



*City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ 11-12: Duyen Tran/ Colony Dr.
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on May 10, 2011*

REQUEST: To consider a rezoning of a parcel of property containing approximately 8.60 acres more or less from R-1 Single Family to RM-4 L.U.O. Low Density Multi-Family and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **RM-4 L.U.O.**

**APPLICANT/
OWNER:** Andrea Tate, 402 S. Main St., Jonesboro AR 72401
 Duyen Tran, 1005 Brownstone, Jonesboro AR 72404

LOCATION: The North side of Colony Dr. / Between Antosh & Richardson Rd., East of Railroad Crossing.

SITE DESCRIPTION: Tract Size: Approx. 8.60 +/- acres, 374,616 Sq. ft. +/-
 Frontage: Approx. 394.11 ft. along Colony Dr.
 Topography: Flat
 Existing Developmt.: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1/C-3	Residential/Commercial Automotive Repair
West:	C-3, R-3	Commercial, Multi-family

HISTORY: Un-platted/un-built subdivision.

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 Southeast Sector and to be recommended as a High Density Single Family residential. Currently the City is updating the Comprehensive Plan, which is predicted to be adopted by February 2012. If the propose site were to be rezoned and developed consistently with the current land use map, an RS-8 High Density Single family district could be considered having a potential for 68 single family homes.



Zoning/Vicinity Map

Master Street Plan

The property is located along Colony Dr. which is recommended as a local street on the adopted Master Street Plan from its current status. A 60-ft. right-of-way is denoted on the submitted rezoning plat for lots 1-4. Access management and the drive location must be approved by the City Engineer.

Findings:

The proposal will result in the existing R-1 Residentially zoned property to be rezoned to RM-4 L.U.O. This area is zoned and utilized as a mixture of several single family homes, multi-family, and a few commercial/industrial uses in that segment of the city (see zoning map on previous page).

The applicant is proposing to develop low density townhomes at the lowest available multi-family district level. The applicant has expressed the difficulty in attracting/developing single family next to the railroad, in hopes of providing a transition and buffering from the higher intense uses toward the less intense single family abutting neighborhoods.

Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the RM-4 Zoning Classification. Specifics and detailed compliances shall be required during the site plan review process before the MAPC if rezoning is approved.

RM-4 Zoning District

Requires 10,890 s.f. per unit= Gross units permitted: **34 apartment units**

Front Setback: 20 ft.

Side: 7.5 ft.

Rear: 15 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: 1.25 spaces per efficiency unit; 2.25 spaces per 2-bedroom units; 3 spaces per 3-bedroom units.

Buffering/Screening:

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

Conclusion:

The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Duyen Tran, Case RZ11-12, RM-4 L.U.O. (4 units per acre) in recommendation to the City Council for rezoning. It is important to Staff that all the issues cited above be addressed by the applicant with a number of stipulations addressing those issues such as the following, and any that may result from the public hearing:

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 4 units per acre with a maximum of 34 units.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 8.60 acres as RM-4 L.U.O.

4. The applicant agrees to comply with the recommendations for right-of-way of 60 ft.
5. Fencing details depicting screening shall be implemented along the entire the perimeter 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.
7. Any additional signage details shall also be submitted as part of the building permit application.

Respectfully Submitted for Commission Consideration,

A handwritten signature in black ink, appearing to read "O. Spriggs".

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking West along Colony Dr.



View looking East along Colony Dr.



View looking Northeast towards site



View looking East along subject property frontage.



View looking North on Railroad tracks abutting western boundary.



View looking North at the subject property.



View looking West along Colony Dr of subject frontage and adjacent drive.