

**PROPOSED RS-8 REZONING
OF 4501 AGGIE ROAD**

October 1, 2012

Prepared by
Lyons & Cone, P.L.C.
For
Dr. Dean Tyrer

PROPOSED RS-8 REZONING OF 4501 AGGIE ROAD

CITY COUNCIL MEETING PACKET

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City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-17: 4501 Aggie Road
Huntington Building - 900 W. Monroe
For Consideration by the Commission on September 11, 2012

REQUEST: To consider a rezoning of a parcel of land containing 37.86 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from R-1 Single to RS-8 Single Family Residence.

OWNER/APPLICANT: Dr. Dean Tyrer, 2603 Brown's Lane, Jonesboro, AR

LOCATION: 4501 Aggie Road, (South Side of Aggie, directly west of Prospect Farm Road (Subdivision). Directly east of Meadowview Trailer Park)).

SITE DESCRIPTION: Tract Size: Approx. +/- 37.86 acres (1,649,070 sq. ft.)
Frontage: 495.44' ft. along Aggie Road.
Topography: Flat
Existing Development: 8-Bedroom Single Family Residence and pastured land.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	I-2	Airport/Railroad
East:	R-1	Residential
West:	R-2/R-1	Mobile Home Park/Single Residential

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 Current/Future Land Use Map recommends this location as Single Family Residential. The proposed rezoning is consistent with the land use map as a single family development.

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 by Aggie Road has a proposed right of way totaling 80 ft. (Collector Street min. 80'); The proposal is in compliance; applicant has proposed a 41' right of way from the center line of street.

Zoning Code Compliance Review:

The applicant is requesting a change from single family R-1 to a RS-8 Single Family Zoning District. Current R-1 Single Family density is 5.4 units per acre, the applicant is proposing 8 units per acre gross density.

The applicant hopes to respond to the market needs for smaller affordable homes/lots to provide a transition between the mobile home park to the west and the Prospect Farms Subdivision to the east. The idea is to provide a single family unit/property that will require less maintenance. The railroad and airport to the south justifies the type of product being marketed, as well. The subdivision will be served by public road access and will have public sewer and utilities.

Buildable setbacks proposed are the following: 15 ft.- front-yard and rear-yard setbacks; and, 7.5'- side-yard setback. Lot width: 50 ft. RS-8—Single-family residential district minimum 5,445 sq. ft. lot size is required.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Dr. Dean Tyrer, should be evaluated based on the above observations and criteria, of Case RZ 12-17 noted above, a request to rezone property from "R-1" to "RS-8" Single Family Residential District. Staff feels that the petition should be recommended for approval to City Council and will follow good land use principles and promotes provisions for affordable homes, which is recommended by the recent Jonesboro Housing Comprehensive Study. The following conditions are recommended.

1. That subdivision development plans be submitted and reviewed by the MAPC prior to any future redevelopment of the site.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion 1:

I move that we place Case: RZ-12-17 on the floor for consideration and for recommendation to City Council for a rezoning from "R-1 to "RS-8" Single Family Residential District, subject to the 1 Staff Condition. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

(c) Lot, yard, and height regulations. Except as otherwise provided herein, no lot or yard shall be established or reduced in dimension or area in any residential district that does not meet the minimum requirements in the following table; nor shall any building or structure be erected or enlarged that will cause the maximum lot coverage or maximum height regulations to be exceeded for such district as set forth in said table. A listing of supplements and exceptions to these regulations follows the table.

**MINIMUM DIMENSION REQUIREMENTS
RESIDENTIAL DISTRICTS**

<u>DISTRICTS</u>	<u>ZONING</u>							
	AG	RR	R-O	R-1	R-1A	R-2	R-2A	R-3
DIMENSION								
Lot size								
Single-family (sq. ft.)	5 ac	1 ac	15,000	8,000	6,000	6,000	6,000	6,000
Duplex (sq. ft.)	NP	NP	NP	NP	NP	7,200	7,200	7,200
Nonresidential uses (sq. ft.)	5 ac	1 ac	15,000	8,000	6,000	6,000	6,000	6,000
Multi-family (area/family)	NP	NP	NP	NP	NP	3,600	3,600	2,400
Lot width (all uses)	240'	120'	100'	60'	50'	50'	50'	50'
Lot depth (all uses)	400'	200'	100'	100'	100'	100'	100'	100'
Street setback (all uses)	30'	30'	30'	25'	25'	25'	25'	20'
Side setback (all uses)	10'	10'	10'	7.5'	7.5'	7.5'	7.5'	7.5'
Rear setback (all uses)	30'	30'	30'	25'	20'	20'	20'	20'
NP = "not permitted"								

