



City of Jonesboro City Council
Staff Report – RZ09-09: King Rezoning-3700 Flemon Rd.
Huntington Building - 900 W. Monroe
For Consideration by Council on June 16, 2009

REQUEST: A recommendation by MAPC to rezone property containing 1.93 acres more or less.

PURPOSE: To rezone a tract of land from AG-1 to RS-6 Single Family.

**APPLICANT/
OWNER:** Chad, Dustin & Jennifer King
3700 Flemon Rd., Jonesboro, AR 72401

LOCATION: The subject site is located at lots 1-5 including 3700 Flemon Rd.; on the West side of Flemon Rd. and Meadow Lane.

**SITE
DESCRIPTION:** Tract Size: 1.93 Acres
Frontage: Approx. 160.37 ft on Flemon Wisteria
Topography: Predominantly Flat
Existing Dvlpmt: Single Family Home/Agricultural

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	Prairie Meadow Subdivision	Residential/Timber Farming
South:	AG	Vacant Agricultural
East:	AG-1	Single Family
West:	RS-6 Detention Pond	Undeveloped/Residential

HISTORY: A previous petition for rezoning of the adjacent parcel to the north containing 27.22 acres more or less is on file (Case RZ 05-35). The requested change in Zoning from AG-1 and R-1 Single Family was approved under ORD 06:134 on May, 2, 2006 by Council.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Comprehensive Plan shows the area of the subject property as “Village Residential”. This is defined on Page 21 of the Comprehensive Plan as: Includes all future single-family residential, two-family residential, multi-family residential and manufacturing housing residential uses that are four or more units net per acre and that are in specifically designated areas.

This area is under restudy by the Land Use Advisory Committee, and updates are forthcoming for adoption in the very near future. Staff anticipates that the subject area will remain single family

residential. Consistency is achieved with the development patterns of this area.

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 RECORD OF PROCEEDINGS/RECOMMENDATION:

The MAPC held a public hearing on Tuesday, June 9, 2009 and offers the following record of proceedings and recommendation:

Applicant: Mr. Chad King stated that he is requesting a rezoning to build a house. He, his brother and wife inherited this land, and request that it be rezoned from AG-1 to RS-6. There is an existing home on the first lot. It is surrounded by Prairie Meadows Subdivision.

No Opponents were present.

Mr. Spriggs gave Staff comments about the area stating that it is developing as single family in the general project area. When Prairie Meadows came in for rezoning from AG-1, this tract along with the tract to the west was left out of the proposal, because the existing owners at that time did not sign on to that rezoning with that developer.

This area on the land use map is village residential and we anticipate that area will remain as residential and staff supports a rezoning to the R-6 single family classification. We provided you with the minimum standards for RS-6 and the plan would satisfy those standards; and it will be processed as a minor plat, by being five lots, fronting on a public street.

Mr. Tomlinson stated that it seems to be the only logical use of the property with what is adjacent to it. Is it the same density? Mr. Spriggs stated that the RS-6 requirement is 7, 260 s.f. while R-1 was 8,000 s.f. minimum. The driveway cuts will be off Wisteria Lane.

Mr. Halsey made a motion to approve the case; Mr. Roberts seconded the motion to recommend to City Council. Action: 7 to 0 vote, unanimous, all ayes.

Findings:

This particular site is requested to be rezoned to Single Family Residential Zoning to provide for consistency on the zoning mapping within in this general planning area. The subject site is directly adjacent to the Prairie Meadows Subdivision which was approved in 2006.

The minimum standards for RS-6 are as follows: Min. lot width= 65'; min. lot area= 7,260 s.f.; min. front yard se back=20 ft.; min. rear yard setback= 20ft.; min. side setback= 15' combined- 10 ft. on one side. The proposed rezoning plat shows compliance with the standards of the RS-6 regulations.

Conclusion

The MAPC and Planning Staff have reviewed the request and recommends approval to the Council - a rezoning of the subject property from AG-1 to RS-6 Single Family.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



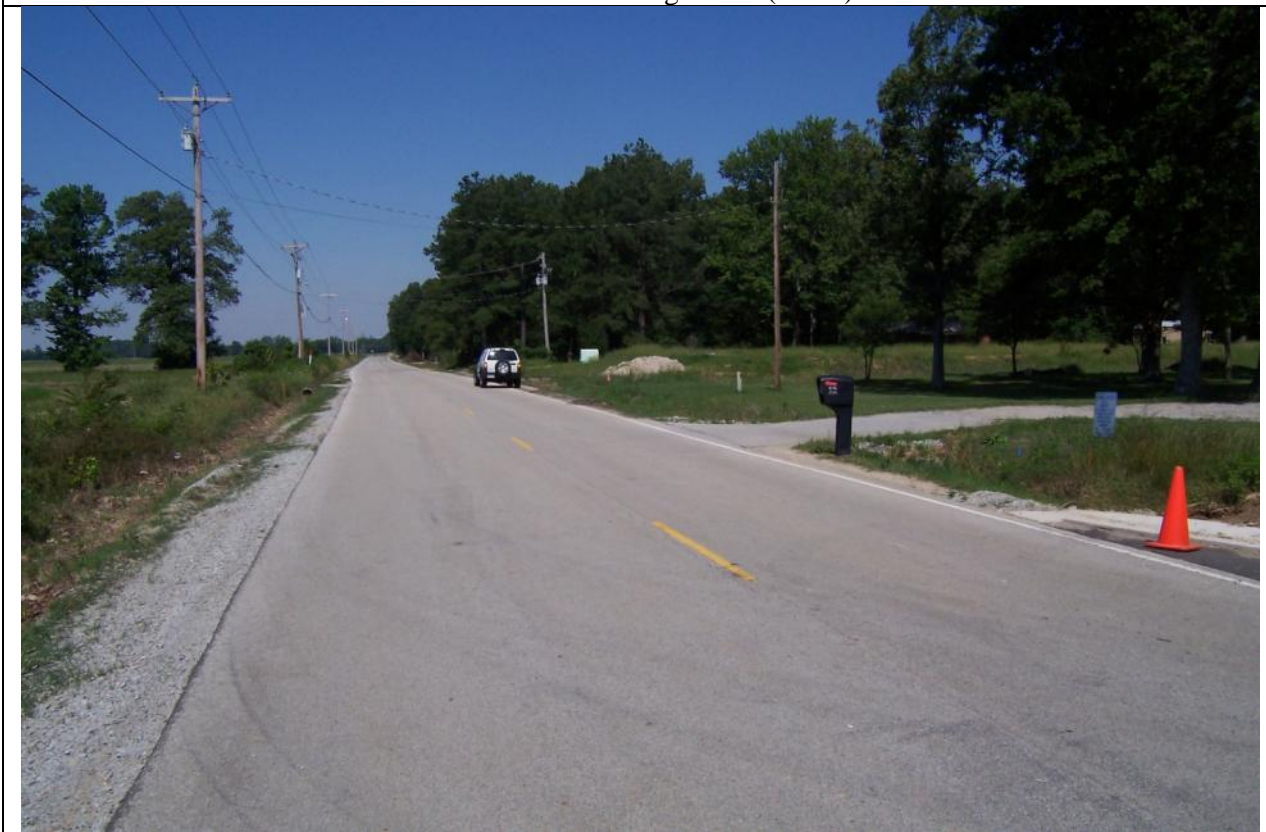
View Looking North



View looking at the lots (West)



View of street leading to lots (North)



View looking West



View looking South



View looking North



View looking East



View Looking South



View looking West