



City of Jonesboro City Council
Staff Report – RZ 11-21: Sanda Greene 2700/2703 Wakefield Dr.
Huntington Building - 900 W. Monroe
For Consideration by the Council on October 18, 2011

REQUEST: To consider a rezoning of a parcel of land containing 1.61 acres more or less

PURPOSE: A request to consider recommendation by the MAPC for a rezoning from “R-1” Single-Family to “RM-12”.

APPLICANT OWNER: Sanda Greene 1720 S. Caraway Rd., Jonesboro AR 72401
Jerry Whitlow 1799 Hwy. 177 S, Salesville, AR 72653

LOCATION: 2700/2703 Wakefield Dr.

SITE Tract Size: Approx. +/- 1.61 Acres (70,131 s.f.)
(34,848 s.f.) .80 acres +/- 2700 Wakefield Dr.
(35,283 s.f.) .81 acres +/- 2703 Wakefield Dr.

DESCRIPTION: Frontage: Approx. 151.6’ +/- Wakefield Dr.
Topography: Flat
Existing Development: Existing slab, 6 Multi-Family Units

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-3	Single-Family Homes
South:	R-2	Apartments
East:	R-2	Apartments
West:	R-1	Single-Family Homes

HISTORY: Six Multi-Family Units existing on lot 9 of Wakefield Dr. (R-2) and fire damage caused the Single Family structure on lot 8 to be demolished. Rezoning occurred in the Wake field Acres Subdivision and the current owner of lot 8 did not want to join the request.

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. The proposed rezoning is consistent with the land use map.

Approval Criteria- Section 14.44.05, (5a-g) - 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:

Zoning compliance:

The applicant is requesting a change to a RM-12 L.U.O., which will allow an average of 19 units total for the two tracts combined. Maximum building square-footages should also be demonstrated by the applicant to depict lot coverage and setbacks and parking compliance.

Consideration should be taken in keeping the density to a minimum and any new pervious and disturbed property will be subject to storm water regulations. Twelve units per acre is considered compatible with the old R-2 District standards. A site layout showing building configuration would be helpful in determining if this change will result in too much density. Staff recommended that the applicant present a layout to the Commission/Council prior to final approval (Layouts are attached).

Landscaping/Lighting/Dumpster Location/Screening/ Signage:

The final plan should be submitted to illustrate location and details on Landscaping, Lighting, Dumpster Location and Screening. Parking lot calculations shall meet the minimum requirements of Zoning Ordinances.

RECORD OF PROCEEDINGS: PUBLIC HEARING HELD BY MAPC ON OCTOBER 11, 2011:

Mr. George Hamman, Civilogic, appeared before the Commission on behalf of Ms. Sanda Greene. Mr. Jerry Whitlow was the owner, but since application submittal, Ms. Greene has closed on the property and is now the owner. The site does have proper right of way on Wakefield Dr. as noted in the report, and we can comply.

Mr. Hamman: The maximum density allowed in the RM-12 is actually 19, but we have provided a couple of layouts and we feel comfortable with having only 17 units total.

Public Input: None.

Staff: Mr. Spriggs presented the findings of the staff report; noting that the subject property belonged to an opposing previous owner that held out on the abutting rezoning. All of the lots in the circle have been developed consistently under the R-2 Zoning as duplexes, four-plexes and apartments. Staff feels that the petition is consistent with the Land Use Plan and the surrounding densities. Staff concurs that the rezoning is appropriate.

Commission Action: *Motion was made by Mr. Kelton to approve the rezoning subject to the Staff recommended conditions; Motion was 2nd by Mr. Tomlinson. .*

Roll Call Vote: *Mr. Kelton- Aye; Mr. Tomlinson- Aye; Ms. Norris- Aye; Mr. Dover- Aye. ; Mr. White- Aye (Chair Voted to pass the measure).*

5-0 Vote unanimously approved. Absent were: *Mr. Hoelscher, Mr. Roberts, Mr. Scurlock, and Ms. Nix (left meeting early).*

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Sanda Greene, should be evaluated based on the above observations and criteria, of Case RZ 11-21, a request to rezone property from “R-1” to RM-12 L.U.O., Max. 17 Units, and it is hereby recommended approval to the Jonesboro City Council.

The conditions for recommendation of approval shall include the following:

1. The applicant agrees to modify the plat and show 30 ft. from centerline of street right-of- way. Access drives shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.
2. Details on maximum building sizes and setbacks shall be submitted for final approval in the Final Site Plan stage.
3. Maximum Density and number of units shall be 17 as approved by the MAPC.
4. A site plan shall be required to be reviewed and approved by the Staff and shall include final details on drainage, grading, access management, signage, parking, lighting photometrics, landscaping and all site improvements approved by this petition.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking Southwest towards site.



View looking West adjacent from site.



View looking South from the site.



View looking East along Wakefield Dr.



View looking East of additional apartments.



View looking West of demolished Single Family Home foundation and storage buildings.



View looking East from the rear yard.



View looking East from the rear yard.



View looking North along rear property line.