(1) Maximum lot coverage (all buildings), shall not exceed thirty-five percent (35%) in AG, RR, R-O, and R-1 zones; and forty percent (40%) in all other residential zones.

(2) When an existing lot is reduced because of conveyance to a federal, state or local government for a public purpose, and the remaining area is at least seventy-five percent (75%) of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to comply with minimum lot size requirements.

(3) Utility facilities, using land or an unoccupied building requiring less than one thousand (1,000) square feet of site area, are exempt from minimum lot size requirements of all districts.

BULK DIMENSIONAL REQUIREMENTS					
Zoning Classification	Min. Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback
AG	240'	5 ac.	30'	30'	10' ea.
RS-1	120'	43,560 SF	40'	30'	25.0' ea.
RS-2	100'	21,780 SF	35'	25'	15' ea.
RS-3	80'	14,520 SF	30'	25'	10.0' ea.
RS-4	80'	10,890 SF	25'	25'	7.5' ea.
RS-5	70'	8,712 SF	25'	20'	7.5' ea.
RS-6	65'	7,260 SF	20'	20'	15' Combined (Min. 10 on 1 side)
RS-7	50	6,222 SF	20'	20'	7.5' ea.
RS-8	50	5,445 SF	15'	15'	7.5' ea.

Maximum lot coverage (all buildings) shall not exceed thirty-five percent (35%) in RS-1 thru RS-5 Districts and forty percent (40%) in all other residential districts.

BULK DIMENSIONAL REQUIREMENTS					
Zoning Classification	Min. Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback
R-MH	NS	NS	NS	NS	NS
RM-4	50'	10,890 SF per Dwelling Unit	20'	15'	7.5' ea.
RM-6	60'	7,260 SF per Dwelling Unit	20'	15'	10.0' ea.
RM-8	70'	5,445 SF per Dwelling Unit	25'	20'	10.0'
RM-12	80'	3,630 SF per Dwelling Unit	25'	20'	15.0'
RM-16	80'	2,722 SF per Dwelling Unit	25'	20'	15.0'

NS= No Standard
NP= Not Permitted

Side Setback shall increase by 5' for each additional story in excess of one story, for buildings to be placed along the property line.

