

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – AZ09-01: Grisham Annexation/Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the Commission on June 9, 2009

REQUEST: To consider annexing and rezoning a parcel of property containing approximately 44.48 acres more or less.

PURPOSE: A request of approval by the Metropolitan Area Planning Commission for an annexation and rezoning of the following tracts:

Part 1: Annexation of 42.38 acres
located Southwest side of W. Parker Road and west of Shady Lane
 1a.: Rezone to RS-5 Single Family Residence (1.96 acres)
 1b.: Rezone to RM-12 Multi Family (38.06 acres)
 1c.: Rezone to C-3 General Commercial (2.35 acres)

Part 2: Rezone from R-1 to RM-12 Multi Family Residential, 1.46 acres S. W side of W. Parker Rd. and west of Shady Lane south of Co-op Drive.
 Part 3: Rezone from R-1 to RM-12 Multi Family Res., 0.29 acres S. W. side of W. Parker Rd.
 Part 4: Rezone from C-3 to RM-12 Multi Family Res., 0.07 acres S. W side of W. Parker Rd.
 Part 5: Rezone from R-1 to C-3 General Commercial, 0.28 acres S.W. side of W. Parker Rd.

APPLICANT:
OWNER: Larry and David Grisham, 2808 E. Matthews Ave., Jonesboro, AR

LOCATION: Southwest Side of W. Parker Rd. and West of Shady Lane.

SITE DESCRIPTION:

Tract Size:	Approx. 44.48 acres +/-
Frontage:	Approximately 60 ft. Shady Ln. (R.O.W.); Approximately 500 ft. frontage on W. Parker Rd. `
Topography:	Gently Sloping Land
Existing Dvlpmt:	Agricultural

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1, C-3, I-1	Residential/Commercial
South:	Unzoned (County)	Vacant
East:	Unzoned (County)	Vacant
West:	Unzoned (County)	Vacant

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

All the required documents have been submitted by the applicant meeting all the guidelines outlined in the procedure for annexation through the County Court. In our records also are copies of the April, 2009 petition and filing from the Craighead County Clerk's Office.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 22) shows the area recommended as Medium Density Residential. This area is currently under re-study by the Land Use Advisory Committee. Staff anticipates the recommendation to this region will be a mixture of commercial and single family residential.

Agency & Departmental Reports:

Police Department: The increase in population of people and automobiles will create traffic congestion and the resulting problems created by such congestion, vehicle accidents, speeding complaints and other traffic related hazards will require the police department to devote more personnel and time to the area in order to address these additional problems.

The police department will also be required to provide other services to the annexed area. Crimes will occur, disturbances will happen and police assistance will be needed. Police patrol patterns and “beat maps” may have to be restructured to accommodate the additional police services that will be required. More Police Officers will need to be employed in order to ensure the residents of the proposed dwellings receive effective police coverage and services. At our present staffing level, it will be difficult for the Jonesboro Police Department to provide the professional police coverage and services that all Jonesboro citizens expect and demand.

Fire Department: Per ISO requirements a structure cannot be further than 5 miles from the closest fire station for the structure to retain the same classification as the rest of the city with an ISO class of 3. In this case the closest fire station is station 2, and 5 miles distance from that station takes us to the last house on shady lane keeping it a class 3.

If this property is annexed and built upon it will be past the 5 mile travel distance and will cause a split ISO classification of 3 for the city and a 9 or 10 for the newly developed annexed area unless there is another roadway provided to this area keeping it within the 5 mile limit. (The five mile limit is actual driven road miles). To keep the newly annexed area as a class 3 with the rest of the city will require the construction of a new fire station and new manpower.

