

*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 11-29: B&T Land Co. LLC. Bridlewood Subdivision**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Commission on January 10, 2012*

**REQUEST:** To consider a rezoning of a parcel of land containing 10.11 acres more or less

**PURPOSE:** A request to consider recommendation to Council for a rezoning from R-1 Single Family District to “RM-12” L.U.O. Duplexes.

**APPLICANT OWNER:** B&T Land Co. LLC. Bridlewood Subdivision, Jonesboro AR 72401  
 SAME

**LOCATION:** Turfway Dr. / Saddlecrest Dr., Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: Approx. +/- 10.11 Acres  
 Frontage: Approx. 990.43’ +/- Turfway Dr.; 319.98’ +/- on Saddlecrest Dr.  
 Topography: Flat  
 Existing Developmt.: Vacant Lots

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Industrial/Apartments
South:	R-1	Residential
East:	R-1	Residential
West:	C-3/R-1/R-2	Residential/Commercial

**HISTORY:** The site is part of the recorded Bridlewood Subdivision.

**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. The proposed rezoning is not consistent with the land use map, however the site is adjacent to an active rail road as well is southeast of an R-2 Low Density District as well as apartments to the north that were approved under a Conditional Use within an I-1 Industrial District. A revision in the land use map could be deemed justifiable in this instance.

**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 Richardson Dr. / Longcrest Dr. which are both local streets. The rezoning plat demonstrates Turfway Dr. and Saddlcrest Dr. at 60 ft. of right of way (which both meet the minimum local street requirement). Driveway access drives shall be submitted and coordinated with the Jonesboro Engineering Department for approval.

**Zoning compliance:**

The applicant is requesting a change to a RM-12 L.U.O., duplexes on 42 individual lots. Currently the Bridlewood Subdivision has progressed in development as single family homes, of which some have been occupied as rental units. The applicant has presented 2 level townhome-style duplex layouts for consideration that will have an attractive character and will blend in with the character of the area. Immediately north of the site is a low density multi-family development, a railroad to the east, as well as an R-2 Low Density District that has developed as single family homes (Paddock Subdivision).

The RM-12 District allows for a density level having approximately 12 units per acre which could net a potential 121 units. However, the applicant is proposing 2 units per lot, which 42 lots will yield 84 units (42 duplexes). Staff recommends a modification to the request, to an RM-8 LUO, with a maximum 84 units. This will allow for lots that will be more comparable and will accommodate the proposed structure which is 42'-4" wide, having side yards averaging 10 ft. each; as oppose to the requested RM-12 District which would have required 15 ft. side yard setbacks.

A site layout for the lots should be submitted so that driveway/parking access can be evaluated to assure compliance with the minimum and maximum drive width requirements along the right of way. This should be demonstrated to the MAPC. Jonesboro Code of Ordinances, Section 117-324, *Off-street parking and loading*, requires 2 parking spaces per duplex.

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by B&T Land Co. LLC, should be evaluated based on the above observations and criteria, of Case RZ 11-29, a request to rezone property from "R-1" to RM-8 L.U.O. as revised for 42 duplexes, hereby is recommended for approval to the MAPC. It is important to staff that all the issues cited above be addressed by the applicant.

**The conditions for recommendation of approval shall include the following:**

1. Maximum number of units shall be limited to 84 units (42 Townhouse Duplexes).
2. Access driveways shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.
3. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on setbacks, drainage, grading, access management, signage, lighting photometrics, landscaping including privacy fences in the rear yards, and all site improvements approved by this petition.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

---

**Sample Motion:**

I move that we place Case: RZ-11-29 on the floor for consideration and for recommendation to City Council for a rezoning from R-1 Single Family District to "RM-12" L.U.O. Duplexes. 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 South towards site along Richardson Dr.



View looking South of proposed site along Turfway Dr.



View looking East along Turfway near subdivision entrance.



View looking North along Turfway Dr.



View looking North along Turfway Dr.



View looking West of Railroad track and adjacent commercial property..



View looking East of vacant lots.



View looking North of Phase I Bridlewood Subdivision (along Bridlewood Dr.).



View looking South of future subdivision expansion.