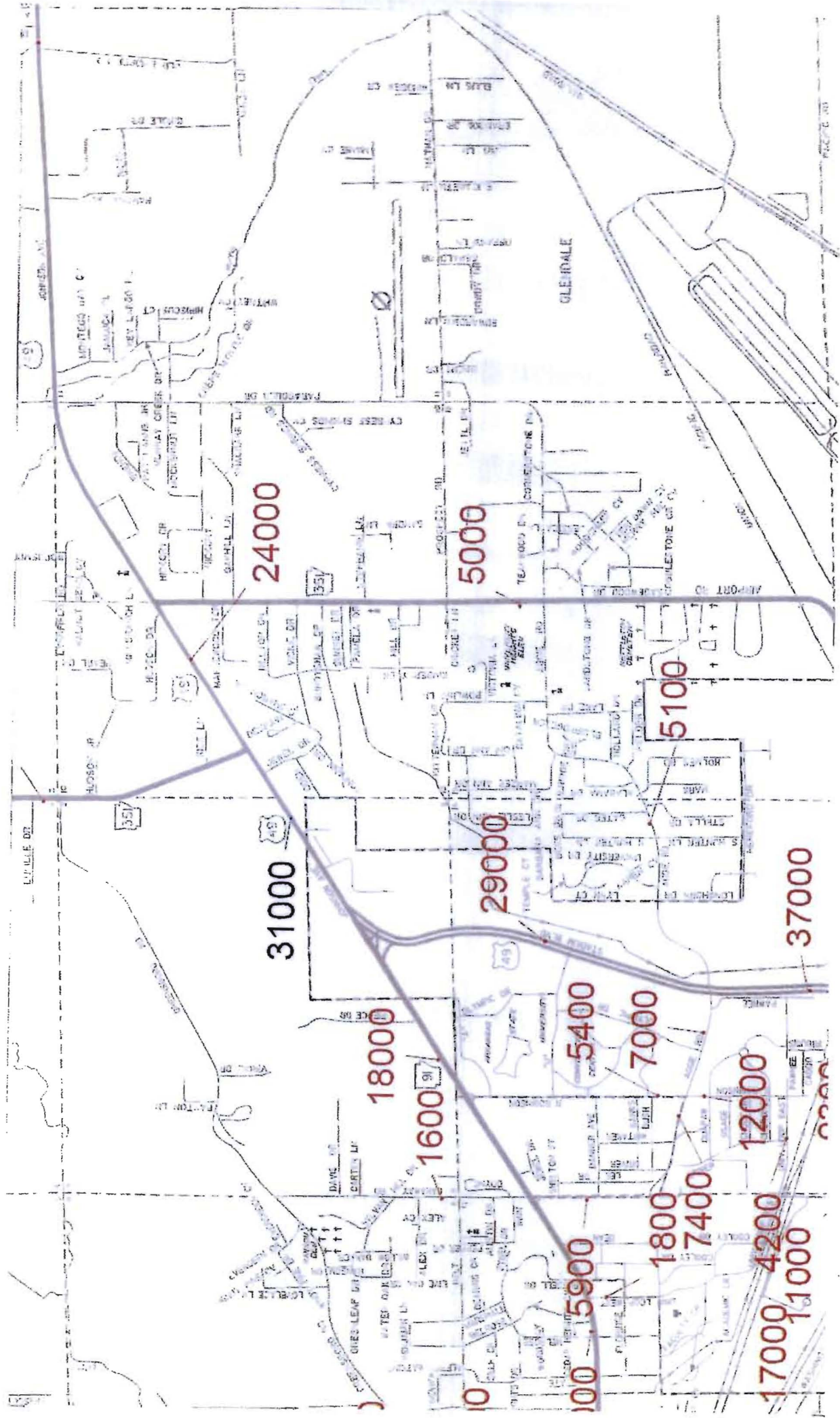
Minimum On-Site Structure Separation:

Single Story: 15'
Two Story: 20'
More than two stories: 30'

