



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 15-01 North Patrick/Daybreak Dr. Rezoning
Municipal Center - 300 S. Church St.
For Consideration by the Commission on Tuesday, January 27, 2015

REQUEST: To consider a rezoning of the land containing 25.68 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RS-7” (12.8 acres), RM-8 (12.88 acres), for single family detached and attach S.F. homes for elderly.

**APPLICANTS/
OWNER:** Denver Dudley, 2704 S. Culberhouse, Suite A, Jonesboro Ar 72401

LOCATION: 1621 N. Patrick St., Jonesboro, AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx. 25.68 (+/-) Acres (Approx. 1,118,516 sq. ft.)
Street Frontage: 878.76 ft. on N. Patrick St. at intersection with Daybreak Dr.
Topography: Patrick Street: Paved/asphalt 2-lane road
Existing Development: R-1 Vacant Undeveloped land

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Vacant Undeveloped Land
	South: R-1	Vacant Undeveloped Land
	East: R-1	Vacant Undeveloped Land
	West: R-1	Vacant Undeveloped Land

HISTORY: Vacant undeveloped Land

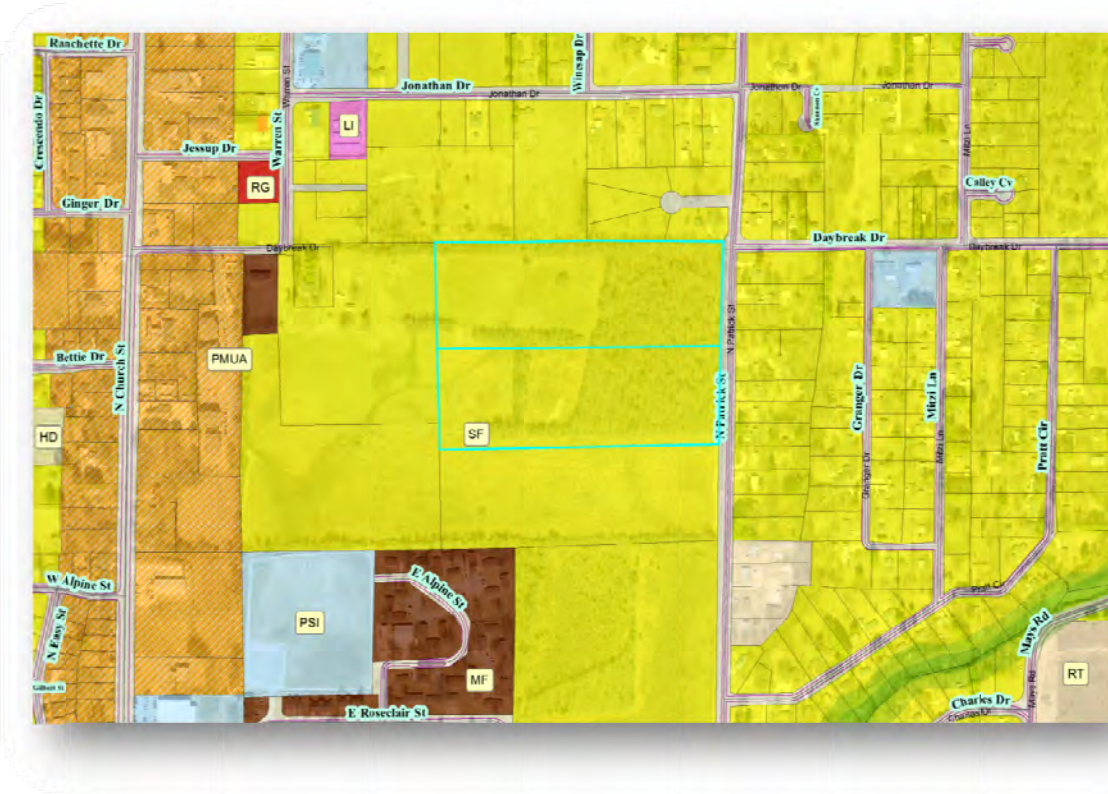
ZONING ANALYSIS

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

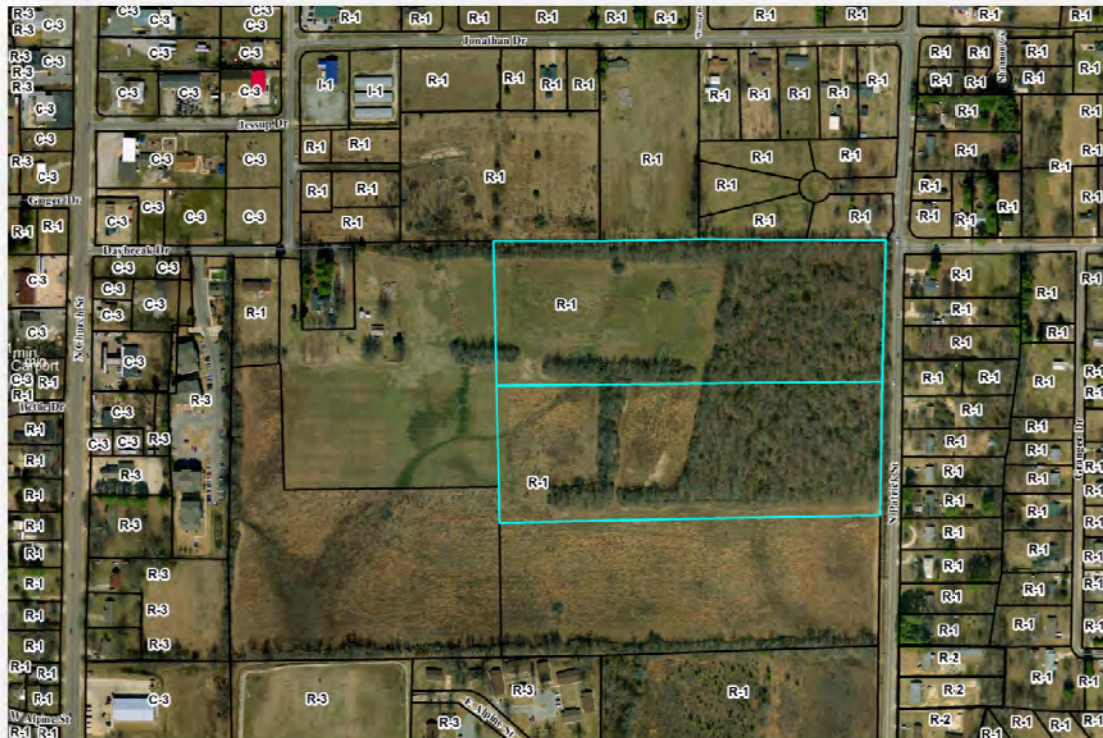
COMPREHENSIVE PLAN FUTURE LAND USE MAP

The currently adopted Land Use Plan recommends the current site as Single Family Residential. Consistency is partially achieved and partially not with the proposed development. Land to the West and South accommodates multi-family dwellings.

Site



Adopted Future Land Use Map











Vicinity/Zoning Map

Master Street Plan/Transportation

The subject property is served by Patrick Street on the Master Street plan, which is classified as a collector road, which requires a 40 ft. right-of-way to road centerline (80 ft. total right-of-way). The property also fronts on Daybreak on the north, which is a local street requiring a 30 ft. right-of-way to road centerline per the Master Street Plan. Compliance with the Master Street Plan shall be required.

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed RS-7 District rezoning is consistent with the Adopted Land Use Plan, which is categorized as Single Family Residential. The RM-8 district although not consistent as a whole development falls in line from a definition standpoint of “Multi-family”, because a duplex is not considered multi-family by definition. The applicant’s intent is to provide a small amount of “Attached Single Family” for elderly in need of affordable housing.	 
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117, as a Limited Use Overlay. The applicant proposes on the Single Family Homes (40): 7 units per acre. On the RM8, they propose 8 units per acre as duplexes (25).	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. A similar development exists further south, which promotes affordable, low income housing and elderly housing.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Suitability is not an issue if development controls are in place to promote good property access and property management.	
(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;	The applicant has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal since it is a continuation of adjacent site’s zoning. Pedestrian safety access is a major issue and this challenge and should be addressed by the applicant.	
