



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-18: Horseshoe Trails Estate
Huntington Building - 900 W. Monroe
For Consideration by the Commission on September 11, 2012

REQUEST: To consider a rezoning of a parcel of land containing 6.5 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from R-1 Single to C-4 Neighborhood Commercial.

**OWNERS/
APPLICANTS:** Stephen Southard, 501 E. Lawson Rd., Jonesboro, AR
Lindell Turner, 31 CR 424, Jonesboro AR

LOCATION: South side of Horseshoe Trail, East of Harrisburg Rd., Hwy. 163 (Horseshoe Estates Phase II).

**SITE
DESCRIPTION:** Tract Size: Approx. +/- 3.25 acres X 2 (6.5 acres/ 283,140 Sq. ft.)
Frontage: 652.78 ft. along Horseshoe Trails
Topography: Flat
Existing Development: Vacant Single Family

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: R-1	Residential
	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

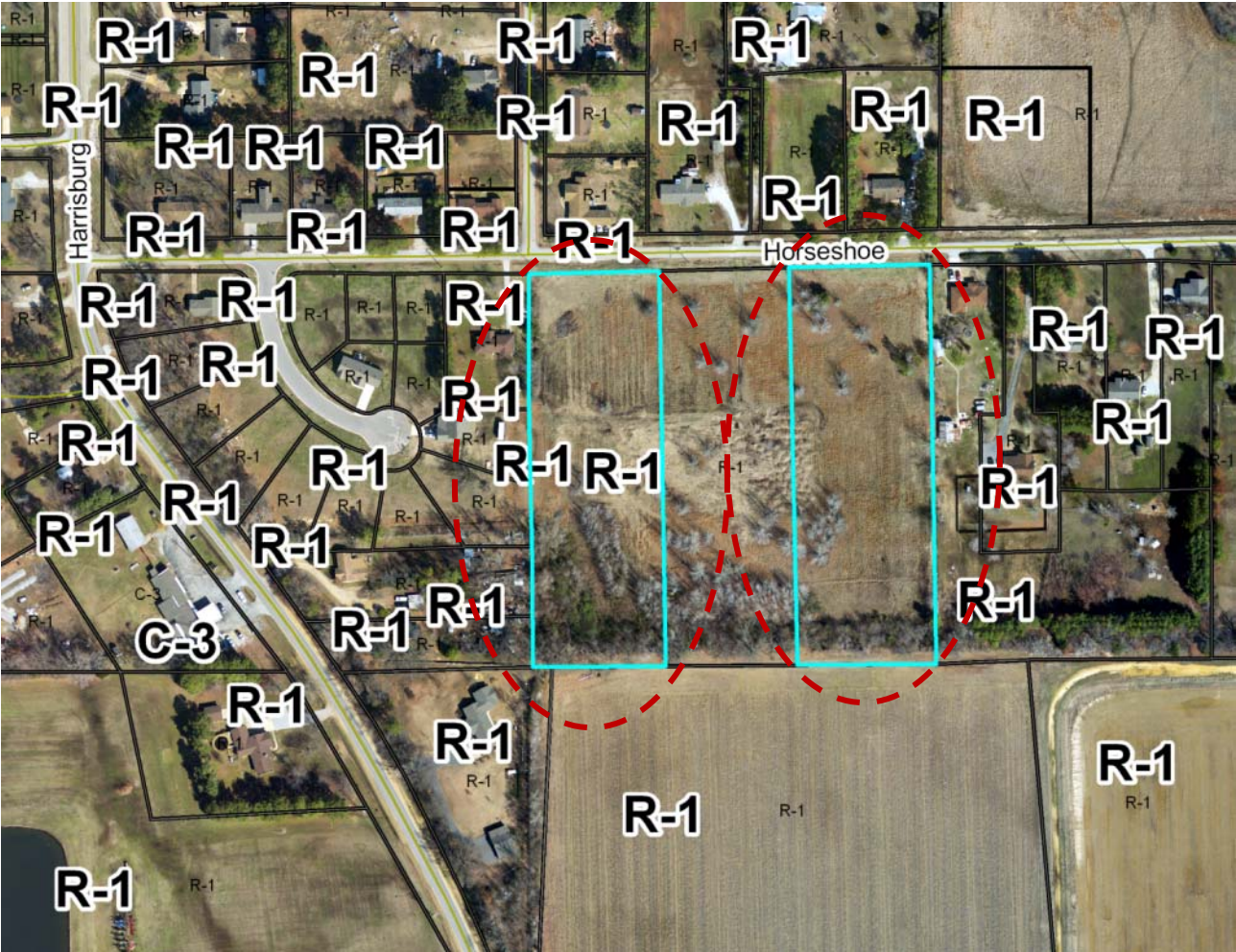
The Current/Future Land Use Map recommends this location as Single Family Residential. The proposed rezoning is consistent with the land use map as a single family development.

Approval Criteria- Section 117-34- 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 served by Horseshoe Trails has a right of way totaling 60 ft. (Local Street min. 60'); The proposal is in compliance.

Zoning Code Compliance Review:

The applicant is requesting a change from single family R-1 to a Planned District Development (PD-R) to allow for a clustering of single family homes on the northern end of the tow subject lots, resulting detention and open space areas to the south end.

The product being market for this site is for the first-time home owner. The two subject tracts will yield 16 single family homes each, totaling 32 homes with this petition. Current R-1 density would yield 5.4 homes per acre, while this proposal would yield a density of 7 homes per acres (35 homes). Due to the irregularity of the lot configuration, the developers experience difficulty in the design layout that works better with the Planned District regulations. Lots sizes will average in the 4,200 sq. ft. range. The applicants have proposed common area open space at 24,829 sq. ft. Buildable setbacks listed and proposed are the following: 15 ft. front-yard and rear-yard setbacks; and, 7.5' side-yard setback.

Staff suggests that prototype home plans/drawings be presented to the MAPC so that compatibility can be evaluated. This concern is raised only because of the proximity of the rear of each home to the abutting residential to remain. With this proposal the new homes will be limited to rear yards of 15 feet. This will not allow for any accessory structures to be built in the rear yard; which may have to be written into the Bill of Assurances for the property.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Steven Southard, should be evaluated based on the above observations and criteria, of Case RZ 12-18 noted above, a request to rezone property from “R-1” to “PD-R.” Planned District Residential District. Staff feels that the petition should be recommended for approval to City Council and will follow good land use principles. The following conditions are recommended.

1. That a final development plan with prototype house plans be submitted and reviewed by the MAPC prior to any future redevelopment of the site.
2. That a copy of the Bill of Assurances be provided showing that no accessory structures will be allowed in the rear of the property.
3. No future setback variances will be permitted in the future except through approvals of the MAPC. Staff suggests none be allowed.
4. All future improvements shall remain consistent with the residential character of the area.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion 1:

I move that we place Case: RZ-12-18 on the floor for consideration and for recommendation to City Council for a rezoning from “R-1 to “PD-R.” Planned District Residential District subject to the 4 Staff Conditions. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

Site Photographs



View looking East towards Subject Site



View looking West on Horseshoe Trail



View looking West on Horseshoe Trail



View looking Southwest toward subject property.



View of abutting property east of site



View neighboring property north of site



View looking East on Horseshoe Trail



View looking West on Horseshoe Trail



View looking southwest toward property