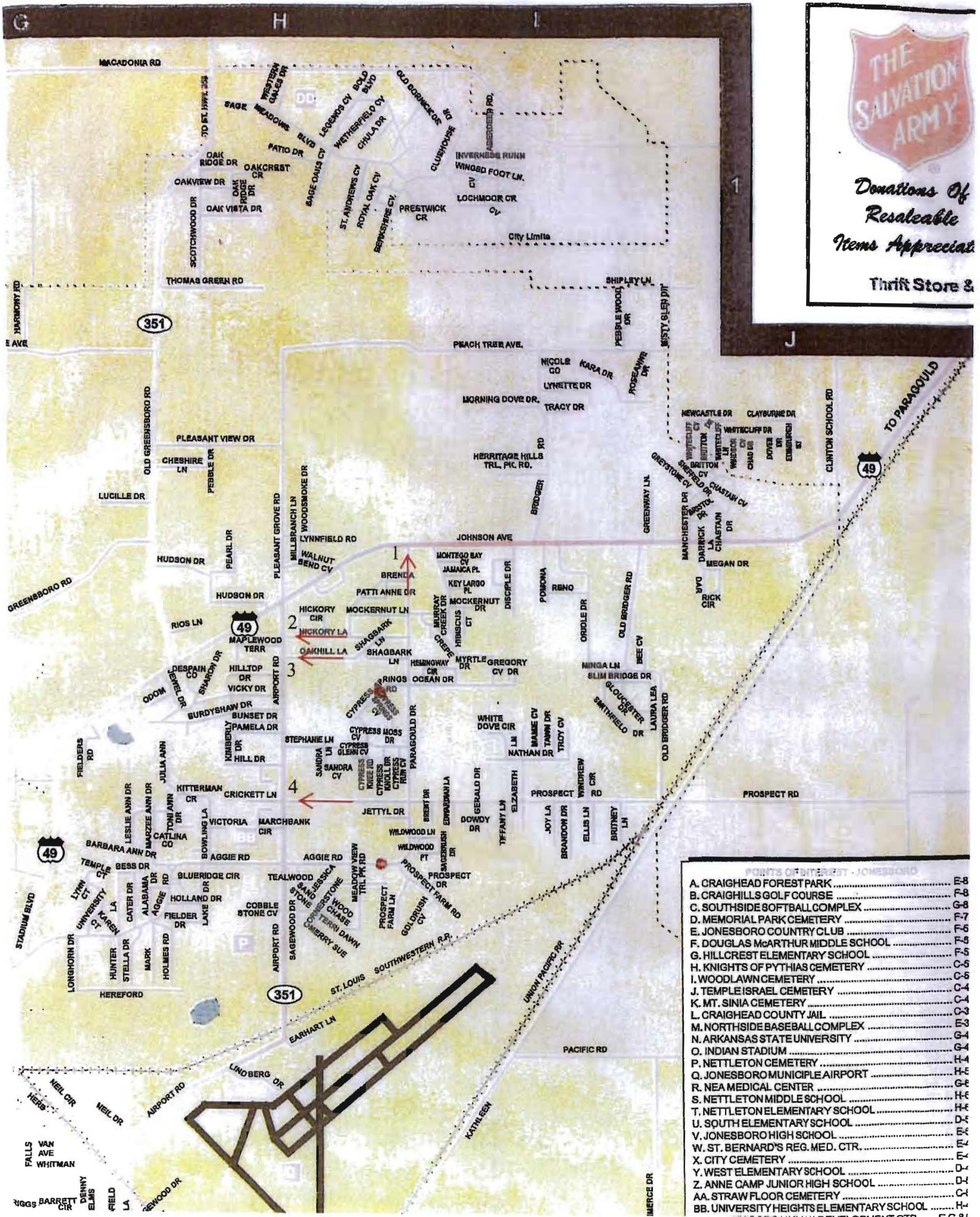
The greater restriction applies for the tallest building being considered, e.g. If a one story building is proposed adjacent to a three story building, then the minimum separation between those two buildings shall be 30'.

Zoning Classification Comparisons

	Lot Size	Lot Width	Lot Depth	Street/Front Setback	Side Setback	Rear Setback	Density
R-1	8,000 sq ft	60'	100'	25'	7.5'/side	25'	5.45 lots/acre
RS-8	5,445 sq ft	50'	N/A	15'	7.5'/side	15'	8.00 lots/acre
Proposed Development	7,817 sq ft	50'	N/A	15'	7.5'/side	15' with some 25'	4.23 lots/acre



Alternate Routes



THE SALVATION ARMY

Donations Of Resaleable Items Appreciated

Thrift Store &

POINTS OF INTEREST - JONESBORO

A. CRAIGHEAD FOREST PARK	F-8
B. CRAIGHILLS GOLF COURSE	F-8
C. SOUTHSIDE SOFTBALL COMPLEX	G-8
D. MEMORIAL PARK CEMETERY	F-7
E. JONESBORO COUNTRY CLUB	F-6
F. DOUGLAS McARTHUR MIDDLE SCHOOL	F-5
G. HILLCREST ELEMENTARY SCHOOL	F-5
H. KNIGHTS OF PYTHIAS CEMETERY	C-5
I. WOODLAWN CEMETERY	C-4
J. TEMPLE ISRAEL CEMETERY	C-4
K. MT. SINIA CEMETERY	C-4
L. CRAIGHEAD COUNTY JAIL	C-3
M. NORTHSIDE BASEBALL COMPLEX	E-3
N. ARKANSAS STATE UNIVERSITY	G-4
O. INDIAN STADIUM	G-4
P. NETTLETON CEMETERY	H-4
Q. JONESBORO MUNICIPAL AIRPORT	H-5
R. NEA MEDICAL CENTER	G-5
S. NETTLETON MIDDLE SCHOOL	H-5
T. NETTLETON ELEMENTARY SCHOOL	H-5
U. SOUTH ELEMENTARY SCHOOL	D-5
V. JONESBORO HIGH SCHOOL	E-5
W. ST. BERNARD'S REG. MED. CTR.	E-5
X. CITY CEMETERY	E-5
Y. WEST ELEMENTARY SCHOOL	D-5
Z. ANNE CAMP JUNIOR HIGH SCHOOL	D-5
AA. STRAW FLOOR CEMETERY	C-5
BB. UNIVERSITY HEIGHTS ELEMENTARY SCHOOL	H-5

