



Metropolitan Area Planning Commission
Staff Report – Site Plan- Rees Commerce- Robert Rees
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on May 8, 2012

REQUEST: To consider of a site plan resulting from a rezoning of a parcel of property containing approximately 30 acres more or less from R-1 Single Family to RM-12 which was approved City Council, for Phases 2-4.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission as approved by City Council as **RM-12**.

APPLICANT/ OWNER: Robert Rees, P.O. Box 2516, Jonesboro AR 72402

LOCATION: East side of Commerce Rd., between Moore Creek and Pacific Rd., North of Highland Dr. (Hwy. 18)

SITE DESCRIPTION: Tract Size: Approx. 30 +/- acres, 1,306,758 Sq. ft. +/-
 Frontage: Approx. 660.58 ft. along Commerce Dr.
 Topography: Flat
 Existing Dvlpmt: Vacant/Farmland

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1/R-2	Residential/Farmland
South:	R-2/C-3	Residential/Commercial
East:	R-1/AG-1	Residential/Farmland
West:	AG-1/R-2	Residential/Farmland

HISTORY: None

ZONING ANALYSIS: Adopted by Council April, 2011. See attached Ordinance.

Master Street Plan

The property is located along Commerce Drive which is recommended as a Principal Arterial on the adopted Master Street Plan. The minimum right of way for a Principal Arterial is 120 ft. A 60 ft. right of way is denoted on the plan to be dedicated per the Ordinance adopting the rezoning.

Findings:

The applicant has provided a site plan layout for 256 units (32- 8-plex buildings), for property rezoned to RM-12, Low Density Multi-Family Residential. All drives showing building access internally are private drives and shall be in compliance with parking lot standards in terms of widths, access and handicap accessibility.

The MAPC in its June 14, 2011 meeting approved Phase 1 only, for 64 units. The applicant is proposing to move forward with Phases 2-4 as shown on the attached plans. The MAPC record of proceedings is attached for additional information.

Conditions of Rezoning Approval:

The Planning Department Staff and MAPC recommended that requested Zone Change submitted by Robert Rees, be approved as RM-12, maximum 12 units per acre with the conditions below:

SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

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 12 units per acre.
3. The owner agrees to dedicate the right of way of 60 feet from centerline of Commerce Dr. and provide a 300 ft. setback along the frontage.
4. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 30 acres.

Respectfully Submitted for MAPC Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking Southeast along Commerce Dr.



View looking Southeast of the subject property.



View looking North along Commerce Dr.



View looking Northwest of existing duplex on Commerce Dr.



View looking North of subject property frontage and drainage ditch.



View looking North of subject property frontage and drainage ditch.



View looking Southwest of farmland and Thomas & Betts in foreground.



View Looking South along Commerce Rd. (CWL - installing new lines).