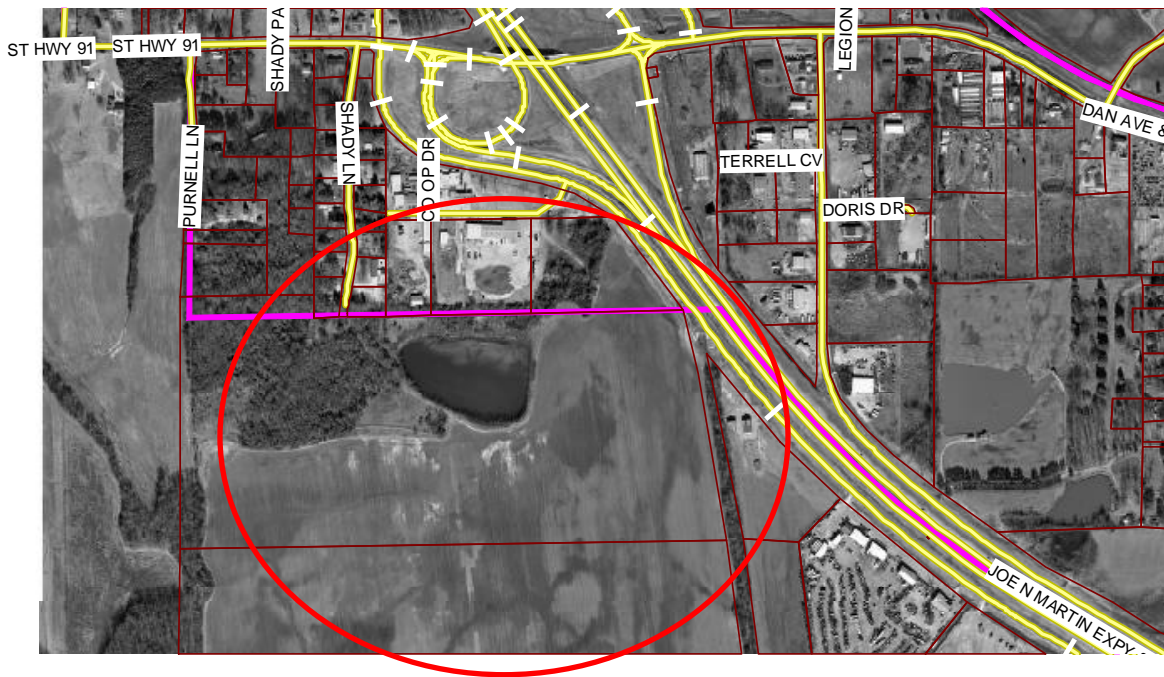
City Water & Light Utilities: CWL does not see any problems with the annexation proposal. It should be noted that all utility costs associated with the project after annexation will be paid by the developer/owner in keeping with CWL policy. Topography, line size and needed capacity of CWL utilities have not been evaluated. To do this evaluation, more data is needed.

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.



Aerial View of Proposed Site

Other Findings:

The applicant is requesting that the City of Jonesboro annex and rezone the said property with the following parts:

Part 1: Annexation of 42.38 acres located Southwest side of W. Parker Road and west of Shady Lane

- 1a.: Rezone to RS-5 Single Family Residence (1.96 acres)*
- 1b.: Rezone to RM-12 Multi Family (38.06 acres)*
- 1c.: Rezone to C-3 General Commercial (2.35 acres)*

Part 2: Rezone from R-1 to RM-12 Multi Family Residential, 1.46 acres S. W side of W. Parker Road and west of Shady Lane south of Co-op Drive.

Part 3: Rezone from R-1 to RM-12 Multi Family Residential, 0.29 acres S. W. side of W. Parker Road

Part 4: Rezone from C-3 to RM-12 Multi Family Residential, 0.07 acres S. W side of W. Parker Road

Part 5: Rezone from R-1 to C-3 General Commercial, 0.28 acres Southwest side of W. Parker Road.

There is a small amount of Single Family dwellings (1.96 acres) to be planned for under the RS-5 District; and General Commercial (2.63 acres) is included in this request.

RS-5 requires any future subdivided parcels to be:

- Minimum Lot Size-8,712 sq. ft.
- Minimum Lots Width 70 ft.
- Front Setback: 25 ft.
- Rear Setback: 20 ft.
- Side Yard Setbacks: 7.5 ft. each.

Gross calculated density under the RS-5 standards will yield approximately nine (9) single family homes on the proposed acreage.

