



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 15-04: 3298 Colony Drive Dustin Apartments**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Commission on April 14, 2015*

**REQUEST:** To consider a rezoning of the land containing 7.26 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “RM-6” Residential Multifamily/Four-plex Apartments

**APPLICANT/  
OWNER:** **Duyen Tran**, 1005 Brownstone Drive, Jonesboro AR

**LOCATION:** 3298 Colony Drive, Jonesboro, AR

**SITE DESCRIPTION:** **Tract Size:** 7.26 Acres/316,242.1 sq. ft  
**Street Frontage (feet):** 93ft. frontage on a future proposed street  
**Topography:** Primarily Flat Topography  
**Existing Development:** Undeveloped with portion of property in Flood Plane

<b>SURROUNDING</b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
<b>CONDITIONS:</b>	North: R-1	Single family Res. /Vacant
	South: C-4	Single Family Homes/Church
	East: RS-7/R-1	Single family/Commercial Auto Salvage/Collisions
	West: C-3/R-3	Commercial Railroad & Apartments

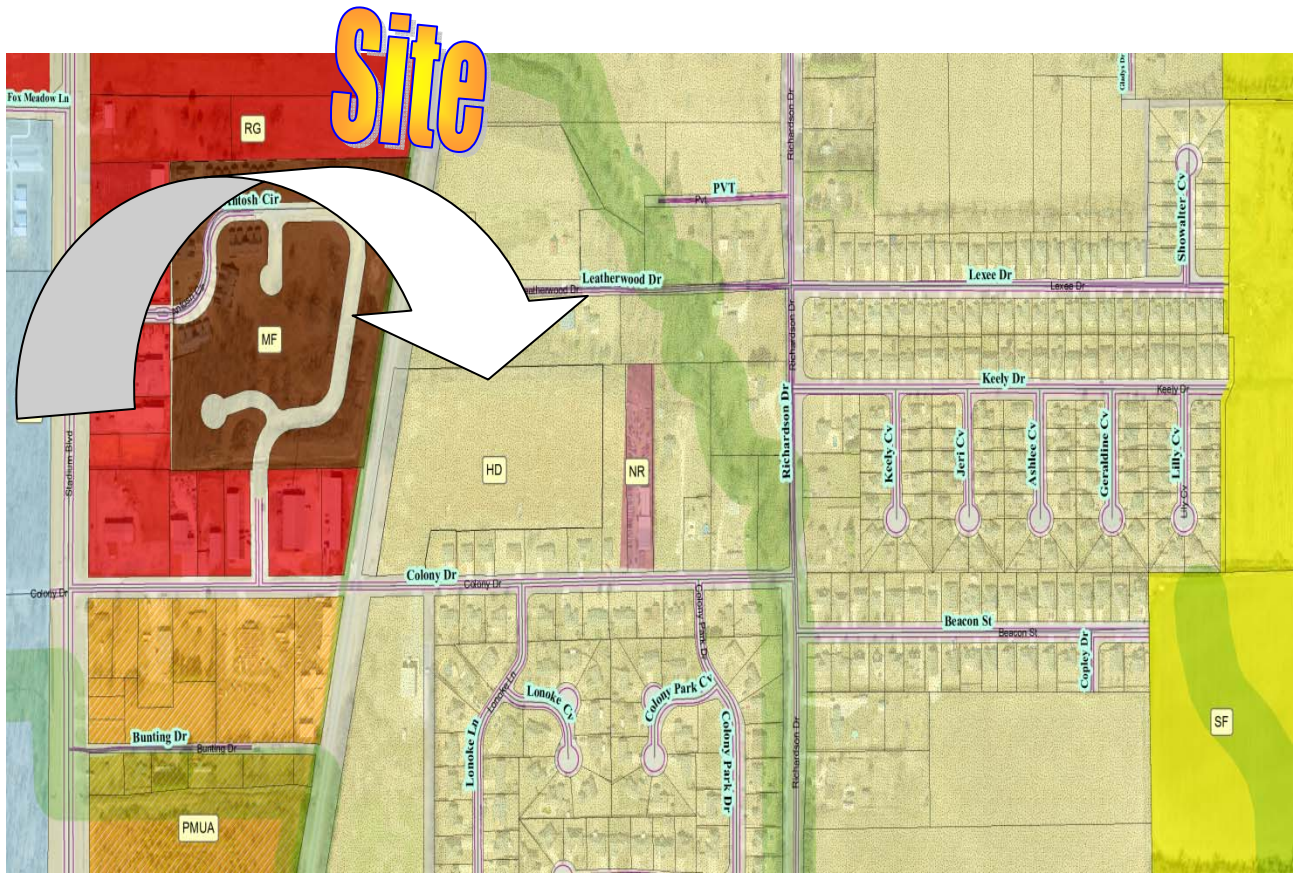
**HISTORY:** Initial rezoning request was denied on June 10, 2011 by the MAPC. Request was appealed and heard by City Council on June 21, 2011, denied by 8/3 vote.

