



*City of Jonesboro City Council*  
**Staff Report – RZ 12-11: 800 Hester St.**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on July 17, 2012*

**REQUEST:** To consider a rezoning of a parcel of land containing 0.66 acres more or less.

**PURPOSE:** A request to consider a recommendation by the MAPC to City Council for a rezoning from R-2 Single Family Residential to RM-12 L.U.O. to allow for 1-duplex building.

**APPLICANT/ OWNER:** Frank Springle, 1601 Paragould Dr. Jonesboro AR 72401

**LOCATION:** 800 Hester St., West of Gee Street.

**SITE DESCRIPTION:** Tract Size: Approx. +/- 0.66 acres, +/- 28,938 sq. ft.  
 Frontage: 210.6' ft. +/- along Hester St.  
 Topography: flat  
 Existing Development: vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Commercial/Christian Creek
South:	R-2	Single Family
East:	R-2	Single Family
West:	R-3	Single-Family/Apartments

**HISTORY:** None

**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 with the proposed multi-family.

**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 Hester St. the Master Street Plan defines the road as a collector which has a right of way totaling 40ft. from center of road (20’ shown on plat). The plat is lacking the required 80’ right of way; this is asked of the applicant and would reduce the rezoning acreage.

**Zoning Code Compliance Review:**

The applicant is requesting a change as a RM-12 L.U.O. Multi-Family Residential District, staff met with the applicant to evaluate various options for the petition. The property is surrounded by a varying housing stock, including several condominiums and numerous single family homes and apartments.

If approved, the development will net 8 apartments (3 buildings). Current R-2 Zoning will only allow one building per legal lot requiring (3,600 sq. ft. per unit). Total density of all three tracts will allow approximately 8.0 units (gross density). The applicant is proposing the RM-12 L.U.O. District on the site with the existing private driveway for access.

Staff has discussed possible approaches to this development such as the Limited Use Overlay. In terms of the proposed density, the site appears to have some challenges with an abutting flood plain as well as a tremendous amount of impervious surface as compared to interior landscaping. A concept layout configuration should be included with the Limited Use Overlay to assure that the site will function in terms of emergency access and circulation. A landscaping plan will be important in considering the added structure.

**RM-12 Zoning District**

Requires 3,630 s.f. per unit = Gross units permitted: 8 apartment units (will be reduced if additional right of way is dedicated).

**Front Setback:** 25 ft.

**Side:** 15 ft.

**Rear:** 20 ft.

Multi-family Structures over one story or 15ft in height shall have an additional 8 ft. side and rear setback for every additional story or 15ft. in building height.

**Parking required:** 1.75 spaces per 1-bedroom units; 2.25 spaces per 2-bedroom units; required, spaces provided.

**Buffering/Screening:**

All dumpster locations shall be properly shielded and screened per Section 117-326 of the Jonesboro Code of Ordinances: Perimeter privacy fencing or solid landscaped buffering should be considered to minimize impact on abutting single family residences. Exterior lighting shall be designed to minimize light spilling onto surrounding residential properties.

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**MAPC RECORD OF PROCEEDINGS: Public Hearing 7/10/2012:**

**Applicant:**

Mr. George Hamman, Civilogic stated that he prepared the plat of the lot on Hester Street. This is part of Christian Creek and Gee Street area. There are two existing buildings- 3 units in each. The owner wants to purchase the additional ground behind the existing units and add one more duplex on the rear. He has garages on the first floor and the apartment units above.

He concurred with the Staff conditions and asked for staff approval of the final site plan instead of bring it back to the MAPC. Regarding No. 5, these 6 units have been there for 10 years, and there is no need for fencing. MAPC concurred that the fencing did not need to occur in the front.

Mr. Hamman added that the lighting will only be installed on the garages.

**Staff: Mr. Thomas White** gave the Staff Summary Report and staff findings as noted above. He also noted the challenges with the abutting floodway.

**Mr. George Hamman** stated that regarding the floodway he would have to stay at least 10 feet away. The new building will be designed the same as the existing.

**Mr. Joe Tomlinson** made note of the Master Street Plan recommendations and that it will require the right-of-way for an arterial - that needs to be understood.

**Mr. George Hamman** agreed and noted that they would leave setbacks as-is and move right away accordingly.

**Mr. Jerry Reece** – Is that close to spot zoning? **Mr. George Hamman** stated that it was similar to R-3 that we have across the street.

**No Public Input or Opposition Present.**

***Motion was made by Mr. Scurlock; 2<sup>nd</sup> by Mr. Tomlinson to recommend approval to City Council. The motion PASSED by the following vote: Vote 6 to 0 to recommend approval to City Council.***

**Aye: 6** – Mr. Jim Scurlock, Mr. Joe Tomlinson; Mr. Paul Hoelscher; Mr. Ron Kelton; Ms. Kim Elmore; Mr. Reece. **Chair:** Mr. Lonnie Roberts

**Absent: 2** – Mr. Brian Dover, Ms. Beverly Nix

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Frank Springle, should be evaluated based on the above observations and criteria, of Case RZ 12-11 noted above, a request to rezone property from “R-2” to “RM-12” L.U.O., Multi-Family Residential District- Max. 8 Units. The following conditions of any approval should be included:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed 8 units per acre with a maximum of 8 units.
3. That a future site development plan be submitted and reviewed by the Staff as RM-12 L.U.O.
4. The applicant agrees to comply with the Master Street Plan recommendations for Hester St. right-of-ways.
5. Fencing details depicting screening shall be implemented in the rear of the proposed site as approved by the MAPC.
6. A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director



# Site Photographs



View looking East of subject property.



View looking East towards proposed duplex location.



View looking North of subject property.



View looking South along Hester St. (subject site).





View looking South of subject property from Gee St.



View looking Northwest of rear property (along Christian Creek).



View looking North of subject property (rear acreage).



View looking South of proposed duplex site.