



*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-20: 4306 & 4310 Aggie Rd.- No.2
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on October 9, 2012*

REQUEST: To consider a rezoning of a parcel of land containing 6.2 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from R-1 Single Family Residential to PD-RM Planned Development District- (48 Duplex Units- 32 1-BR/16 2-BR: 24 Duplex buildings).

APPLICANT/ OWNER: Skip Mooney Sr., Atty. for Owners/Applicants:
 James H. & Ina P. Gossett, 4306 East Aggie Rd. Jonesboro AR 72401

LOCATION: 4306 and 4310 Aggie Rd.(North side of Street), East of Airport Road, West of Paragould Dr.

SITE DESCRIPTION: Tract Size: Approx. +/- 6.2 acres, +/- 270,330 sq. ft.
 Frontage: 410 ft. +/- along Aggie.
 Topography: Slightly sloping
 Existing Development: Existing House

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Single Family
South:	R-1	Mobile Home Park
East:	R-1	Single Family
West:	R-3	Multi-Family/Apartments

HISTORY: Request for RM-8 Multi-family denied by the MAPC on June 12, 2012; case later appealed to Council and withdrawn on September 4, 2012; matter postponed indefinitely by Council.

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 Residential. The proposed rezoning is inconsistent with the land use map with the proposed multi-family.

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 Aggie Rd. the Master Street Plan defines the road as a collector which has a right of way totaling 80 ft. (proposed right of way is shown on plat).

Zoning Code Compliance Review:

The applicant is now requesting a change as a PD-RM Planned District. The property is surrounded by a varying housing stock, an apartment complex to immediate west and a mobile home park to the south, which is a non-conforming use situated just across Aggie Rd. from the subject site. Another non-conforming trailer

park is located northwest of the subject site.

If approved, the development will net 48 attached duplex units, including an onsite openspace park setting and buffering provided along property boundaries. Current R-1 Density will allow approximately 33 single family homes (66 potential vehicles) to be built under the gross density calculation (5.4 units per acre allowed under R-1). The applicant is proposing a PD-RM Planned District Development on the site with a single private driveway for access.

Chapter 117 of the Code of Ordinances lists specific standards for Planned District Developments such as the open space requirement of 20% (54,126 s.f.). The applicant has demonstrated compliance with such open space amenities as: play ground and park-like setting with park furniture and gazebos including a vast amount of interior landscaping. Each unit has 6'-0" privacy fence patio screening. A 40' radius bus turn-around is provided onsite.

Parking Spaces required: 1.75 spaces per 1-bedroom units (32 @ 56 spaces); 2.25 spaces per 2-bedroom units (16 @36 spaces); 92 required, 132 spaces provided.

Buffering/Screening:

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

Department/Agency	Reports/ Comments	Status
Engineering	Pending	No comments to date
Streets/Sanitation	Pending	No comments to date
Police	Pending	No comments to date
Fire	Pending	No comments to date
Utility Companies	Pending	No comments to date

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by James and Ina Gossett, should be evaluated based on the above observations and criteria, of Case RZ 12-09 noted above, a request to rezone property from "R-1" to "PD-RM Planned Development District. The following conditions of any approval should be considered:

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 be limited to a maximum of 48 units.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 6.2 acres as PD- RM- Planned Development District.
4. The applicant agrees to comply with the Master Street Plan recommendations for Aggie Rd. right-of-ways.

5. Fencing details depicting screening shall be implemented along the entire 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.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion 1:

I move that we place Case: RZ-12-20 on the floor for consideration and for recommendation to City Council for a rezoning from R-1 to “Planned Development District- RM”. 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 West along subject property.



View looking East towards Paragould Dr. subject property to the left.



View of subject property.



View of property South of subject site (trailer park).



View of subject property rear yard.



View looking North of subject property (rear acreage).



View looking West of subject property (rear acreage).



View looking South towards the trailer park Intersection of Airport Rd. & Prospect Rd.