



City of Jonesboro City Council
Staff Report-Annexation: AZ08-01: Saulsbury & Pierce
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday, April 1, 2008

REQUEST: To consider annexing and rezoning a parcel of property to RS-5, containing approximately 3.23 acres more or less on Woodsprings Rd.

PURPOSE: A request to recommend approval to the City Council for annexation on Woodsprings Rd.

APPLICANT: Adam & Randi Saulsbury, 5202 Woodsprings, Jonesboro AR
OWNER: Randell & Diann Pierce, 5200 Woodsprings, Jonesboro AR

LOCATION: Southwest corner quadrant of the city limits at Flemon Rd. and State Hwy. 226/Woodsprings Rd., north of 49 South.

SITE DESCRIPTION: Tract Size: Approx. 3.23 acres +/-
 Frontage: 437.35 ft. along State Hwy. 226/ Woodsprings;
 320.77 ft. along an unimproved portion of Flemon Rd.
 Topography: Predominantly Flat
 Existing Dvlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	Unzoned (County)	Residential, Vacant
South:	Unzoned (County)	Vacant/Residential
East:	AG-1	Vacant/ Residential
West:	Unzoned (County)	Vacant

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

All the required documents have been submitted by the applicant meeting all the guidelines outlined in the procedure for annexation through the County Court. We have received a sealed and signed copy of the petition filed on Nov. 20, 2007 from the County Clerk’s Office.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 22) shows the area recommended as Village Residential. This designation includes all existing and future single-family residential uses that are three or less units per acre. This area is currently under re-study by the Land Use Advisory Committee.

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.



Other Findings:

The applicant is requesting that the City of Jonesboro annex the said property and zone the two tracts of land as RS-5. This will require any future subdivided parcels to be a minimum of 8,712 sq. ft., with 70 ft. minimum wide lots, having setbacks of 25 ft. in the front and 20 ft. in the rear; and a side yard setback of 7.5 each. These lot/bulk requirements exceeds the customary R-1 Single Family District requirements. However stricter standards may be applied in the instance where public sewers will not be available to the subject site, which may result in larger lot minimum acreages.

The most southern lot fronts on the unimproved west extension of Flemon Rd. which currently lies within Craighead County jurisdiction. If this case is approved by the MAPC or Council, staff suggests that some form of

development agreement be imposed on the replatting of the said lot which will obligate the land owners to participate in any future road improvements to Flemon Road West. Please see the Jonesboro Code of Ordinances, Title 9.24: Regulations For Additions of New Territory below:

METROPOLITAN AREA PLANNING COMMISSION RECORD OF PROCEEDINGS:

The MAPC met on March 11, 2008, to consider this case and offers the following recommendation of approval and record of proceedings:

Case: AZ-08-01

Adam Salisbury came forward as the proponent for this item.

City Planner Otis Spriggs stated that staff has forwarded the request to the fire department and the only comment from the fire department was that it would comply in terms of the minimum locality. It is closely approaching the 5 mile radius limitation. Staff made comments on the unimproved portion of Flemon Road. It appears to have the minimum requirement of 60 ft. of right-of-way but there is concern for that particular right-of-way. Flemon Road had some drainage issues to the east and staff is unaware of any particular impacts on this particular lot.

Mr. Krennerich asked if a drainage study had been done. City engineer stated that there are some issues and there is a plan developed to alleviate those problems. Mr. Light stated that he could not answer any questions about this particular lot at this time.

City planner stated that there is a lake on the property as well.

Mr. Salisbury stated that there is a small pond at the corner of the intersection. Currently they have no problems with flooding on their property. The natural drainage of water is north of the property.

A motion was made by Lonnie Roberts Jr., seconded by Margaret Norris, that this Annexation be recommended to Council. The motion CARRIED with a unanimous vote

Code Analysis:

9.24.01 Established- *The following regulations must be complied with before any territory is added to the city of Jonesboro, Arkansas:*

A. **Existing street plan** All streets in any new addition or any proposed addition to the city shall first be made to conform as nearly as may be possible to the existing street plan of the city. Where any proposed addition to the city is not located adjacent to any portion of the city where streets have been previously laid out, the street plan shall be as outlined by the City Planner, City Engineer and approved by the Planning Commission.

B. **Width** No street in any proposed new addition to the city shall be less than sixty (60) feet wide and where deemed necessary by the City Planner, City Engineer and Planning Commission, the same shall be of a greater width than sixty (60) feet. No alley in any proposed new additional shall be less than sixteen (16) feet wide.

C. **Preliminary plat to be submitted** Before any new addition of territory shall be accepted by the city, the owner thereof or the petitioners for same shall submit or cause to be submitted to the City Planning Commission for their approval, a plat of the proposed addition showing the length and breadth of the proposed addition, the length and breadth of the blocks, lots, streets and alleys all properly referenced and located with regard to section lines, showing the location of the existing or

proposed streets with reference to the existing streets of the city, the elevation of all drains and drainage outlets, the location of sanitary sewers and fire hydrants, and all topographical data necessary for an intelligent reviewing of the proposed plan.

D. Grading of sidewalks The owners of all property in the proposed addition shall, if deemed necessary by the City Planning Commission, grade for and install or cause to be graded for and installed, at their own expense, sidewalks in all streets of the proposed addition under the supervision of the Mayor.

E. Final plat to be submitted There shall then be filed with the City Planning Commission a plat of the proposed addition, showing the location of all things set out above.

9.24.02 Compliance and acceptance. When the rules and regulations set out in this article have been complied with in full, the addition shall then be accepted by the City Council. If the regulations are not first complied with by the owners of the property in the proposed addition, the City Council shall refuse to accept the proposed addition.

Conclusion:

The MAPC and Staff find that the requested Annexation/Zone Change as RS-5, submitted by Adam & Randi Saulsbury, and Randell & Diann Pierce, in the Case AZ08-01, and should be recommended approved to the Jonesboro City Council for approval as listed in the MAPC record of proceedings; as well as any other conditions imposed by the Council.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director



View Looking southeasterly along Hwy. 226 @ the intersection of Flemon Rd.



View Looking northwest at the property site



View Looking North at the property site



View Looking northwesterly @ the intersection of Flemon Rd. & Hwy. 226



View Looking south along Hwy. 226 @ the intersection of Flemon Rd.



View looking east across from Hwy. 226 from the Project Site