



City of Jonesboro City Council
Staff Report – RZ09-02: Prairie Meadows Part 2 Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the Council on February 17, 2009

- REQUEST:** A recommendation by MAPC to the City Council to rezone property containing 3.22 acres more or less.
- PURPOSE:** To rezone a tract of land from AG-1 to RS-6 L.U.O. Single Family.
- APPLICANT/
OWNER:** Ridge Estates, LLC
6555 Hwy. 1 South, Jonesboro, AR 72401
- LOCATION:** The subject site is located at the rear of 3700 Flemon Rd; on the North side of Flemon Rd., East of Hwy.226 and 2,000 ft. West of Friendly Hope Rd. and lies within the Prairie Meadows Subdivision which is now under construction.
- SITE
DESCRIPTION:** Tract Size: 3.22 Acres
Frontage: Approx. 612.27 +/- ft. on Meadow Dr./Cove; 177.5' on Flemon Rd.
Topography: Predominantly Flat
Existing Dvlpmt: Single Family lots/open space park, detention.
- | | | |
|------------------------------------|----------------------|----------------------------|
| SURROUNDING
CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| | North: R-1 Residence | Residential/Timber Farming |
| | South: AG-1 | Vacant Agricultural |
| | East: R-1/AG-1 | Single Family |
| | West: AG-1 | Undeveloped/Residential |
- HISTORY:** A previous petition for rezoning of the adjacent parcel to the north containing 27.22 acres more or less is on file (Case RZ 05-35). The requested change in Zoning from AG-1 and R-1 Single Family was approved under ORD 06:134 on May, 2, 2006 by Council.
- ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Comprehensive Plan shows the area of the subject property as “Village Residential”. This is defined on Page 21 of the Comprehensive Plan as: Includes all future single-family residential, two-family residential, multi-family residential and manufacturing housing residential uses that are four or more units net per acre and that are in specifically designated areas.

This area is under restudy by the Land Use Advisory Committee, and updates are forthcoming for adoption in the very near future. Staff anticipates that the subject area will remain single family residential. Consistency is achieved with the development patterns of this area.

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.



Metropolitan Area Planning Commission – Record of Proceedings:

The MAPC held a public hearing on February 10, 1009 to consider Case RZ-9-02 and offers the following record of proceedings and recommendation:

Mr. Carlos Wood, Engineer for the owner stated I have submitted a rezoning plat. Somehow he purchased this subdivision in 2 parcels from 2 separate people. Somehow the southwest corner was platted for rezoning but was not filed and submitted to the MAPC. We are requesting that it be rezoned to comply with the zoning.

Mr. Spriggs commented that as stated in the Staff report, this was reviewed based on a recent finding of inconsistency in the zoning. The Planning Commission added stipulations to the previous rezoning that the applicant was to add an open-space park and other items. As part of the final plan the detention pond was placed in this area of the site.

MAPC approved the preliminary plat based on the aforementioned rezoning, but the added components were actually overlapping within an AG-1 District; and that was overlooked. The subdivision was platted and recorded. This type or rezoning is consistent with the area; and you will be getting what is already platted and approved-single family homes.

Staff recommends that MAPC approves the rezoning and send it to City Council, contingent upon it being developed as approved in the final subdivision of Prairie Meadows; a rezoning from AG-1 to the RS-6 with the L. U. Overlay.

Motion was made by Mr. Day, to recommend approval to City Council that this request be granted contingent upon it being developed as approved in the final subdivision of Prairie Meadows from AG-1 to the RS-6 with the L. U. Overlay. The applicant did not object to the motion; 2nd by Mr. Lonnie Roberts. Mr. Tomlinson- Aye; Ms. Norris- Aye; Mr. Roberts- Aye; Mr. Halsey- Aye; Mr. Collins- Aye; Mr. Dover- Aye; Mr. Day- Aye; 7 to 0 vote passed.

Findings:

This particular site is petitioned by the owner, at the request of Staff to be recommended to Council as an emergency map amendment. The Prairie Meadows Subdivision was approved by the MAPC in 2006 as a preliminary plat and later as a final plat. The final plat was filed reflecting changes requested by the MAPC, such as an open space park, and also the stormwater detention design that overlapped into the AG-1 District (area encompassed by this request).

This overlook was not noticed until recently. MAPC and staff is requesting that Council consider this case so that the Zoning Map can be corrected. The owner has not requested any land use or lot changes from what was approved under the final subdivision submission.

The minimum standards for RS-6 are as follows: Min. lot width= 65'; min. lot area= 7,260 s.f.; min. front yard setback=20 ft.; min. rear yard setback= 20ft.; min. side setback= 15' combined- 10 ft. on one side. Staff asks that the MAPC waives those requirements and stipulate that the rezoning be subject to the approved site/bulk requirements as approved and recorded on the final plat dated December 1, 2008. The submitted rezoning plat is consistent.

Conclusion

The MAPC and Planning Staff has reviewed the request and recommends approval to the Council with the stipulation that all lots shall comply with the final subdivision plat as recorded- a rezoning of the subject property from AG-1 to RS-6 Single Family, L.U. O.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View Looking West toward site



View Looking south



View Looking South



View Looking South towards detention pond



View looking north