LEA: 1611
 County: CRAIGHEAD
 District: NETTLETON

Preliminary
 State Aid Notice 2012-13
 July 31, 2012

Refer to Commissioner's Memo Number
 FIN-13-004 for additional information

		DATA	
1.	2011 Real Assessment	\$	280,507,792
2.	2011 Personal Assessment	\$	109,886,428
3.	2011 Utility Assessment	\$	8,961,841
4.	2011 Total Assessment	\$	399,356,061
5.	98% of URT X Assessment	\$	9,784,223
6.	Net Revenues	\$	
7.	Five-Year Avg. Misc. Funds ¹	\$	17,746
8.	2010-11 ADM (Qtrs. 1-3 Avg.)		3,152.80
9.	2011-12 ADM (Qtrs. 1-3 Avg.)		3,115.35
10.	2012-13 ADM (Qtr. 1)		
11.	Estimated 2012-13 ADM for SGF (Qtr. 2)		
12.	Estimated 2012-13 ADM for SGF (Qtr. 3)		
13.	Estimated 2012-13 ADM for SGF (Qtr. 4)		
14.	Per-Student Revenue	\$	3,146.35
15.	Per-Student Foundation Funding Amount	\$	6,267.00
16.	Per-Student State Foundation Funding Aid	\$	3,120.65
17.	PY ALE FTEs (Qtrs. 1-4)		22.86
18.	CY English Language Learner Students		
19.	PY NSL Students (Free and Reduced)		1,823
20.	Est. Professional Development Funding Rate	\$	43.39
21.	Adjusted 1/1/05 Scheduled Debt Payment	\$	1,439,890.88
22.	Bonded Debt Assistance Funding Factor	\$	18.03
23.	State Wealth Index		0.00000
24.	ADM of Isolated School Area		
25.	Isolated Funding Amount	\$	0

		FUNDING				
Funding Category	Amount	Statutory Code/Act	Restricted	Rev. Code	SOF Code	
26. State Foundation Funding Aid ²	\$ 9,721,929	6-20-2303, 6-20-2305	No	31101	2001	
27. Educational Excellence Trust ³ – R	\$ 993,289	6-5-301 et seq.	Yes			
28. Alternative Learning Environment – R	\$ 96,652	6-20-2303, 6-20-2305	Yes	32370	275	
29. English Language Learners – R	\$	6-20-2303, 6-20-2305	Yes	32371	276	
30. NSL State Categorical Funding ⁴ - R	\$ 942,491	6-20-2303, 6-20-2305	Yes	32381	281	
31. NSL Transitional Funding ⁴ – R	\$ 0	6-20-2305	Yes	32381	281	
32. NSL Growth Funding ⁴ – R	\$ 0	6-20-2305	Yes	32381	281	
33. Professional Development – R	\$ 135,175	6-20-2303, 6-20-2305	Yes	32256	223	
34. Bonded Debt Assistance – R	\$ 0	6-20-2503	Yes	32915	001	
35. State Financial Assistance – GFF – R	\$ 8,378	6-20-2503	No	32912	392	
36. State Financial Assistance – SMIF – R	\$ 0	6-20-2503	No	31620	001	
37. Isolated Funding	\$	6-20-601, 6-20-603	Yes	31500	212	
38. Special Needs Isolated Funding ⁵	\$	6-20-604 (c), (d) & (e)	Yes	31500	212	
39. Special Needs Small District Funding ⁵	\$	6-20-604 (f)	No	32249	2920	
40. Special Needs Isolated Transportation ⁵	\$	6-20-604 (h)	Yes	32248	228	
41. Special Needs Isolated Adequacy	\$	6-20-2305	No	31500	212	
42. Declining Enrollment Funding ⁶ – R	\$ 117,350	6-20-2305	No	31460	218	
43. Declining Enrollment Adequacy	\$	6-20-2305	No	31460	218	
44. Student Growth-Qtr. 1 & Est. Qtrs. 2, 3, & 4 ⁷ - R	\$	6-20-2303 & 2305	No	31450	217	
45. 98% of URT X Assessment less Net Revenues ²	\$	6-20-2303, 6-20-2305	No	31103	2001	

