



City of Jonesboro - City Council
Staff Report – AZ/RZ 16-14: Clubhouse Road/Sage Meadows Annexation
300 South Church Street, Jonesboro, AR
For Consideration by the City Council on July 19, 2016

REQUEST: To consider an annexation of property containing approximately 20.09 acres more or less and a rezoning from County Land to RS-7 Single-family Residential as recommended by the Applicant.

PURPOSE: A request to consider an approval by the City Council.

APPLICANT/ OWNER: Winters LLC., 312 Hunt Cliff, Jonesboro, AR 72404.

LOCATION: South on Clubhouse Road in the Northwest quarter of section 35 Township 15N Page 4E.

SITE DESCRIPTION:	Tract Size:	Approx. 20.09 Acres
	Frontage:	Approx. 661.34 Feet Along CR 712
	Topography:	Flat to sloping terrain
	Existing Development:	Undeveloped

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: Rural	Not in City Limits
	South: R-3 Residential	Undeveloped/Single Family Housing
	East: R-3 Residential	Undeveloped/Single Family Housing
West: R-3 Residential	Single Family Residential	

HISTORY: None. Property has remained undeveloped.

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

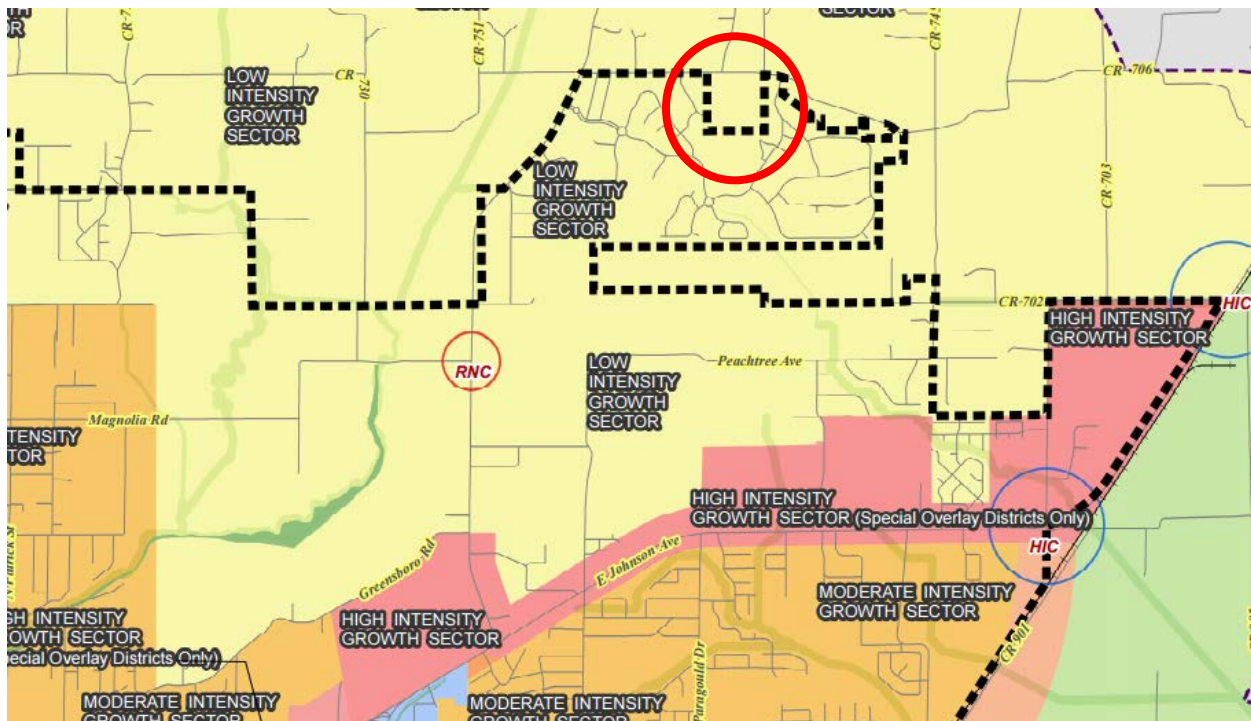
Approval Criteria- Section 117-34- Amendments:

