



*City of Jonesboro Metropolitan Area Planning Commission  
 Staff Report – RZ 11-13: 5306 Apt Drive  
 Huntington Building - 900 W. Monroe  
 For Consideration by the Commission on June 14, 2011*

**REQUEST:** To consider a rezoning of a parcel of property containing approximately 1.4 acres more or less from R-1 Single Family to RM-8 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-8 Low Density Multi-Family.

**APPLICANT/ OWNER:** Toby Alexander, 601 Tannyhill Dr., Jonesboro, AR 72404  
 Jack Whitehead, P.O. Box 17112, Jonesboro AR 72404

**LOCATION:** 5306 Apt. Drive, Jonesboro, AR.  
 (East side of street between Hwy. 1 and Hwy. 163 B)

**SITE DESCRIPTION:** Tract Size: Approx. 1.4 +/- acres  
 Frontage: Approx. 235 ft. +/- along Apt. Drive  
 Topography: Predominantly Flat, Gently Sloping  
 Existing Dvlpmt: Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Multi-Family- Annexed_NonConforming
South:	R-1	Multi-Family- Annexed_NonConforming
East:	R-1	Vacant
West:	R-1	Commercial- Annexed_NonConforming

**HISTORY:** None

**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:

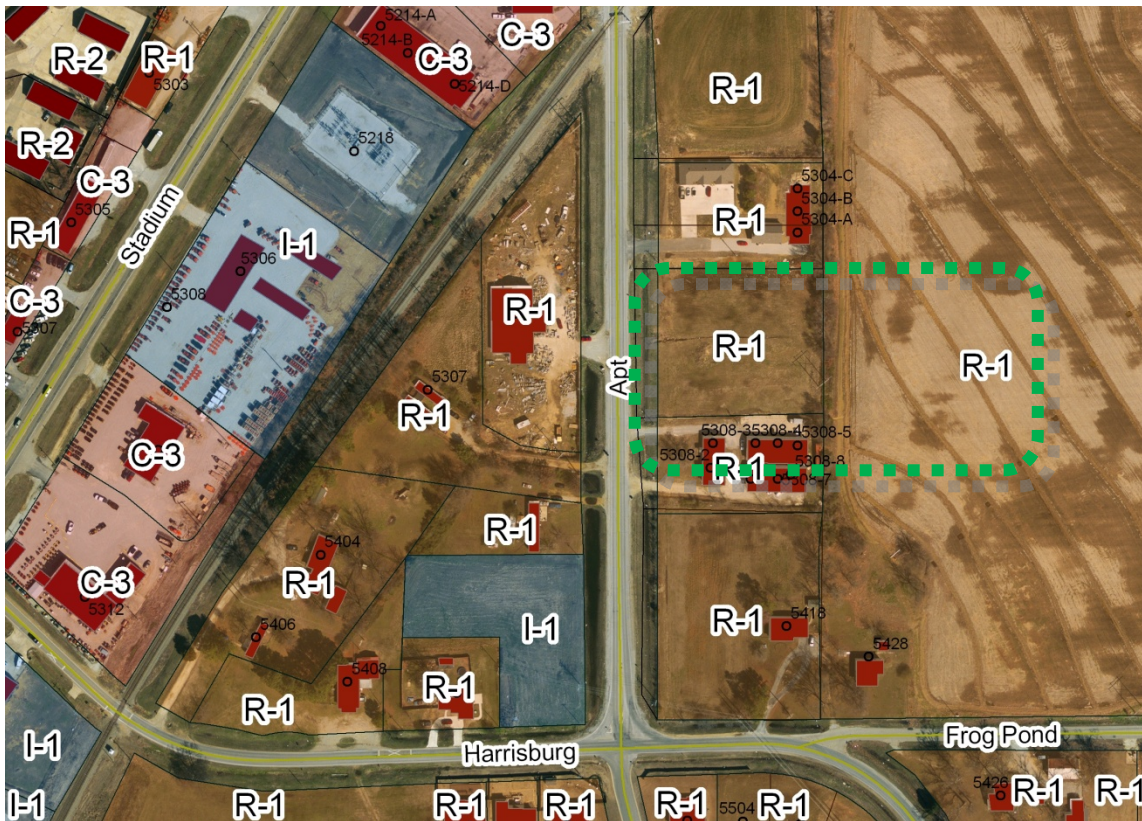
- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (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 Single Family Residential District Area.

This planning area although highlighted as single family consists of other uses such as commercial and low density multi-family. There are apartment complexes within the vicinity of the proposed site.



**Zoning/Vicinity Map**

**Master Street Plan:**

The proposed rezoning site is located along Apt Drive which is listed as a local road on the Master Street Plan. The existing 60' +/- right of way set back from centerline far exceeds the recommended right of way width.

**Findings:**

The proposed rezoning will result in existing R-1 Residential zoned property to be zoned to RM-8. The existing 1.4 acre site will remain low density with the addition of the 2 four-plex buildings.

Although not requested, Staff is suggesting that the request be modified to an RM-8 L.U.O. for 8 units maximum on the proposed 1.4 acre site. With the abutting similar uses (now non-conforming uses) now utilized as apartments Staff feels that this request is compatible with the area and will not cause any adverse impact.

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by Jack Whitehead should be evaluated based on the above observations and criteria, of Case RZ11-13a request to rezone property from R-1 & to **RM-8 L.U.O.**, 8 units maximum, (modified) to be recommended to the City Council. It is important to Staff that all the issues cited above be addressed by the applicant, so that a number of stipulations can be drafted to address those issues.

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 prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all City, state and local agencies shall be satisfied.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 1.4 acres.
4. Further subdividing of the parcel shall be prohibited and the density shall remain at 8 units.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

## SITE PHOTOGRAPHS



*View looking east at units just north of project site*



*View looking West at Commercial use across Apt Dr. from Site*



*View looking Southeast toward subject site*



*View looking South along Apt Dr. along frontage of subject site*



*View looking Southeast toward subject site*



*View of Apartments adjacent to the South*



*View looking at apartments direct North of subject property.*



*View Looking North towards rail crossing & Stadium Dr.*



*View looking South towards Harrisburg Rd.*