Multi-family: RM-12 Requirements:

RM-12 - Residential - Multi-Family Classification - 12 units per net acre, includes all forms of units, duplexes, tri-plexes, quads, and higher.

- Minimum Lot Size: 3,630 s.f. per dwelling unit
- Minimum Lot Width: 80 ft.
- Front yard Setback: 25 ft.
- Side yard Setback: 15 ft. (shall be increased by 5 ft. for ea. Additional story in excess of one story; Min. structure setback- Single Story: 15'; Two-Story- 20 ft.; More than two: 30 ft.
- Rear yard Setback: 20 ft.

The annexation/rezoning, if approved, will have a potential for 39.88 acres of multi-family dwellings, which could yield a potential of 478 units under the gross density calculation. As demonstrated by the various City Departments, to rezone the subject property at such a high multi-family density level, would cause a major impact and load on City infrastructure and services. Typical neighborhood commercial conveniences have not yet been developed in this region. Perhaps in the future, this major interchange may be evaluated for possibilities of a being a commercial node by the Land Use Advisory Committee, once necessary infrastructure needs are met.

Moreover, annexing and rezoning the subject property to single family would be more advisable once the Fire Chief's findings are satisfied which mandate the maximum 5-mile coverage in terms of nearest fire station's proximity.

Please see the Jonesboro Code of Ordinances, Title 9.24: Regulations For Additions of New Territory below:

9.24.01 Established- The following regulations must be complied with before any territory is added to the city of Jonesboro, Arkansas:

- A. **Existing street plan** All streets in any new addition or any proposed addition to the city shall first be made to conform as nearly as may be possible to the existing street plan of the city. Where any proposed addition to the city is not located adjacent to any portion of the city where streets have been previously laid out, the street plan shall be as outlined by the City Planner, City Engineer and approved by the Planning Commission.

- B. **Width** No street in any proposed new addition to the city shall be less than sixty (60) feet wide and where deemed necessary by the City Planner, City Engineer and Planning Commission, the same shall be of a greater width than sixty (60) feet. No alley in any proposed new additional shall be less than sixteen (16) feet wide.

C. Preliminary plat to be submitted Before any new addition of territory shall be accepted by the city, the owner thereof or the petitioners for same shall submit or cause to be submitted to the City Planning Commission for their approval, a plat of the proposed addition showing the length and breadth of the proposed addition, the length and breadth of the blocks, lots, streets and alleys all properly referenced and located with regard to section lines, showing the location of the existing or proposed streets with reference to the existing streets of the city, the elevation of all drains and drainage outlets, the location of sanitary sewers and fire hydrants, and all topographical data necessary for an intelligent reviewing of the proposed plan.

D. Grading of sidewalks The owners of all property in the proposed addition shall, if deemed necessary by the City Planning Commission, grade for and install or cause to be graded for and installed, at their own expense, sidewalks in all streets of the proposed addition under the supervision of the Mayor.

E. Final plat to be submitted There shall then be filed with the City Planning Commission a plat of the proposed addition, showing the location of all things set out above.

9.24.02 Compliance and acceptance. When the rules and regulations set out in this article have been complied with in full, the addition shall then be accepted by the City Council. If the regulations are not first complied with by the owners of the property in the proposed addition, the City Council shall refuse to accept the proposed addition.

Conclusion:

Staff finds that the request for Annexation/Zone Change to RS-5, RM-12, and C-3, submitted by Larry and David Grisham in the Case AZ09-01 should be evaluated on the basis of the above concerns.

