



*City of Jonesboro Metropolitan Area Planning Commission  
 Staff Report – RZ 11-01: 2225/2227 Belt St. Ouyang  
 Huntington Building - 900 W. Monroe  
 For Consideration by the Commission on February 8, 2011*

**REQUEST:** To consider a rezoning of a parcel of property containing approximately 1.32 acres more or less from R-1 Single Family to RM-6 Low Density Multi-Family and make recommendation to City Council.

**PURPOSE:** A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **RM-6 L.U.O. (Max 6 units)**.

**APPLICANT/  
OWNER:** Yungho Ouyang 3114 Prairie Dr. Jonesboro AR 72404

**LOCATION:** 2225/2227 Belt St.  
(Intersection of N. Caraway Rd./Belt St.-Southwest Corner)

**SITE DESCRIPTION:**

Tract Size:	Approx. 1.32 +/- acres, 57,622 Sq. ft. +/-
Frontage:	Approx. 390 ft. along Belt St.
Topography:	Predominantly Flat, Gently Sloping
Existing Dvlpmt:	2-Duplexes with Unknown Non-Conforming History

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2	Single Family Residential
South:	R-1/R-2	Residential
East:	PD-RM	Grove Apartments
West:	R-1	Church

**HISTORY:** Rental property has 2-Duplexes with Unknown Non-Conforming History

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

**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.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northwest Sector and to be recommended as a Single Family Residential District Area.

This planning area has been highlighted to remain single family. There are numerous apartment complexes surrounding the property as well as within the vicinity.



**Zoning/Vicinity Map**

**Findings:**

The proposed rezoning will result in existing R-1 Residential zoned property to be zoned to RM-6. Although the subject property abuts a single family residence, 1.32 acre site will remain low density with the addition of the duplex (see rezoning plat).

The applicant has expressed a desire to retain the 2 existing structures on the property (4 units). The site is irregular in shape and has some development constraints such as lot dept to the east and a drainage ditch to the west.

The City Engineering department has attempted to purchase easement along the ditch swale to accommodate a necessary drainage channel unsuccessfully with the ownership. That easement remains preferred.

Staff has concerns about the future development of this lot in terms of over developing with too much density. Although 6 units are being proposed, staff cautions the Commission that a limited use overlay should be applied in this instance to assure that a future site development plan is reviewed by the Planning Commission and that the location of the proposed structure does not compromise good land use planning. Future lot subdividing is a concern from Staff as well.

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by Yungho Ouyang, should be evaluated based on the above observations and criteria, of Case RZ11-01 a request to rezone property from R-1 & to **RM-6 L.U.O.** (modified) to be recommended to the City Council. It is important to Staff that all the issues cited above be addressed by the applicant, so that a number of stipulations can be drafted to address those issues.

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 prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all City, state and local agencies shall be satisfied.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 1.32 acres.
4. Further subdividing of the parcel shall be prohibited and the density shall remain at 6 units.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

## SITE PHOTOGRAPHS



*View looking North along N. Caraway Rd.*



*View looking West of subject property rear yard.*



*View looking East from rear yard of The Grove Apartments.*



*View looking North in between existing structures on subject property..*



*View looking North of adjacent apartments..*



*View Looking Southeast of drainage easement leading to detention basin.*



*View looking North of more apartments adjacent from subject property.*



*View Looking South at Subject Non-Conforming Structure/Home*