**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 High Density Family Residential. The proposed rezoning, while not consistent in terms of single units, can be construed as consistent from a density and intensity perspective. The 2010 adopted map reflects smaller lot configurations for this general planning area.











Adopted Future Land Use Map

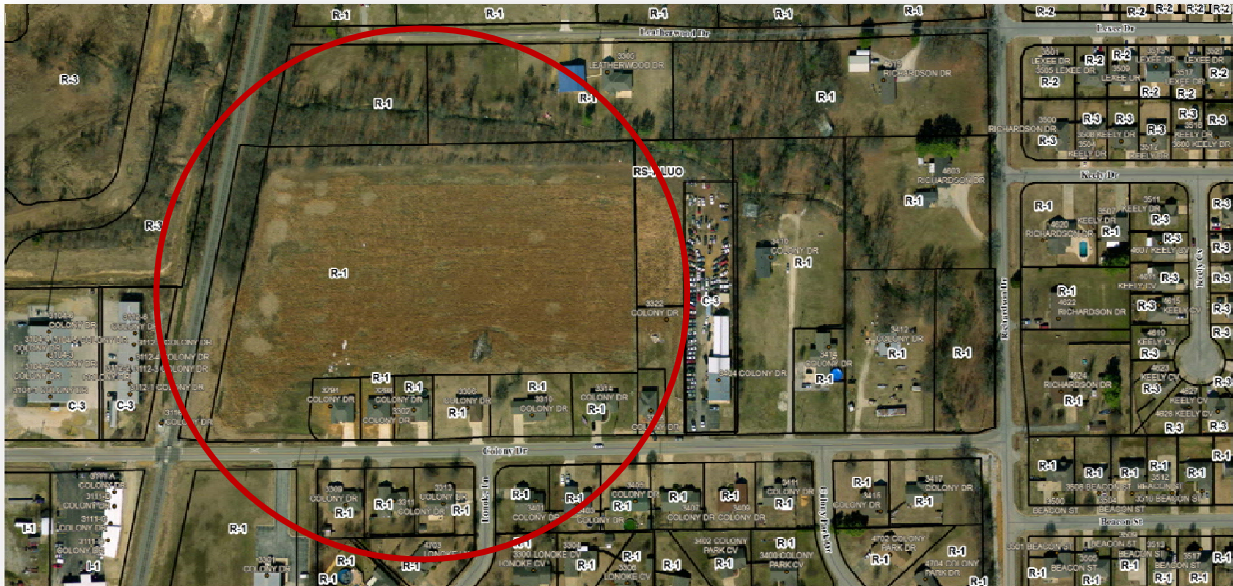
### Master Street Plan/Transportation

The subject property is served by Colony Dr. on the Master Street plan. Colony Drive is classified as a local street, requiring a 60 ft. right-of-way; however, the property is situated approximately 140ft. from the pavement of Colony Drive, having frontage on a future unnamed/proposed local street.

