



City of Jonesboro City Council
Staff Report – RZ 12-21: Mitchell Caldwell, 3318/3322 Colony Dr.
Huntington Building - 900 W. Monroe
For Consideration by the Council on November 20, 2012

REQUEST: To consider a rezoning of a parcel of property containing approximately 1.33 acres more or less from R-1 Single Family to RS-7 Single Family Residential, L.U.O., as recommended to City Council by the MAPC.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission as recommended to City Council for final action as **RS-7 Single Family Residential, L.U.O.**

APPLICANT/ OWNER: Mitchell Caldwell (Son), 4808 Colony Park Dr. , Jonesboro AR 72404
Mitchell & Mary Caldwell, 4808 Colony Park Dr. Jonesboro AR 72404

LOCATION: The North side of Colony Dr. / Between Antosh & Richardson Rd., East of Railroad Crossing/Stadium Blvd.

SITE DESCRIPTION: Tract Size: Approx. 1.33 +/- acres, 57,944.80 Sq. ft. +/-
Frontage: Approx. 100 ft. along Colony Dr.
Topography: Flat
Existing Developmt.: Vacant

SURROUNDING CONDITIONS:

	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	C-3	Commercial Automotive Repair
West:	R-1	Residential/Vacant/Single Family Homes

HISTORY: Records show that Mr. Mitchell Caldwell filed a rezoning petition and went before the MAPC under Case RZ 11-17, gaining MAPC recommended approval. No further action is found; and City files do not show that the case went before the City Council after MAPC made final action unanimously 7-0 on September 13, 2011.

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

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.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Southeast Sector and to be recommended as a High Density Single Family residential. Currently the City is updating the Comprehensive Plan, which is predicted to be adopted by February 2012. Consistency is achieved.



Zoning/Vicinity Map

Master Street Plan

The property is located along Colony Dr. which is recommended as a local street on the adopted Master Street Plan from its current status. A 30 ft. road easement is denoted on the submitted rezoning plat, which the minimum 60' right-of-way is required on local streets.

MAPC RECORD OF PROCEEDINGS: MAPC Public Hearing held on October 9, 2012

Applicant: Mr. Mitchell Caldwell presented to the MAPC, commenting that the former MAPC approval didn't get submitted to Council. He made note of the body/salvage shop on one side (east), single family on the other side (west). Mr. Caldwell stated that he hopes to build two houses on the 1.3 acre property to make it consistent with the area. There is no opposition.

Staff: Mr. Spriggs gave staff summary comments, noting that this is a clean-up petition to the MAPC, as noted; the matter exceeded the 6-month time limitation. Consistency is achieved on the Land Use Plan and Master Street Plan. No opposition came forth. There are no issues or concerns submitted by the reviewing departments, as noted in the staff report.

Public Input: None.

Commission Action:

Mr. Tomlinson stated that this is the most logical approach to the land. Mr. Tomlinson stated that it appears that this is the most efficient uses of this parcel of land, given the surrounding area.

Mr. Scurlock made a motion to place Case: RZ-12-11 on the floor for consideration and for recommendation to City Council for a rezoning from R-1 Single Family to RS-7 Single Family Residential, L.U.O. subject to the 3 Staff Conditions, as approved by the MAPC; Motion seconded by Mr. Tomlinson:

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 not exceed 2 single family homes/lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way of 60 ft.

Roll Call Vote:

Mr. Hoelscher: Aye; Mr. Dover- Aye; Mr. Scurlock- Aye; Ms. Elmore- Aye; Mr. Tomlinson- Aye; Mr. Kelton- Chair. Absent were: Ms. Nix; Mr. Roberts; Mr. Reece left meeting early.

Measure passed with a 5-0 Vote in favor.

Findings:

The proposal will result in the existing R-1 Residentially zoned property to be rezoned to RS-7 Single Family Residential. This area is zoned and utilized as a mixture of several single family homes, multi-family, and a few commercial/industrial uses in that segment of the city (see zoning map on previous page).

The applicant is proposing to develop 2 single family homes on the existing acreage due to the irregularity of the lot being narrow and elongated.

Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the RS-7 Single Family Zoning Classification.

RS-7 Single Family Zoning District

Requires 6,222 s.f. per unit; **Front Setback:** 20 ft.; **Side:** 7.5 ft.; **Rear:** 20 ft.; **Min. Lot Width:** 50 ft.

Current lot conditions will allow for 2 single family lots only.

Department/Agency	Reports/ Comments	Status
Engineering	No issues with the proposal	No comments
Streets/Sanitation	No issues with the proposal	No comments
Police	No issues with the proposal	No comments
Fire	No issues with the proposal	No comments
Utility Companies	No issues with the proposal	No comments

Conclusion:

The MAPC and the Planning Department Staff recommends approval of the requested Zone Change submitted by Mitchell Caldwell, Case RZ12-21, RS-7, L.U.O. Single Family, to the City Council for rezoning; with 3 stipulations addressing all issues including the following:

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 not exceed 2 single family homes/lots maximum.
3. The applicant agrees to comply with the recommendations for right-of-way of 60 ft.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking West along Colony Dr.



View looking Northeast towards site



View looking West of home abutting subject property.



View looking North of subject property and abutting business.



View looking East at the subject property frontage.



View looking North of subject property.