(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	The property is vacant land that has never been developed.	
(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	Minimal impacts, utilities are present in surrounding area. The applicant has proposed a plan to include open space and child play area.	

Staff Findings:

Applicant's Purpose:

The applicant hopes to accommodate new development and construction of Single-Family Elderly Housing needed in the area. These units would provide housing opportunities for low-income and elderly individuals. Proposed are 7 units per acre (duplex), lot size is 13,270 square feet.

Using the density calculation, the property could average 89 single family homes and 102 attached single family/duplex style units. After discussing ultimate density levels with the developer, the maximum units has been agree upon at a rate of: Maximum 40 single family homes (families or doors), and a maximum of 25 attached single family/duplex style units (50 families or doors).

Traffic, due to this project, would be comparable with residential development and should have minimal impact on these services.

ZONING CODE ANALYSIS:

The applicant has requested a change to the RS-7 Single-family residential district; minimum 6,222 sq. ft. lot required (7 single units per acre); and, RM-8, low density multifamily residential classification at eight units per net acre.

<i>Zoning Classification</i>	<i>Minimum Lot Width (in feet)</i>	<i>Minimum Lot Area</i>	<i>Front Setback (in feet)</i>	<i>Rear Setback (In feet)</i>	<i>Side Setback (in feet)</i>
RS-7	50	6,222 s.f. per single family	20	20	7.5 each
RM-4	50	10,890s.f. per dwelling unit	20	15	7.5 each
RM-6	60	7,260s.f. per dwelling unit	20	15	10.0 each
RM-8	70	5,445s.f. per dwelling unit	25	20	10.0
RM-12	80	3,630s.f. per dwelling unit	25	20	15.0
RM-16	80	2,722s.f. per dwelling unit	25	20	15.0

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information and pending pre-meeting reviews:

Department/Agency	Reports/ Comments	Status
Engineering	No issues reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	
School District	No issues reported to date.	Staff to email report and request for review also.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 15-01, a request to rezone property from “R-1” Single Family to “RS-7 L.U.O., Single Family” and “RM-4, L.U.O. (Modified), Low Density Multi-Family” with the following conditions recommended:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Daybreak Dr. and N. Patrick St. upon any future redevelopment of the site.
The property shall be redeveloped under the RS-8 and the RM-4 District standards: Maximum 40 single family homes (families or doors), and a maximum of 50 attached single family/duplex style units (families or doors).
4. The owner agrees to perform agreed upon street right of way improvements including sidewalks for pedestrian safety along property frontage.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking from of the property facing North.



View looking from front of the property facing East.



View looking from front of the property facing South down Patrick Street.



View looking from Patrick Street facing toward the property.