



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 10-21: Abernathy-PD-RM
 Huntington Building - 900 W. Monroe
For Consideration by the Commission on March 8, 2011 (Previously Tabled)

REQUEST: To consider a rezoning a parcel of land containing 4.76 acres more or less (207,245 sq.ft.).

PURPOSE: A request to consider recommendation to Council for a rezoning from R-2 Low Density Multi-family to PDM- Planned District Multi-Family.

APPLICANT/ OWNER: Mr. Wesley Abernathy, P.O. Box 1368, Jonesboro, AR 72403

LOCATION: 1711 Arch Street (Terminus of Arch St. North of Henry St., South of Jonesboro Airport, North of Highway 18/Highland Dr.)

SITE DESCRIPTION: Tract Size: 4.76 Acres: 207,245 S.F.
 Frontage: 385 ft. on Arch St., 60 ft. on Long Street + 15 ft. alley to Henry St.
 Topography: Flat
 Existing Developmt.: Vacant/Undeveloped

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-2	Jonesboro Airport
South:	R-2	Residential
East:	R-2	Vacant
West:	R-2	Residential/Industrial (CWL treatment plant)

HISTORY: None.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Jonesboro Comprehensive Future Land Use Map which shows the area recommended as Residence Transitional. This designation typically includes low density attached residential uses. The current planning area is configured in such a manner to accommodate a buffer area between less intense uses and a municipal airport.

Approval Criteria- Section 14.44.05, (5a-g) - 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.

Master Street Plan

The subject project site is surrounded by all local streets that are served off of Hwy. 18, a major arterial on the Jonesboro Master Street Plan. Staff anticipates that upon future build-out of this development access issues should be addressed. The site also fronts on a Long Street right of way which has been highlighted as a secondary ingress/egress to the site. Staff recognizes also that the Arch Street right of way is 50 ft. as opposed to the minimum 60 ft. wide for local streets; Arch Street is a dead-end street.

Zoning Code/ Analysis

Development Details:

The applicant proposes to create a Planned Development- Residential (PD-RM). There are fifty-six (56) units proposed with no more than four (4) units per building.

