from Center line may be needed on the larger tract to the north, petitioned for RS-4 containing 110.92 +/- acres.

Road Conditions: Hwy. 49 N-Paved, CR 702 Paved; CR 705 Paved no curb/gutter; CR 701 Paved no curb/gutter to north line of Oak Subdivision- Gravel to the north to CR 702.

Findings:

The proposed annexation has been forthcoming since the 78.66 acres were recently annexed for the new NEA Fairgrounds location (April 2011), with the addition of the acreage to the north of the fairgrounds. All of the requested zone changes attributed with the subject properties are equivalent to current land uses. This annexation will promote clarity within the Jonesboro City Limits Boundary in the incorporated areas in the immediate vicinity. The Oak Subdivision as well as the commercial properties along Highway 49 will close the gap for mapping purposes. Land Use recommendations are clarified in the above findings.

The Oak Subdivision is a platted subdivision formerly approved by Craighead County. A total of 37 single family lots will be taken into the City Limits as part of this petition. The new zoning classification of RS-4 has the following lot constraint requirements:

| <i>Zoning</i> | <i>Minimum</i> | | <i>Front</i> | <i>Rear</i> | <i>Side</i> |
|-----------------------------|--------------------------------|-----------------------------|------------------------------|------------------------------|------------------------------|
| <i>Classifica- tion</i> | <i>Lot Width (in feet)</i> | <i>Minimum Lot Area</i> | <i>Setback (in feet)</i> | <i>Setback (in feet)</i> | <i>Setback (in feet)</i> |
| RS-4 | 80 | 10,890 s.f. | 25 | 25 | 7.5 each |

The Oak Subdivision lots will be in compliance with the minimum standards if the annexation/ rezoning is approved. Utilities servicing the property are being provided by other sources. The single family lots will gain City services such as: Trash pickup, fire and police, and street maintenance along City public/dedicated right of ways. ACA Section 14-40-606. **Rights and privileges of new inhabitants**, states: As soon as the resolution or ordinance declaring the annexation has been adopted or passed, the territory shall be deemed and taken to be a part and parcel of the limits of the city or incorporated town, and the inhabitants residing therein shall have and enjoy all the rights and privileges of the inhabitants within the original limits of the city or incorporated town.

All annexed lots being zoned C-3 General Commercial shall be in compliance of the C-3 General Commercial standards and will be subject to all City Ordinances in effect for any new improvements. City service noted above, will be provided excluding commercial trash pick-up.

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| <i>Bulk Dimension Requirements for C-3</i> |
| <i>Minimum lot size</i> |
| Nonresidential uses (sq. ft.) 6,500 |
| Minimum lot width (all uses) 50' |
| Minimum lot depth (all uses) 100' |
| <i>Street setback</i> |
| Nonresidential uses 25' |
| Interior side set-back 10' |
| <i>Rear setback</i> |
| Nonresidential uses 20' |
| Maximum lot coverage (all uses) 60% |
| Percent of total lot area (building floor area) NS |

The single family lots to the north of the subject property all have a current single family residence. Each will all be in compliance with the RS-4 single family standards. If the entire 110.92 acres to the north were redeveloped into new single family subdivisions, the net amount of homes could total approximately 377, considering new infrastructure (roads, drainage, etc.). This takes into account a 15% reduction in the acreage used to calculate the net useable acreage. This does not account for any commercial redevelopment along Highway 49 N frontage, which may occur within a 20 year time frame if such properties are rezoned to commercial.

Fire Safety/Emergency Response Review:

According to the report by the Fire Marshal’s office, the annexation records show the distance from the nearest City of Jonesboro Fire Station to the property and to the further most edge of the property to be 3.1 miles (Nearest) and 4.2 miles (Farthest). Water Main Size: 6” – CR 701; 6: CR 705; 10” Hwy. 49, 6” CR 702. Fire Hydrants – 2 onsite; 4 service the Oak Subdivision.

School Board District Letter:

Superintendent Kevin McGaughey responded with a letter of full support from the Brookland School District.

Arkansas Code of 1987/ Arkansas State Code:

Statue Statues and Court Decisions, ACA 14-40-601

Section ACA 14-40-601 includes all statue provisions for the Petition Method for Annexations which relates to the subject case. All required documentation is on record and attached to the Commissions agenda for public review.

MAPC RECORD OF PROCEEDINGS: Public Held February 14, 2012

Applicant: Mr. Bobby Gibson, Attorney for Petitioners (on behalf of Ralph W. Waddell): Mr. Gibson presented the case and stated that he concurred with the Staff Report. He spoke on the agreements made with the property owners within the vicinity of the new fairgrounds. The Fair Board is making good on its promise of the previous

annexation to have the additional property annexed into the City. Mr. Gibson added that the petition is in compliance with the County and City requirements, and the request is that MAPC will also designate the zoning of the land in the process- C-3 along Highway 49N and RS-4 for the Oak Subdivision residential lots; and, RS-4 for the properties to the North of the new fairgrounds. The zoning classifications are consistent with the use of the existing properties. Mr. Gibson opened the floor up for Commissioner's questions.