**Approval Criteria- Chapter 117 - Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed RM-6 District rezoning is not consistent with the Adopted Land Use Plan; the Land Use Map recommends this location as High Density Family Residential. The proposed rezoning, while not consistent in terms of single units, can be construed as consistent from a density and intensity perspective.	 
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	Consistency would be achieved if rezoned as low density, having 5.5 units per acre.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility would be achieved if rezoned as low density, having 5.5 units per acre.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Property is not suitable for large scale single residential homes, due to the rail road and undesirable C-3, commercial uses to the east and west.	
(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;	This site and use should not be a detriment to the area given the fact that the density level is comparable to that of an R-1 Single Family density level, which allows 5.45 units per acre.	
(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	Property has always been vacant within the R-1 zoning district.	
(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	Minimal and comparable impact with existing R-1 Zoning.	



**Vicinity/Zoning Map**

**Staff Findings/Applicant’s Purpose:**

The area is zoned and utilized as a mixture of several uses; single family homes, multi-family, and a few commercial/industrial uses. The proposed Land Use Plan shows this area as High Density Single Family residential. Although, this rezoning request is not consistent with the Land Use Plan the applicant is proposing to develop low density townhomes at one of the lowest available multi-family district level; which will have less of an impact on the area, than what would in its current zoning district.

The applicant requests a rezoning due to the location of the property, being next to the railroad tracks, and feels that while possible to develop and market the property as single family residential, the proposed community as low intense four-plexes could be considered a feasible transition from commercial to the west onto the single family homes to the south. This also entails factoring in an automobile salvage yard/business 100 ft. to the east. The intensity of this proposed development comprises of *a maximum of 40 apartments units with a mixture of 2 and 3 bedroom units, an office with manager living quarters, and a fitness facility.* The applicant notes that the density level of the proposed property would be consistent with the existing area. On the Land Use Map, the property is recommended for High Density Single Family Residential. If the property were rezoned to a single family equivalent zoning, it could result in approximately 39 (R-1) single family homes on the site.

In the application, the owner states the proposed rezoning would have no adverse impact on any adjacent property owner or on the residents of the neighborhood developments in the area. It is also stated that there would be no adverse impact on utilities, streets, drainage or emergency services such as fire, police and medical services, as all services are sufficient to handle the anticipated future development. These findings are based on the comparable levels of intensity with the R-1, noted above.