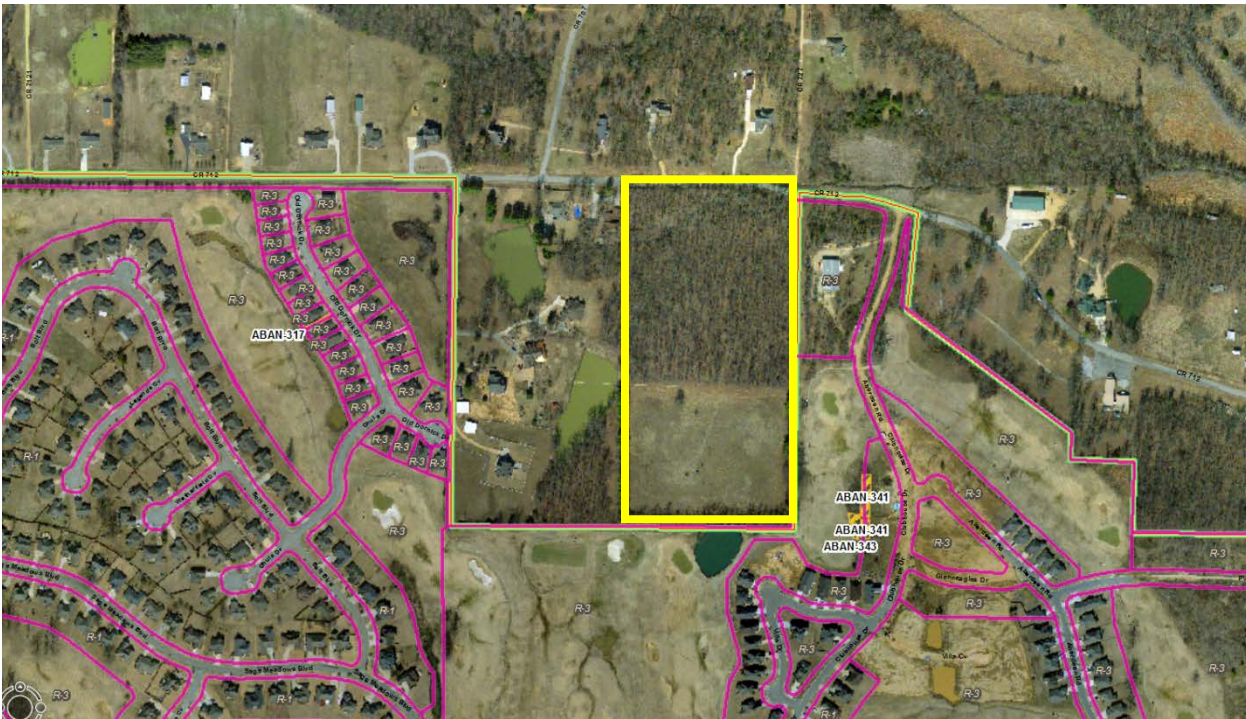
The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (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.

COMPREHENSIVE PLAN FUTURE LAND USE MAP:

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as a Low Density Single Family Residential. Pending Land Use Updates are being considered by the Land Use Advisory Committee, MAPC and Council. Planned Mixed Use Area should be considered in the future as we study the Land Use Map, to promote change that will occur in an orderly fashion with consideration of buffering and access management. The core residential uses should be preserved as Single Family on the new Land Use updates also. The Planned Mixed Use area should progress in the future as some form of planned district that could include Commercial, Office Uses, service oriented uses as well as some level of residential.





Vicinity Map/ Current Zoning Map

MASTER STREET PLAN REVIEW:

The Jonesboro Master Street Plan adopted on January 5, 2010 shows County Road 712 to be a Minor Arterial with Macedonia Road changing to County Road. The street name may need to be reassigned with a City Identifier. This street has not been improved to City standards with curb and gutter. Applicant will be required to adhere to the Master Street Plan.

ROAD CONDITIONS: CR 712 Paved no curb/gutter

FINDINGS:

All of the requested zone changes attributed with the subject properties are equivalent to current land uses. This annexation will promote clarity within the Jonesboro City Limits Boundary in the incorporated areas in the immediate vicinity. Land Use recommendations are clarified in the above findings.

<i>Zoning</i>	<i>Minimum</i>	<i>Minimum</i>	<i>Front</i>	<i>Rear</i>	<i>Side</i>
<i>Classification</i>	<i>Lot Width</i>	<i>Lot Area</i>	<i>Setback</i>	<i>Setback</i>	<i>Setback</i>
<i>Rezoning</i>	<i>(in feet)</i>	<i>Sq Ft</i>	<i>(in feet)</i>	<i>(in feet)</i>	<i>(in feet)</i>
RS-7	50	6,222 s.f.	20	20	7.5 Each

Utilities servicing the property are being provided by other sources. The single family lots will gain City services such as: Trash pickup, fire and police, and street maintenance along City public/dedicated right of ways. ACA Section **14-40-606. Rights and privileges of new inhabitants**, states: As soon as the resolution or ordinance declaring the annexation has been adopted or passed, the territory shall be deemed and taken to be a part and parcel of the limits of the city or incorporated town, and the inhabitants residing therein shall have and enjoy all the rights and privileges of the inhabitants within the original limits of the city or incorporated town.