If and when the issues regarding fire safety and other City service departments are addressed, the case should be recommended to the Jonesboro City Council for approval for annexation with all or any conditions imposed by the MAPC with the following possible stipulations/motions:

Recommend for Approval: Part 1:

- 1a.: Rezone to RS-5 Single Family Residence (1.96 acres)*
- 1b.: Rezone to RS-5 Single Family Residence (38.06 acres)*
- 1c.: Rezone to C-3 General Commercial (2.35 acres)*

Recommend for Approval: Part 2: *Rezone from R-1 to RS-5 Single Family Residence, 1.46 acres S. W side of W. Parker Road and west of Shady Lane south of Co-op Drive.*

Recommend for Approval: Part 3: *Rezone from R-1 to RS-5 Single Family Residence, 0.29 acres S. W. side of W. Parker Road*

Recommend for Denial: Part 4: *Rezone from C-3 to RM-12 Multi Family Residential, 0.07 acres S. W side of W. Parker Road*

Recommend for approval: Part 5: *Rezone from R-1 to C-3 General Commercial, 0.28 acres Southwest side of W. Parker Road.*

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



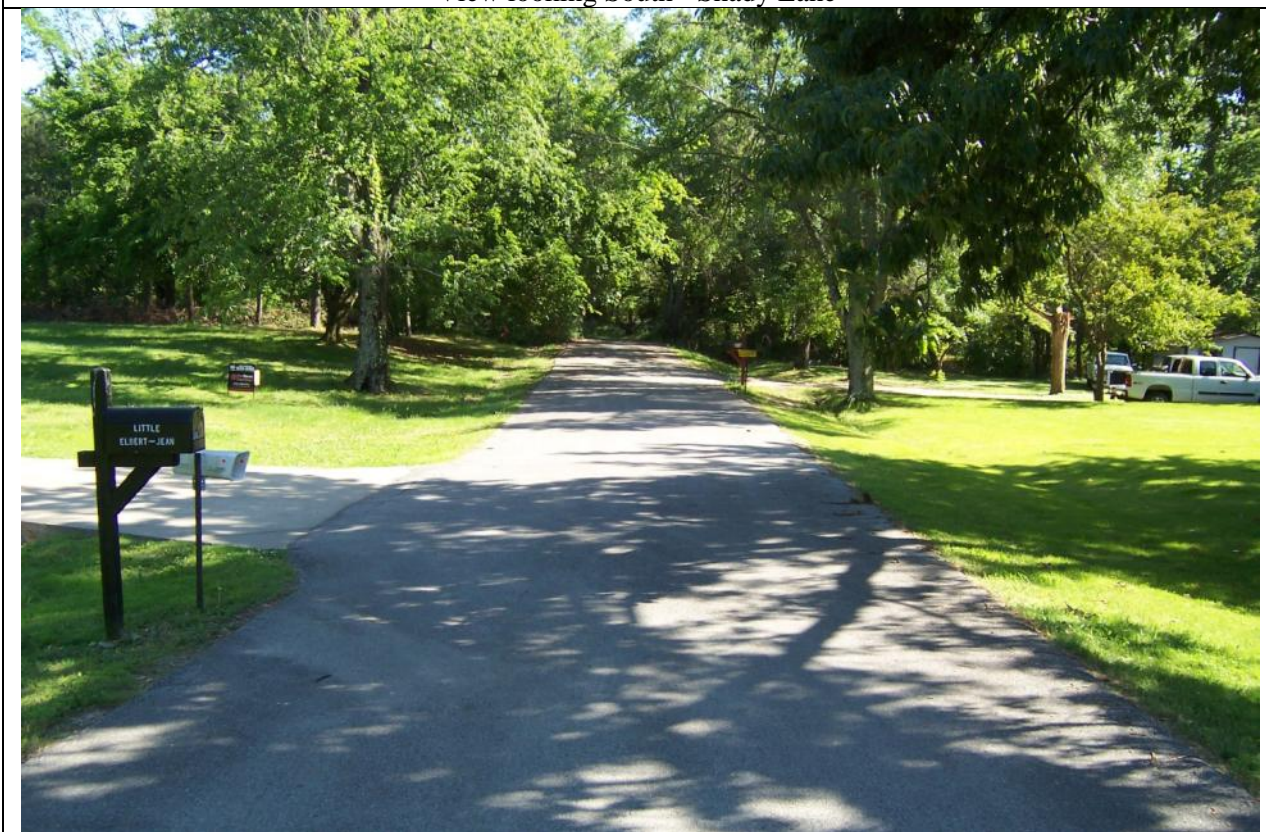
View Looking South- Shady Lane



View looking South- Shady Lane



View looking South- Shady Lane



View looking South- Shady Lane



View looking Southeast- Shady Lane



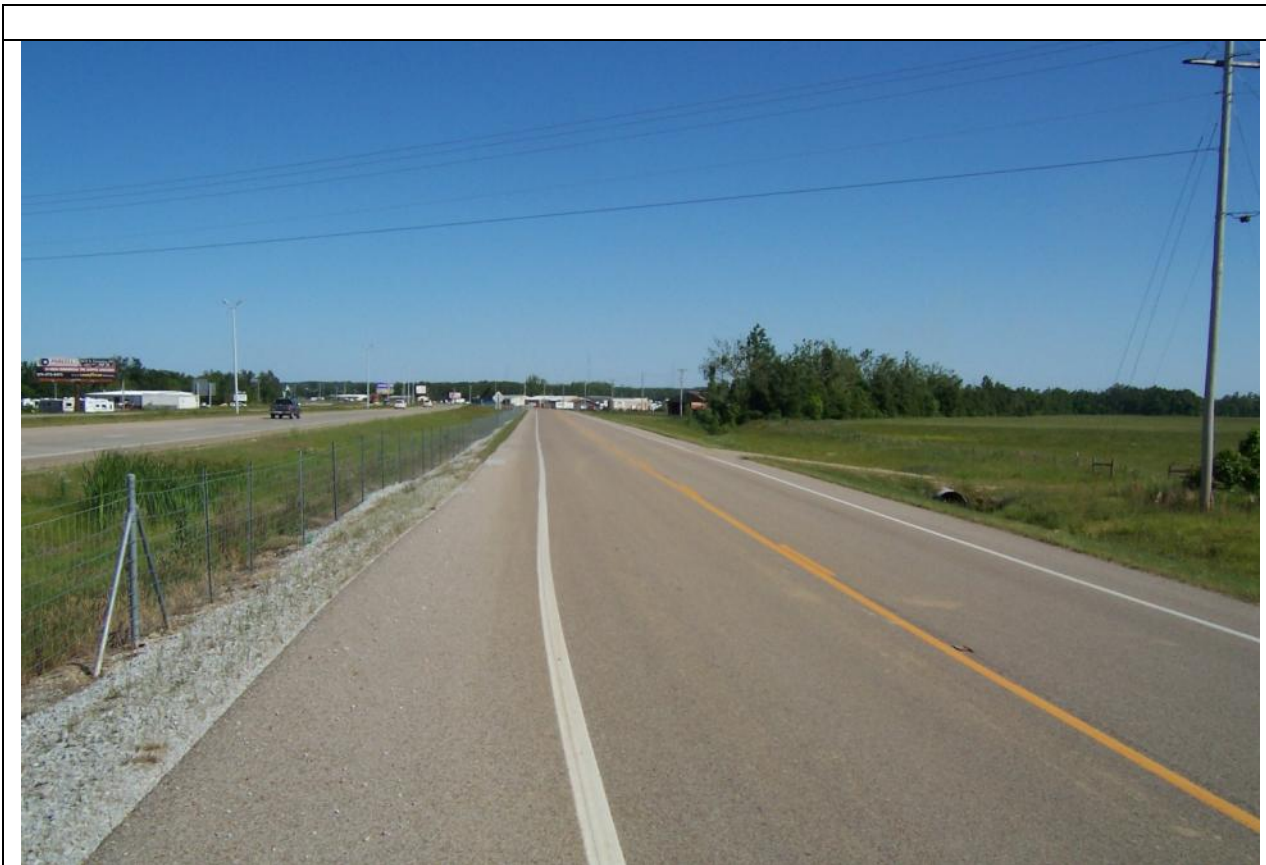
View looking Northwest (W. Parker Rd.)



View looking West



View Looking Southwest



View looking Southeast



View Looking Northeast



View Looking Southwest



View Looking Southwest



View Looking Southeast- W. Parker Rd.



View Looking Northwest- W. Parker Rd.