

*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 12-17: 4501 Aggie Road**  
**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 37.86 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from R-1 Single to RS-8 Single Family Residence.

**OWNER/  
APPLICANT:** Dr. Dean Tyrer, 2603 Brown’s Lane, Jonesboro, AR

**LOCATION:** 4501 Aggie Road, (South Side of Aggie, directly west of Prospect Farm Road (Subdivision). Directly east of Meadowview Trailer Park)).

**SITE DESCRIPTION:** Tract Size: Approx. +/- 37.86 acres (1,649,070 sq. ft.)  
 Frontage: 495.44’ ft. along Aggie Road.  
 Topography: Flat  
 Existing Development: 8-Bedroom Single Family Residence and pastured land.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	I-2	Airport/Railroad
East:	R-1	Residential
West:	R-2/R-1	Mobile Home Park/Single Residential

**HISTORY:** None.

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

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

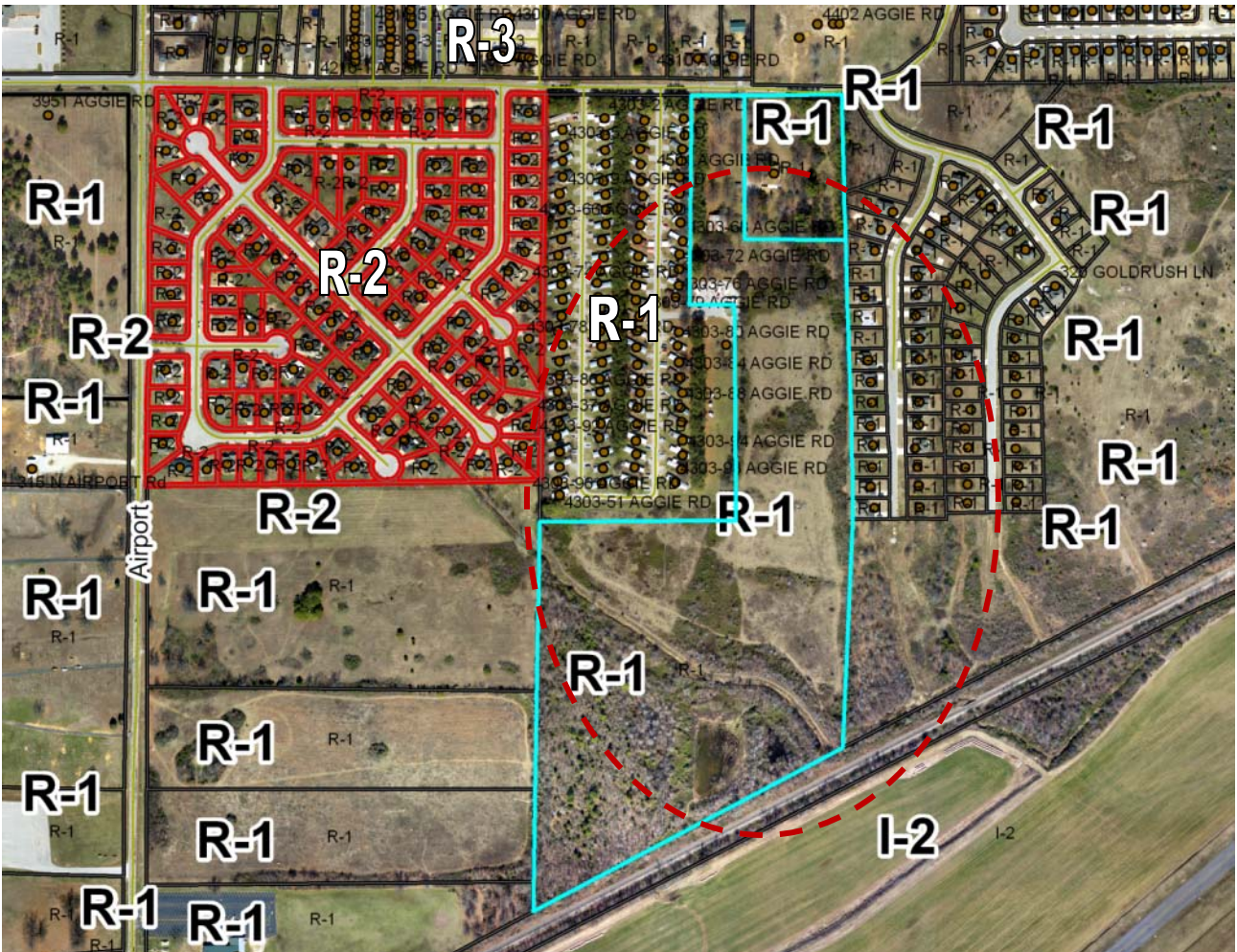
The Current/Future Land Use Map recommends this location as Single Family Residential. The proposed rezoning is consistent with the land use map as a single family development.

**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 Aggie Road has a proposed right of way totaling 80 ft. (Collector Street min. 80’); The proposal is in compliance; applicant has proposed a 41’ right of way from the center line of street.

**Zoning Code Compliance Review:**

The applicant is requesting a change from single family R-1 to a RS-8 Single Family Zoning District. Current R-1 Single Family density is 5.4 units per acre, the applicant is proposing 8 units per acre gross density.

The applicant hopes to respond to the market needs for smaller affordable homes/lots to provide a transition between the mobile home park to the west and the Prospect Farms Subdivision to the east. The idea is to provide a single family unit/property that will require less maintenance. The railroad and airport to the south justifies the type of product being marketed, as well. The subdivision will be served by public road access and will have public sewer and utilities.

Buildable setbacks proposed are the following: 15 ft.- front-yard and rear-yard setbacks; and, 7.5'- side-yard setback. Lot width: 50 ft. RS-8—Single-family residential district minimum 5,445 sq. ft. lot size is required.

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by Dr. Dean Tyrer, should be evaluated based on the above observations and criteria, of Case RZ 12-17 noted above, a request to rezone property from “R-1” to “RS-8” Single Family Residential District. Staff feels that the petition should be recommended for approval to City Council and will follow good land use principles and promotes provisions for affordable homes, which is recommended by the recent Jonesboro Housing Comprehensive Study. The following conditions are recommended.

1. That subdivision development plans be submitted and reviewed by the MAPC prior to any future redevelopment of the site.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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**Sample Motion 1:**

I move that we place Case: RZ-12-17 on the floor for consideration and for recommendation to City Council for a rezoning from “R-1 to “RS-8” Single Family Residential District, subject to the 1 Staff Condition. 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 Southwesterly towards subject property



View looking East along Aggie Road



View looking West along Aggie Road



View looking South at subject property.



View looking Southwest towards property



View looking North from property



View looking West along Aggie Rd. Frontage



View From Site looking South



View from Site looking West



View looking north from site





View looking South From Site



View looking east from site



View looking southeast on site