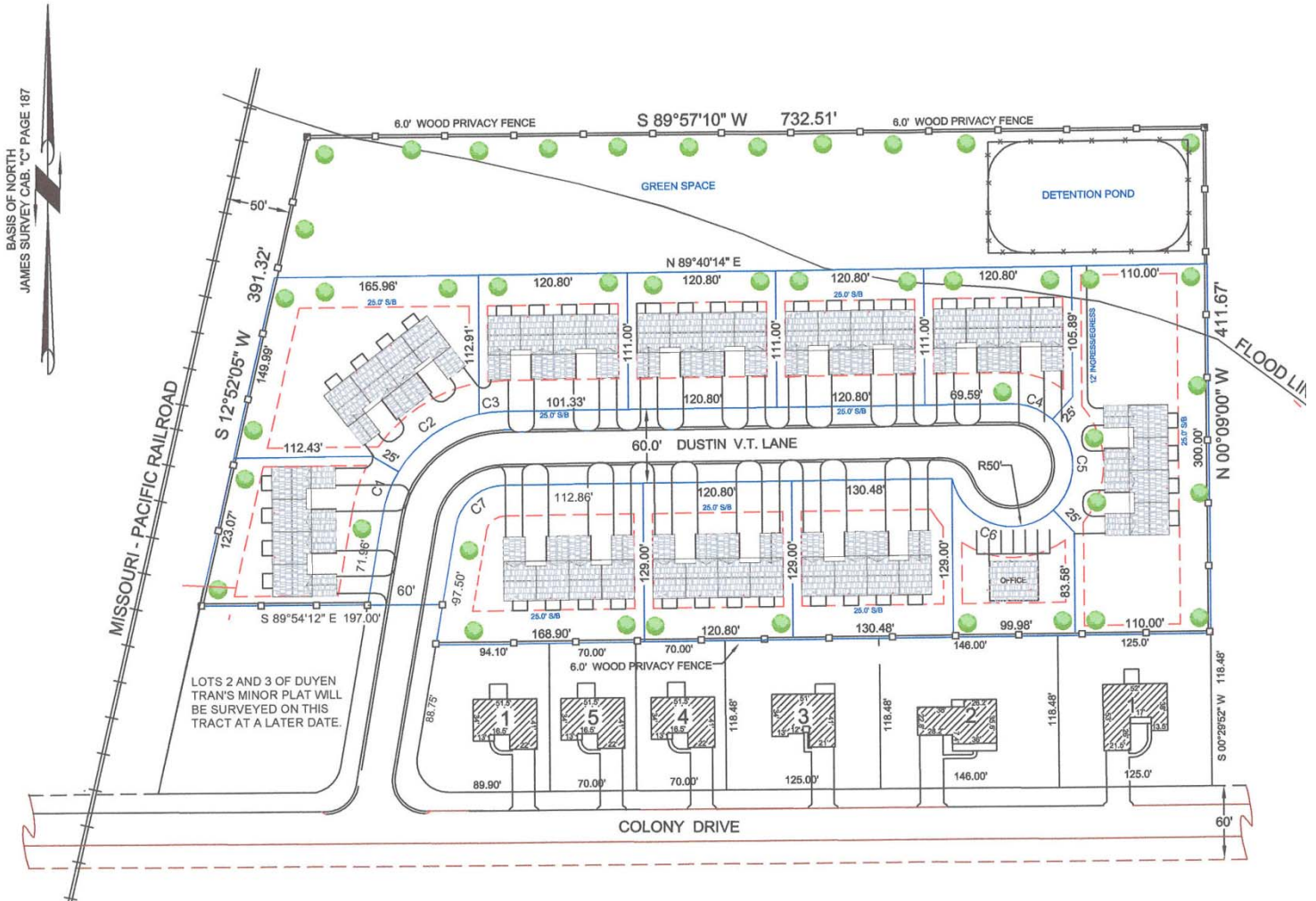
**Chapter 117 Zoning Ordinance Defines RM-6 as follows:** Residential multi-family classification, RM-6, requires six units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher. The applicant, although not clear as to whether this petition is a Limited Use, listed such on the plat, but not the application. Staff recommends a change to L.U.O. with limited conditions noted below.

**Residential multifamily classification RM-6 requires:**

**Lot Width:** 60ft. minimum lot width,

**Minimum Lot Area:** 7,260 sf. per dwelling unit,

**Front Setback:** 20ft., **Rear Setback:** 15ft., **Side Setback:** 10ft.



**Site Layout Review:**

The graphic layout above depicts the 10 proposed buildings, having 4 apartment units in each with a small office for common area and management purposes (on 11 individual lots). The proposed layout strategically places the attached units away from the main roadway (Colony) to allow a visual buffer. Additionally, the owner has located a 2.0 acres +/- buffer/greenspace area and detention pond to the north, to buffer other single family properties fronting on Leatherwood Ln. The owner also owns Lots 2 and 3 of Duyen Tran's Minor Plat, located at the southeast corner/frontage of the property entry way. This parcel is to be single family residential only, and will serve as a buffer for the proposed development. A 6-ft. wood privacy fence is also added for security and visual screening as well.

**Access Management:**

The developer/owner plans to extend a private drive (Dustin Drive), northerly from the terminus of a public proposed street. A waiver of the 400 ft. maximum Cul-de-sac extension needs to be granted by the Planning Commission, due to the proposed private drive exceeding the requirement. Possible revisions to the layout could be



made by the designer to allow for Dustin Drive to extend a stub-out to Leatherwood fronting properties to the north.