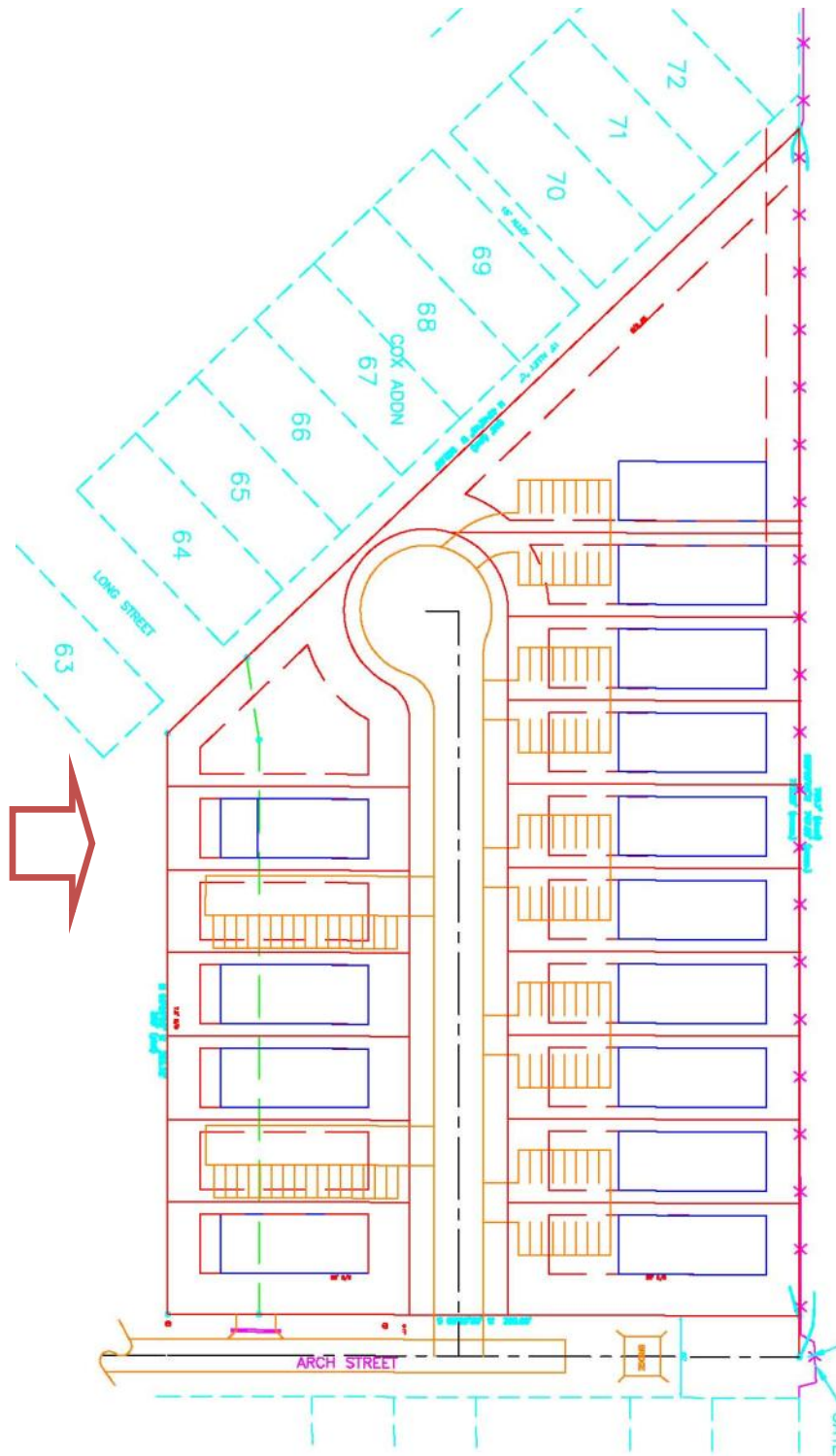
Required Greenspace = 20%

Density: Proposed: 11.7 units/per acre

14 Buildings- 1- Bedroom Units/ single story buildings
1 Bedroom Units- 56

Parking: 130 Parking Spaces

Required= 1.75 spaces per 1 Bedroom Unit
56- 1 Bedrooms – 89 Spaces Required; 114 spaces are provided.



Under the current R-2 Zoning District, the proposed 4.76 acre site could result 57. This calculation would be affected by infrastructure and public street requirements had it been designed under the current R-2 requirements (3,600 sq. ft. lot area required per unit). A typical layout has been provided, to show the if-then scenario, which could submitted under the current zoning. This layout is undesired by staff.

As an incentive, the developer is wishing to group the units into 4-plexes having combined access drives and parking lots with common green/open areas with benches and inner sidewalks. The Planned District code also requires the developer to set aside 20% open space, in which he has proposed to incorporate a walking trail with a multi-purpose use ball field within the detention area. A landscape plan and lighting plan shall be required depicting final landscaping and screening as part of the Final Development Plan process. Privacy fencing along the perimeter and the abutting/existing residential homes should be evaluated and improved where needed to provide some level of screening, as determined by the MAPC.

Layout- Current R-2 Zoning- As of Right Plan



Zoning/Vacinity Map

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Wesley Abernathy, should be evaluated based on the above observations and criteria, of Case RZ10-21, a request to rezone property from “R-2” to PD- RM, to be recommended to the Jonesboro City Council with the following conditions:

1. That a Final Development Plan shall be filed and approved by the Planning Commission and no new work shall commence prior to Final Site Plan review and approval by the MAPC.
2. A detailed lighting plan and landscaping plan shall be submitted to the MAPC, including a 20 ft. landscape buffer, including privacy fencing where the site abuts existing residential uses, and shall include 20 ft. open space and amenities.
3. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
4. 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.

5. The development shall be limited to 56 units within the legal boundary of this request.
6. That a Final Subdivision Plat shall be approved by the Planning Commission with the assurance that all public right-of-way improvements are completed in a timely manner.
7. That all building side setbacks be held to a minimum of 10 ft. setback from property lines where rear patios will be located.

Respectfully Submitted for Commission Consideration,

A handwritten signature in black ink, appearing to read "Otis T. Spriggs". The signature is fluid and cursive, written in a professional style.

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking northwest at the subject site.



View Looking north along Arch St.



View looking west of along south property line.



View looking northwest.



View looking west.



View looking north, terminus of Arch St. leading to airport property.



View looking south of Arch St.



View looking east along Long St./Henry St. intersection.



View looking north along Henry St.



View Looking west along Long St.



View looking north from Irby St./Henry St. intersection.