ACA-Arkansas code annotated, ADM-average daily membership, Avg.-average, ALE-alternative learning environment, CY-current year, Est.-estimated, FTE-full-time equivalent, FY-fiscal year, GFF-general facilities funding, LEA-local education agency, M&O-maintenance & operation, Misc.-miscellaneous, NSL-national school lunch, PY-prior year, Qtr.-quarter, R-state board rule, Rev.-revenue, SGF-student growth funding, SMIF-supplemental millage incentive funding, SOF-source of fund, URT-uniform rate of tax

- Miscellaneous funds per ACA § 6-20-2303 (11) for categories of miscellaneous funds received equal (average of FY07 through FY11) X (URT/district total mills in effect as of January 1 of the prior FY).
- Negative funding amounts shown for state foundation funding aid and/or 98% of URT X assessment less net revenues indicate funds owed to the state. Districts with negative funding amounts will receive written notification that will include information on how to code the repayment transaction.
- Educational excellence trust funds are included in state foundation funding aid and are restricted pursuant to ACA § 6-5-307.
- The combination of NSL state categorical, NSL transitional (plus or minus) and NSL growth funding equals the total net NSL state categorical funding received by a school district.
- Eligible school districts shall receive special needs isolated, small district, and transportation funding under ACA § 6-20-604 or declining enrollment funding under ACA § 6-20-2305 (a) (3) (A) (i).
- No school district shall receive both declining enrollment funding under ACA § 6-20-2305 (a) (3) (A) (i) and student growth funding under ACA § 6-20-2305 (c) (2) or special needs isolated, small district, and transportation funding under ACA § 6-20-604. The initial FY13 state aid notice provides declining enrollment funding under ACA § 6-20-2305 (a) (3) (A) (i) that has not been compared to student growth funding under ACA § 6-20-2305 (c) (2) and/or special needs isolated, small district, and transportation funding. Subsequent FY13 state aid notices will reflect these comparisons.
- The final determination of FY13 student growth funding will be made in FY14 pursuant to ACA § 6-20-2305.