Opposition: None

Staff: Mr. Spriggs gave a summary of the Staff Report and comments concerning the land use plan that currently shows the property as Single Family Residential; however Staff has identified the area as one that needs to be updated to address the growth in the overall planning area due to the relocation of the fairgrounds and the new hospital.

The Master Street Plan review was summarized which shows Highway 49N to be a Principal Arterial. The subject property fronts on County Road 701 (Clinton School Rd.), and County Road 702. CR 705 falls within Oak Subdivision which will become a City Street in entirety including a 350- ft. Cove Street. The street names may need to be reassigned with a City Identifier. Neither of these streets is improved to City standards with curb and gutter. County Road 701 and County Road 702 will most-likely continue to function as Collector Roads in the future. Concerns over the future improvements to the north segment of Clinton School Rd. (701) were discussed.

Mr. Spriggs added that this annexation will close the gap on the Zoning Map and City limits which was anticipated with the prior new fairgrounds annexation. The platted subdivision – Oak Subdivision would be classified as RS-4 with the lot constraints meeting the minimum standards. The new single family residents will gain City services such as: Trash pickup, fire and police service, and street maintenance along City public/dedicated right of ways. As noted in the report, the net amount of homes could total approximately 377, considering new infrastructure (roads, drainage, etc.) for the future redevelopment of the larger residential tracts to the north. This is using a 15% reduction in the acreage to calculate the net useable acreage. All annexed lots being zoned C-3 General Commercial shall be in compliance of the C-3 General Commercial standards and will be subject to all City Ordinances in effect for any new improvements.

Mr. Spriggs stated that the Fire Marshal's office has reviewed the request and noted that the annexation shows that the distance from the nearest City of Jonesboro Fire Station to the property and to the further most edge of the property to be 3.1 miles (Nearest) and 4.2 miles (Farthest). Superintendent Kevin McGaughey responded with a letter of full support from the Brookland School District.

Mr. Michael Morris (City Engineering Department) gave comments on the right of ways needed to satisfy the Master Street Plan.

Mr. Joe Tomlinson asked if the parcels would satisfy the functional classifications of the Master Street Plan. Mr. Spriggs noted that County Rd. 701 and 702 would be construed as Collector Roads (80 ft. right of ways). Mr. Gibson noted that the discussion of the right of ways would be outside the parameters of this petition. Mr. Spriggs stated that we assume the properties could be replatted in the future, then at that time the right of way could be

donated. At this point we typically ask for the donation of right of way. Planning has the subdivision plat (Oak Subdivision) on file that was recorded by Craighead County.

Commission Action:

Ms. Nix made a motion *that we place Case: AZ-12-01 Farrville Community Annexation on the floor for consideration and for recommendation to City Council for annexation and rezoning to C-3 General Commercial and RS-4 Single Family Residential in Ward 3. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area. Motion was seconded by Mr. Joe Tomlinson.*

Roll Call Vote: Mr. Hoelscher – Aye; Ms. Nix- Aye; Mr. Kelton- Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye.

Absent were: Ms. Margaret Norris, Mr. Brian Dover, Mr. Johnny White. Chair: Lonnie Roberts.

Measure Passed with a 5 -0 vote.

Conclusion:

The MAPC and the Planning Staff recommend that approval of the Annexation and Rezoning of Case AZ12-01, 186.16 acres, C-3 General Commercial and RS-4 Single Family Residential to the City Council for final adoption.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking North of Clinton School Road.



View looking North of Clinton School Road/CR 705 Rd intersection.



View looking East of Clinton School Road/CR 705 intersection.



View looking North of the subdivision.



View looking East of the Budweiser Plant.



View looking North of residences and new fairgrounds construction in background.



View looking East of new fairgrounds location.



View Looking South along Clinton School Rd. (unimproved).



View Looking North along Clinton School Rd. (unimproved).



View Looking Southwest along Clinton School Rd./CR 702 (unimproved).



View Looking West along Clinton School Rd./CR 702 (unimproved).



View looking South of residence surrounded by pine trees.



View looking East along Shipley Rd. (CR 702).



View looking West along Shipley Rd. (CR 702).



View looking South at Hwy 49/ CR 702 intersection.



View looking West of driveway and residence surrounded by pine trees.



View looking North along Hwy 49.



View looking North along Hwy 49.



View looking Northwest from Hwy 49 (Farrville Curve).



View looking Northeast from Hwy 49 (Farrville Curve).