



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

MAPC RECORD OF PROCEEDINGS: Hearing Held on February 8, 2011:

Applicant: Mr. Paul Bednar spoke on behalf of the owner Mr. Ouyang.

Mr. Bednar stated that he met with the Planning and Engineering Staff. He has had Carlos Wood, Engineer, look at the site and draw some preliminary plans on the parking layout. The surrounding area is R-2- Multi-family and there is one adjacent rental house. This is an island that is surrounded by Multi-family units. He is asking to improve the property and add a duplex in the middle of it, which will be approximately 800 – 1,100 sq. ft. in area. We ask for your approval in changing this zoning.

Staff Comments: Mr. Otis Spriggs noted the staff report findings. RM-6 Low Density Multi-family is requested at 6 units per acre; Staff is requesting a modification of the request to RM-16 L.U.O. to accommodate the need of placing any conditions or restrictions of the Commission on the site; this would make that possible. Staff has listed a number of concerns on the acreage (referring to the rezoning plat). There are 1.07 acres listed. They, as noted, plan to add 2 apartment units. We have discussed the parking and the applicant has demonstrated that they can comply. Staff does not have any issue with the requested density of 6 units per acre, given that the area is zoned appropriately with the surrounding apartments existing. Staff requests the L.U.O. recommendation with the 4 conditions.

Mr. Bednar noted that a sketch plan was submitted and he scaled-in where the parking would be located. The plan was pulled from the file and distributed to the Commission. Mr. Roberts asked the applicant if he plans to do anything else on the other side of the ditch?

Mr. Bednar replied, No. This seems to be the best plan at this point; we don't want to create any drainage problems. The unit on the Caraway side is an existing multi-family unit. Mr. Spriggs asked if the applicant is aware of the regional drainage plan in that area? Mr. Bednar noted yes. We are not touching that. Mr. Spriggs noted that the City does not have a necessary drainage easement through this site to link drainage to the north and south. In the past, the City has attempted to negotiate and submit a check to the owners to obtain the easement, but they were not willing to participate.

Mr. Bednar asked the owner for consent and noted that they would be willing to work with the City on that. It is to no benefit to Mr. Ouyang. We do not want to cause any drainage problems down the road. We would ask the City to put in that easement that should we rework that end building, we would be allowed to move the ditch. Mr. Michael Morris from City Engineer stated that they would like to have the easement.

Mr. Spriggs asked the applicant if they concurred with the recommended conditions of the staff report. They were read, the applicant concurred.

Motion was made by Mr. Kelton to recommend approval to the Council with the recommended conditions from R-1 to RM-6 L.U.O., Maximum 6 units per acre. Motion was seconded by Ms. Norris.

Roll Call Vote: Mr. Hoelscher- Aye; Mr. Scurlock-Aye; Norris- Aye; Mr. Kelton- Aye; Mr. Tomlinson- Aye.

Action: Passed with 5-0 Vote.