Staff coordinated review with the JPD Crime/Traffic Accident: Analyst, who reported no accidents for 2012, 2013, and 2014 at the proposed entrance. Two accidents were reported within one mile away, years 2013-14.

The City of Jonesboro Zoning Resolution Minimum Dimension Requirements for the RM Multi-family Districts is listed below:

Minimum Dimension Requirements for Residential Districts  
Bulk Dimensional Requirements

<i>Zoning Classification</i>	<i>Minimum Lot Width (in feet)</i>	<i>Minimum Lot Area</i>	<i>Front Setback (in feet)</i>	<i>Rear Setback (in feet)</i>	<i>Side Setback (in feet)</i>
AG	240	5 acre	30	30	10 each
RS-1	120	43,560 s.f.	40	30	25 each
RS-2	100	21,780 s.f.	35	25	15 each
RS-3	80	14,520 s.f.	30	25	10 each
RS-4	80	10,890 s.f.	25	25	7.5 each
RS-5	70	8,712 s.f.	25	20	7.5 each
RS-6	65	7,260 s.f.	20	20	15 combined (min. 10 on one side)
RS-7	50	6,222 s.f.	20	20	7.5 each
RS-8	50	5,445 s.f.	15	15	7.5 each
R-MH	NS	NS	NS	NS	NS
RM-4	50	10,890 s.f. per dwelling unit	20	15	7.5 each
RM-6	60	7,260 s.f. per dwelling unit	20	15	10.0 each
RM-8	70	5,445 s.f. per dwelling unit	25	20	10.0
RM-12	80	3,630 s.f. per dwelling unit	25	20	15.0

**Departmental/Agency Reviews:**

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues were reported to date	
<b>Streets/Sanitation</b>	No issues were reported to date	
<b>Police</b>	No issues were reported to date	
<b>Fire Department</b>	No issues were reported to date	
<b>MPO</b>	No issues were reported to date	
<b>Jets</b>	No issues were reported to date	
<b>Utility Companies</b>	No issues were reported to date	
<b>Nettleton School District Superintendent</b>	No Comments to-date	Notified

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted for the subject parcel, should be evaluated based on the above observations and criteria of Case RZ 15-04, a request to rezone property from “R-1” to “RM-6”, L.U.O., only if certain modifications are made regarding access management, and satisfaction of all recommended conditions including the following:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Colony Dr. upon any future redevelopment of the site.
4. The applicant agrees that screening and buffering shall be provided along the south property lines of the property that abuts single family homes.
5. The property shall be redeveloped under the “RM-6” standards and guidelines with a maximum of 40 Apartment units.
6. The proposed private drive must meet the requirements of the MAPC in terms of access management. A feasibility study should be conducted and presented to the MAPC in terms of allowing for Dustin Drive to extend a stub-out to Leatherwood fronting properties to the north, during the Final Site Plan review and approval.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

**Sample Motion:**

*I move to place Rezoning Case RZ 15-04 as presented for a rezoning from “R-1” Single Family Residential District to “RM-6” Residential Multifamily/ Four-plex Apartments, with the noted conditions, and make recommendation to City Council for approval; and we, the MAPC find that the rezoning falls within the criteria for rezoning, and will not be a detriment to the area.*

# Site Photographs



View looking West on Colony Drive



View looking Northwesterly off Colony Drive, Site in rear





View looking West on Colony Site to the right



Church, looking South from property location



View from West on Colony, Proposed Site entry to the right



View looking East on Colony from railroad, Site on left



View looking North on Colony Drive, Auto Repair/Salvage East of Site



View looking West on Colony Drive



View looking West on Colony Drive, near Richardson Road intersection



View looking East on Colony Drive, Towards the Railroad crossing



View looking West on Leatherwood Dr., Residential Street situated north of the project site