



City of Jonesboro Council
Staff Report – RZ07-43: Bob Harrison
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday November 20, 2007

REQUEST: To consider rezoning a parcel of property containing approximately 1.79 +/- acres more or less.

PURPOSE: A request to recommend approval by the Metropolitan Area Planning Commission for rezoning of R-1 Single Family Residential to RM-12 Residential Multi-Family.

APPLICANT: Bob Harrison, 2407 Twin Oaks Ave., Jonesboro AR 72401

OWNER: Bob Harrison, 2407 Twin Oaks Ave., Jonesboro AR 72401

LOCATION: 4707 S. Caraway Rd between Country View Circle and Hurst Ln.

SITE DESCRIPTION:

Tract Size:	Approx. 1.79 acres, 77816.68 s.f.
Frontage:	Approx. 362.24' on Caraway
Topography:	Sloping
Existing Dvlpmt:	Single Family Residence

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Multi-Family
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	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 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Medium Density Residential. This land use includes all existing and future residential uses that are more than three and a maximum of ten units per acre.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

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.



MAPC RECOMMENDATION:

The Metropolitan Area Planning Commission considered this request on November 13, 2007 and voted unanimously 7 to 0, to recommend approval for Case of RZ-07-43, a request to rezone property from R-1 to RM 12 Multi-Family Residential should be recommended to the Jonesboro City Council as RM-12 L.U.O. (maximum 16 units on the said parcel) for approval. No opposition appeared on this case.

Findings:

The density of the zoning requested allows for a maximum of 18 units per acre if the area is treated consistently with the former R-2 Zoning District regulations. The ingress/egress must be addressed to handle future development and widening of the roadway. Quadra-plexes are permitted in the requested RM-12 district within the stipulations and standards of the zoning regulations. The site plan review should address the initial concerns of staff and the Commission.

Staff has concern that to exceed 18 units on the said property may be too dense. This maximum allows for the net density reduction of 15% which leaves consideration for drives, landscaping, access parking, retention area and future right of way widening.

Conclusion:

The MAPC and the Planning Department staff finds that the requested Zone Change submitted by Bob Harrison, should be reviewed based on the observations above. In the Case of RZ 07-43 a request to rezone property from R-1 to RM 12 Multi-Family Residential should be recommended to the Jonesboro City Council as RM-12 L.U.O. (maximum 16 units) for approval.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking East



View looking West



View looking South



View of the site looking to the North