KIRKSVILLE / 24226-35V



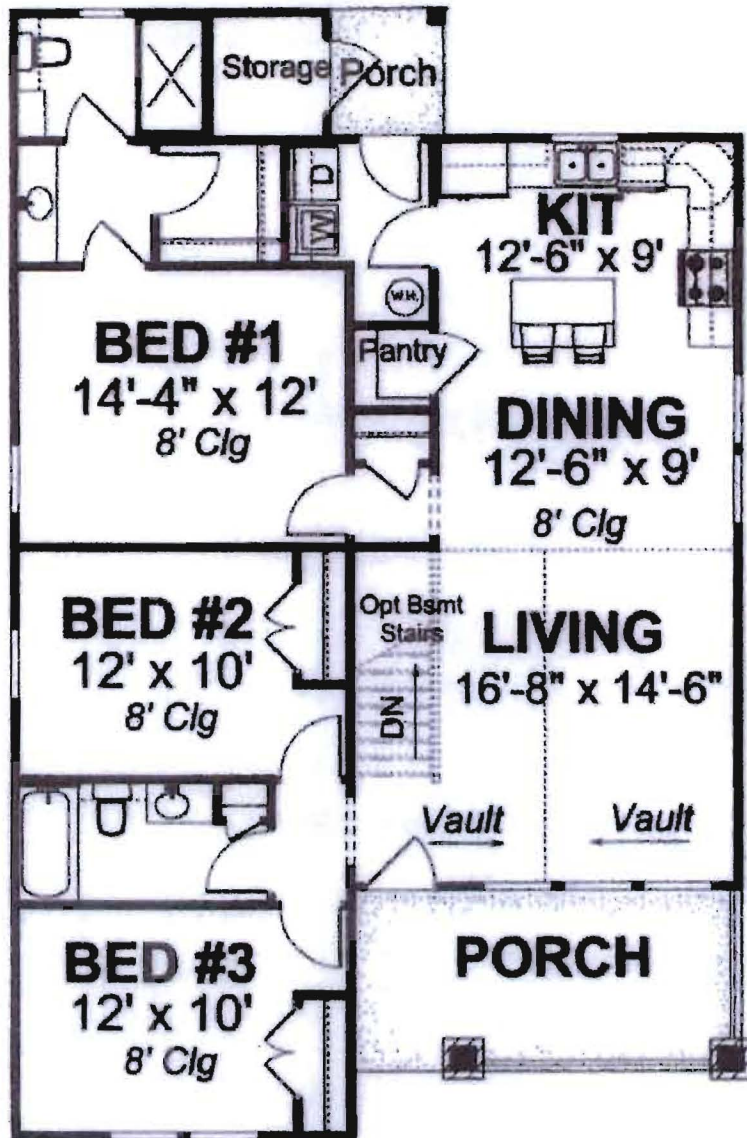
Style: 1 Story Traditional
Living Area: 1271 sq. ft.
Max Width: 32' 0"
Max Depth: 49' 6"

- 3 Bedrooms
- 2 Bathrooms (2 Full)
- 1271 sq. ft. main level
- Front Porch
- Rear Porch

