



City of Jonesboro City Council
Staff Report – RZ 11-16: Duyen Tran 3813/3815 E. Highland Dr.
Huntington Building - 900 W. Monroe
For Consideration by the Council on September 6, 2011

REQUEST: To consider a rezoning of a parcel of land containing 0.54 acres more or less

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-2” Low Multi-Family to “RM-16” L.U.O. max. 8 units maximum.

APPLICANT OWNER: Duyen Tran, 1005 Brownstone Dr., Jonesboro AR 72401
 SAME

LOCATION: 3813/3815 E. Highland Dr., Jonesboro, AR

SITE DESCRIPTION: Tract Size: Approx. +/- 0.54 Acres
 Frontage: Approx. 131.06’ +/- E. Highland Dr.; 178.92’ +/- on Bryan Street
 Topography: Flat
 Existing Devlpmt.: Vacant Lots

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: C-3	Commercial
	South: R-2	Apartments
	East: R-2/C-3	Residential/Commercial
	West: R-2/C-3	Apartments / Commercial

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 Residence Transitional. The proposed rezoning is consistent with the land use map.

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.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is bordered by E. Highland Dr. (State highway route), a principal arterial, and Bryan Street which is a local road. The rezoning plat shows Bryan Street at 30ft. of right of way (less than the minimum local street requirement). Driveway access drives shall be submitted and coordinated with the appropriate reviewing agency for approval.

Zoning compliance:

The applicant is requesting a change to a RM-16 L.U.O., max 8 units which will allow the development to proceed having with private drive/parking access Maximum building square-footages should also be demonstrated by the applicant to depict lot coverage and setbacks.

Landscaping/Lighting/Dumpster Location/Screening/ Signage:

The final plan should be submitted to the MAPC to illustrate location and details on Landscaping, Lighting, Dumpster Location and Screening. Parking lot calculations shall meet the minimum requirements of Zoning Ordinances.

RECORD OF PROCEEDINGS: MAPC PUBLIC HEARING HELD AUGUST 9, 2011:

Applicant: Andrea Tate, Jim Maddox Architects, representing Duyen Tran: We wish to rezone this property from R-2 to RM-16 LUO; 2 quadra-plexes, maximum 8 units. We are not asking for any variances.

Staff: Mr. Spriggs explained the existing conditions; The request is consistent with the current Land Use Plan, given that it is zoned R-2 Low Density Multi-family.

The applicant attempted to layout the property under the R-2 standards, and noted the rigid standards and difficulty with the allowance of one structure on any tract. They wanted to have more flexibility with the new code arrangements. We have listed a number of conditions that will deal with the buffering issues, access management, etc.

Conditions:

1. Bryan Street right of way should be modified, as agreed by the applicant to show 30 ft. from centerline of street. Access drives shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.
2. Details on maximum building sizes and setbacks shall be submitted for final approval in the Final Site Plan stage.
3. Signage details shall be required on the Final Site Plan as well.
4. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

Public Input: NONE.

Mr. Joe Tomlinson: Noted that he had difficulty accessing the property under the existing street conditions approaching from Stevens Street, heading north on Bryan towards Highland (had to stop and back up). There is not room for two cars to pass. Service for trash and school buses will be difficult. There are two openings on Highland Drive and it would be a poor location to pick up kids. The turning radius is atrocious. What kind of street improvements are you planning on doing to this site? Ms. Tate: We are willing to work closely with the City to see how we can satisfy your needs. If we do many improvements to it, we would have to ask for a variance on our setback.

Mr. Tomlinson: I would like to see the old part of town redeveloped, but not at any cost. Right now it is open ditches, and grown up. It doesn't look good.

Ms. Tate: We can rework the layout and change the parking lot a bit. I don't really expect that my client will have to eat the entire costs. Mr. Tomlinson: I personally couldn't support it as long as that street is in the condition it is in right now.

Mr. Spriggs: Did you accommodate for the 30 ft. right of way on the west side of road? Ms. Tate: Yes, to donate it. Mr. Spriggs stated that staff made the applicant aware of the requirement of the Master Street Plan through the platting process; they are willing to do that.

Mr. White: In the first condition- would that insure that if there was an improved street, the city would require the turning radius. Mr. Tomlinson: Even if you donate the right of way, we still have an open ditch that the City won't do anything with. It is a one way path; two cars cannot go pass. The donation alone may not take care of the problem alone; it may take more than 10 years. Mr. Michael Morris noted that the ditch would have to be piped within the right of way. Mr. Tomlinson: That will help.

No Opponents were present.

Mr. Roberts asked what are the requirements for the pipe? Mr. Michael Morris stated that it would be required during the site plan review. They do have to pipe it.

Mr. White: Is Bryan St. today is a 30 ft. right of way to Stevens? There is not a full 60 ft. of right of way currently. Mr. Morris: This will only give us the 30 ft. on their side.

Mr. Spriggs noted that details could be worked out during the site plan review before the Commission.

Commission Deliberation/Action:

Mr. Dover asked about the structure to the east- what is the zoning. Mr. Spriggs stated that it is listed as a residence (Zoned R-2). Mr. Tomlinson asked what the applicant is willing to do.

Ms. Tate: My client would be willing to help and accommodate with the City. Mr. Tomlinson: Lot of the expenses will be done in what you are required to do anyway on the pipe installation. If a car can't get through there I wouldn't want to see a bus go through there. Ms. Tate: They get through there now. Ms. Tate: We are looking to improve it.

Mr. White: Since this is rezoning request and any final site plan or requirements of the City for the development of Bryan Street will be considered later; I make a motion that we recommend approval of this rezoning to city Council. Seconded by Mr. Lonnie Roberts.

Roll Call Vote: Mr. Dover- Aye; Mr. Kelton- Aye; Mr. White- Aye; Mr. Roberts – Aye; Ms. Norris- Aye; Mr. Tomlinson- Aye; Mr. Scurlock- Aye; Mr. Halsey- Chair. Absent: Mr. Hoelscher.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Duyen Tran, should be evaluated based on the above observations and criteria, of Case RZ 11-16, a request to rezone property from “R-2” to RM-16 L.U.O., Max. 8 Units, hereby recommended for approval to the Jonesboro City Council. It is important to staff that all the issues cited above be addressed by the applicant.

The conditions for recommendation of approval shall include the following:

1. Bryan Street right of way should be modified, as agreed by the applicant to show 30 ft. from centerline of street. Access drives shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.

2. Details on maximum building sizes and setbacks shall be submitted for final approval in the Final Site Plan stage.
3. Signage details shall be required on the Final Site Plan as well.
4. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on drainage, grading, access management, signage, lighting photometrics, landscaping and all site improvements approved by this petition.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking South towards site.



View looking West adjacent from site.



View looking East adjacent from the site.



View looking West along Stevens St (South of site).



View looking North at Stevens/Bryan St. intersection.



View looking North from the abutting apartment complex parking area.



View looking South of abutting apartment complex.



View looking West of abutting apartment complex.



View looking East from subject site.