



**City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ08-07: 709 N. Caraway –Ted Troutman
 Huntington Building - 900 W. Monroe
 For Consideration by the MAPC on Tuesday, May 13, 2008**

REQUEST: To consider rezoning a parcel of property containing approximately .87 acres more or less.

PURPOSE: A request for rezoning from R-1 Single Family Residential to RS-7 Single Family Residential.

**APPLICANT/
OWNER:** Ted Troutman, 152 CR 782, Jonesboro, AR

LOCATION: 709 N. Caraway Rd. (Northwest corner of the Intersection of Alex Dr.)

SITE Tract Size: Approx. .87 acres (3 existing lots)

DESCRIPTION: Frontage: Approx. 180' Along Alex Drive; 210.01' along N. Caraway
 Topography: Flat
 Existing Dvlpmt: 3 Single Family Homes

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	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 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as high to medium density residential. This sector is currently under update/study by the Land Use Advisory Committee. This general area will most likely remain in the category of medium to higher density.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

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.



AERIAL VIEW SHOWING EXISTING TWYLA'S PLACE PLAT

Findings:

The applicant has proposed to use the property for a single family use. The proposed is requested to be rezoned to RS-7 Single Family District which will allow for a smaller lot size and width than the former R-1 District would allow. The lot constraints for RS-7 are as follows: Minimum Lot Size= 6,222 s.f.; Min. Lot Width= 50 ft.; Front Setback= 20 ft.; Side Setback= 7.5 ft.; Rear Setback= 20 ft. This will allow the owner to further subdivide the parcel and allow for a 4th home to be constructed on the subject acreage. If this property were rezoned, the fourth lot will allow for a house to be constructed 20 ft. from the Caraway right of way; staff would not support that type of setback from the right of way and request that the recommendation be RS-7 L.U.O. Residential with a minimum front yard setback of 25 ft.

Conclusion:

The Planning Department Staff finds that the requested zone change submitted by Ted Troutman should be evaluated based on the above observations and criteria in making recommendation to the City Council as RS-7 L.U.O. Residential with a minimum front yard setback of 25 ft.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
 Planning & Zoning Director

Site Photographs



View looking West at the site



View looking South along N. Caraway



View looking North along N. Caraway



View looking East