



*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-16: 3116 Parker Annex Rd.
Huntington Building - 900 W. Monroe
For Consideration by the Commission on September 11, 2012*

REQUEST: To consider a rezoning of a parcel of land containing 0.98 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from R-2 A LUO to RM 12 LUO.

APPLICANT/OWNER: Bob Harrison, 5505 Timber Creek Lane, Jonesboro AR 72404

LOCATION: 3116 Parker Annex Rd.

SITE DESCRIPTION: Tract Size: Approx. +/- 0.98 acres (42, sq. ft.)
Frontage: 185 ft. +/- along Parker Annex Rd.
Topography: Flat
Existing Development: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1, C-3	Industrial, Commercial
South:	R-2	Residential (Apartments)
East:	I-1	Industrial
West:	R-1	Residential (Single Family)

HISTORY: Previously rezoned by ORD-03:389 to R-2A LUO for 3- Triplexes (9 Units).

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 Area. The proposed rezoning is consistent with the land use map with the proposed RM-12 use.

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 Parker Annex Rd. has a right of way totaling 60 feet. (Local Collector min. 60’); Compliance is achieved.

Zoning Code Compliance Review:

The applicant is requesting a change to a RM-12 L.U.O. District. As mentioned in the history section, this site was rezoned by City Council in 2003 for 3- Triplexes under the R-2A LUO District. Staff does not object to the increase of 1 unit. The applicant hopes to provide 2- three-plex buildings and 1- four-plex building.

As seen on the vicinity map, the site is abutting commercial and industrial uses to the north. This site provides a good buffer to the residential uses to the south.

RM-12-LUO - Zoning District Requirements:

Requires 3,600 sq. ft. per dwelling unit

Front Setback: 25 ft.

Side: 15 ft.

Rear: 20 ft.

The applicant is proposing to retain the setbacks (7.5 on the side) as approved in the 1993 case. Given the density requirements for RM-12, the applicant will be in compliance having less than 11.76 units. The applicant also owns the apartments abutting to the south. Rear yard screening is suggested to be implemented and maintained along the rear drainage easement. Privacy fencing appears to be currently in place on the residential lots to the west.

Final development of this site shall satisfy all commercial permit approvals in the future and the site plan should be reviewed by the MAPC prior to any redevelopment of the property.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Bob Harrison, should be evaluated based on the above observations and criteria, of Case RZ 12-16 noted above, a request to rezone property from “R-2A LUO to RM-12 L.U.O.” Residential Multi-Family District. Staff feels that the petition should be recommended for approval to City Council and will follow good land use principles. The following conditions are recommended.

1. Upon reuse or redevelopment of the property, privacy fencing shall be maintained along the west boundary.
2. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the site.
3. That the maximum number of units shall be retained at 10 apartment units.
4. All future improvements shall remain consistent with the residential character of the area.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion 1:

I move that we place Case: RZ-12-16 on the floor for consideration and for recommendation to City Council for a rezoning from “R-2A to “RM-12 L.U.O.” Residential Multi-Family District subject to the 4 Staff Conditions and the allowable uses approved by the MAPC. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

Site Photographs



View looking North from the subject property.



View looking South along Parker Annex Rd.



View looking West of subject property.



View looking West (South) of subject property.



View looking Southeast of subject property.



View looking North of ditch from subject property's (rear yard).