All annexed lots being zoned RS-7 Single Family Residential shall be in compliance with the RS-7 Single Family Residential standards and will be subject to all City Ordinances in effect for any new improvements.

FIRE SAFETY/EMERGENCY RESPONSE REVIEW:

According to the report by the Fire Marshal’s office, the annexation records show the distance from the nearest City of Jonesboro Fire Station to the property and to the further most edge of the property to be 3.8 miles (Nearest) and 4.2 miles (Farthest). Water Main Size: 6” – CR 712; Fire Hydrants – 4 onsite.

SCHOOL BOARD DISTRICT LETTER:

Superintendent Keith McDaniel responded with a letter of full support from the Brookland School District.

Arkansas Code of 1987/ Arkansas State Code:

Statue Statues and Court Decisions, ACA 14-40-601

Section ACA 14-40-601 includes all statue provisions for the Petition Method for Annexations which relates to the subject case. All required documentation is on record and attached to the Commissions agenda for public review.

MAPC RECORD OF PROCEEDINGS: MAPC MEETING HELD ON JULY 12, 2016

RZ 16-14 - Rezoning/Annexation South Side of Macedonia Road

APPLICANT: Mr. Roger McNeil was at the meeting on behalf of the property owners to request an annexation of their property into the City of Jonesboro under the RS-7 Single Family Residential zoning. He explained that the property is more or less surrounded by the city on three sides.

STAFF: Ms. Tracy McGaha presented the staff comments on behalf of Planning Staff. She explained that this area is recommended as a low density residential area. The Master Street Plan shows the road up to the property is a minor arterial road. The street has not been approved to city standards. Planning staff has recommended the annexation request of RS-7.

Mr. Craig Light said that he has concerns about allowing this property to come into the city of Jonesboro. He stated his main concern about this request was the increasing landmass size of Jonesboro. He is concerned that the city is spreading itself out too much when it comes to providing services.

Fire Chief Miller explained that while this annexation was not going to cause a problem, he did warn that doing this may have a snowball effect on others wanting to be annexed into the city. He explained that any additional load did put addition burdens on the city to provide services to these areas being annexed in.

COMMISSION: Mr. Reese said that he agreed with Mr. Light’s thoughts on the situation. He said that the board needs to start taking better look at rezoning. He said that the board took a pretty good hit at the City Council meeting.

Mr. Kevin Bailey asked if the committee should be concerned about traffic and traffic studies. Mr. Michael Morris explained that he did not know about the impact of this development in regards to traffic. He also went on to explain that this development would happen without being annexed into the city so the traffic would be there either way.

Mr. Lonnie Roberts mentioned that there would be another access into this property from Sage Meadows.

Mr. Ron Kelton asked why the applicant wanted RS-7.

APPLICANT: Mr. Carlos Wood explained that they picked that zoning because it was similar to the lot sizes in Sage Meadows. He also said that these lots are going to be part of the P.O.A. of Sage Meadows.

COMMISSION: Mr. Kelton said it would probably be better to bring that into the city so city officials can have some regulation over the development.

A motion was made by Mr. Jim Scurlock move that we place Case: RZ / ANNEX 16-14 on the floor for consideration of recommendation by MAPC to the City Council with noted conditions, and we, the MAPC find that rezoning and annexation of this property from "County Land to RS-7 Single-Family Residential, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to Subdivision Site Plan review and approval by the MAPC in the future.

A motion was made by Mr. Jim Scurlock, seconded by Mr. Brant Perkins, that this matter by Recommended to Council. The motion PASSED with the Following Vote:

The vote was 7 - 0. Ayes: Mr. Jim Scurlock; Mr. Ron Kelton; Dr. Rick Stripling; Mr. Kevin Bailey; Mr. Jerry Reece; Mr. Jimmy Cooper; and Mr. Brant Perkins.

Absent: Mr. Paul Hoelscher

CONCLUSION:

The Planning Staff recommend that approval of the Annexation and Rezoning of Case AZ 16-14, 20.09 acres, RS-7 Single Family Residential to the MAPC for approval.

Respectfully Submitted for by MAPC for Council Consideration,

The Planning Department

Site Photographs



View Looking North



View Looking East



View to the West



View Looking South



View of the Property



View of the Property



Sage Meadows neighborhood located North of the property



Sage Meadows neighborhood located North of the property



Second access to Sage Meadows – located to the West of the proposed property annexation



Another section of Sage Meadows located North of the property