KIRKSVILLE / 24226-35V
Front Elevation



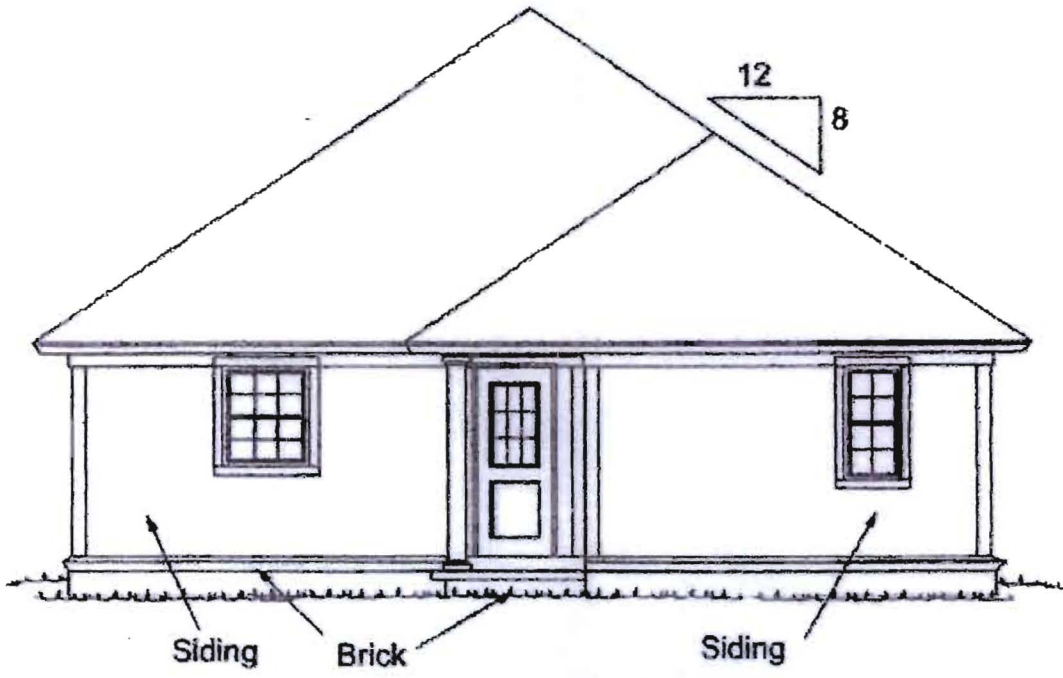
KIRKSVILLE / 24226-35V



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Main Level

KIRKSVILLE / 24226-35V
Rear Elevation



WARWICK / 24216-35V



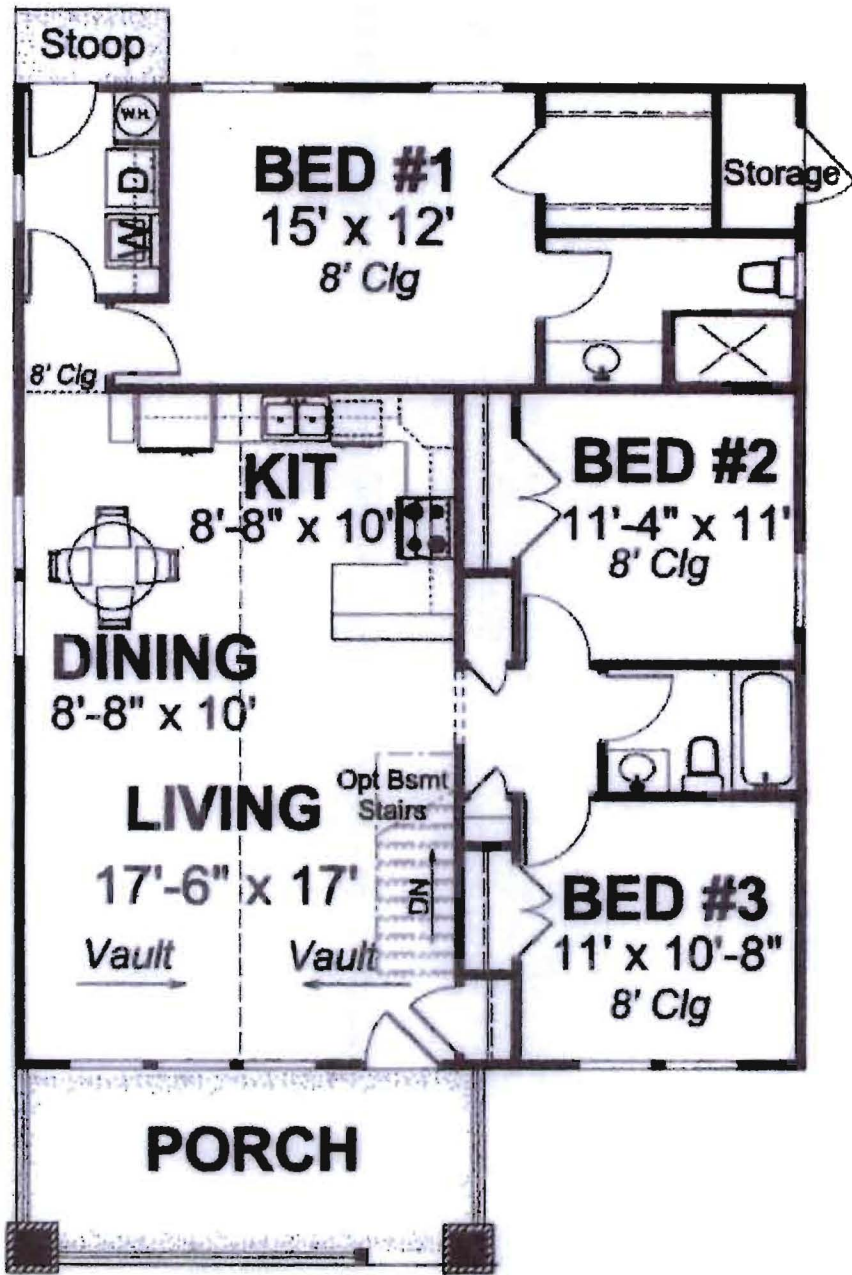
Style: 1 Story Traditional
Living Area: 1260 sq. ft.
Max Width: 32' 0"
Max Depth: 48' 0"

- 3 Bedrooms
- 2 Bathrooms (2 Full)
- 1260 sq. ft. main level
- Front Porch

WARWICK / 24216-35V
Front Elevation



WARWICK / 24216-35V



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Main Level

WARWICK / 24216-35V
Rear Elevation

