

*City of Jonesboro City Council*  
**Staff Report – RZ 11-29: B&T Land Co. LLC. Bridlewood Subdivision**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on February 21, 2012*

**REQUEST:** To consider a rezoning of a parcel of land containing 10.11 acres more or less

**PURPOSE:** A request to consider recommendation to Council for a rezoning from R-1 Single Family District to “RM-12” L.U.O. Duplexes. (Original Request Modified by MAPC)

**APPLICANT OWNER:** B&T Land Co. LLC. Bridlewood Subdivision, Jonesboro AR 72401  
 SAME

**LOCATION:** Turfway Dr. / Saddlecrest Dr., Jonesboro, AR

**SITE DESCRIPTION:** Tract Size: Approx. +/- 10.11 Acres  
 Frontage: Approx. 990.43’ +/- Turfway Dr.; 319.98’ +/- on Saddlecrest Dr.  
 Topography: Flat  
 Existing Developmt.: Vacant Lots

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Industrial/Apartments
South:	R-1	Residential
East:	R-1	Residential
West:	C-3/R-1/R-2	Residential/Commercial

**HISTORY:** The site is part of the recorded Bridlewood Subdivision.

**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. The proposed rezoning is not consistent with the land use map, however the site is adjacent to an active rail road as well is southeast of an R-2 Low Density District as well as apartments to the north that were approved under a Conditional Use within an I-1 Industrial District. A revision in the land use map could be deemed justifiable in this instance.

**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 Richardson Dr. / Longcrest Dr. which are both local streets. The rezoning plat demonstrates Turfway Dr. and Saddlecree Dr. at 60 ft. of right of way (which both meet the minimum local street requirement). Driveway access drives shall be submitted and coordinated with the Jonesboro

Engineering Department for approval.

**MAPC RECORD OF PROCEEDINGS: 1/10/2012**

**RZ-11-29** RZ 11:29 B&T Land Co., Bridlewood Rezoning B&T Land Co. LLC. Bridlewood Subdivision requests MAPC consideration of a rezoning of 10.11 acres from R-1 Single Family Residential to RM-12 L.U.O. Duplexes for property located on Turfway Dr. / Saddlecrest Dr., Bridlewood Subdivision (West of the intersection of Richardson and Longcrest Drives)

Carlos Wood, Engineer representing the owner. This is an existing Phase 1 of Bridlewood Subdivision. And due to the lack of sales, the owner seeks to rezone these lots and a street adjacent to the common area and the rail road for duplexes.

**Staff:** Mr. Spriggs summarize the findings of the staff report (attached to the agenda). The adopted master land use plan recommends this area as low density single family; however, as noted in the staff report points to the fact that the site is adjacent to an active rail road as well is southeast of an R-2 Low Density District as well as apartments to the north that were approved under a Conditional Use within an I-1 Industrial District. A revision in the land use map could be deemed justifiable in this instance.

The existing platted subdivision was reviewed in regards to the requested RM-12 submitted. The RM-12 District allows for a density level having approximately 12 units per acre which could net a potential 121 units. However, the applicant is proposing 2 units per lot, which 42 lots will yield 84 units (42 duplexes). Staff recommends a modification to the request, to an RM-8 LUO, with a maximum 84 units. This will allow for lots that will be more comparable and will accommodate the proposed structure which is 42'-4" wide, having side yards averaging 10 ft. each; as oppose to the requested RM-12 District which would have required 15 ft. side yard setbacks.

Questions have been raised concerning the required parking at 2 spaces per duplexes. The applicant needs to address the parking concept. Some of the homes have been used as rentals, we are told. We have noted 3 staff conditions in the staff report. (Conditions were read).

**Public Input:** None Present.

Mr. Hoelscher asked about the status of the property between this and the rail road track? Mr. Wood noted that the land is owned by the applicant and it is an impoundment area. Mr. White asked if the lots that are already platted will remain as-is. Mr. Wood: Yes.

Ms. Nix: Where do the children play? Mr. Wood: In the overall plan there was an intention to have a community area to the far east in another phase; they haven't done it thus far. If the Commission desired, I am sure they may not be opposed to one or two lots as a play area. Since they haven't been able to sell the lots. Ms. Nix addressed her concerns because of the location and adjacency to the railroad. Mr. Wood: This is something that can be addressed during the site plan review. Mr. Spriggs stated that if the applicant can demonstrate how this can be achieved it would be good. Mr. Wood: We can designate the number of lots that the MAPC or the Council and the owner can agree upon to dedicate it as a community or recreational area. We would have to look to see which area is best. Mr. White: I feel this is a valid concern that we are now adding 84 families as oppose to 32 homes where everyone would have had their own homes. Mr. White stated that it is comforting to know, as Ms. Nix has noted that there is some area where the children can play besides the street or the rail road track.

Mr. Wood gave ideas of having a lot in the center of the west side of the block next to the

impoundment area with a fenced in area; or a lot to the north on the cove section or on the southern cove section. The detention is a separate entity from a lot stand point. Those areas can be called a common area as it is developed and can be a part of the bill of assurance so all of the lots/families that live there can have a voting interest in it to make sure it is maintained and kept up. Mr. Scurlock noted that it would be a good idea.

MAPC passed the requested Zone Change submitted by B&T Land Co. LLC, Case RZ 11-29, a request to rezone property from “R-1” to RM-8 L.U.O., 42 Duplexes, subject to the following conditions:

1. Maximum number of units shall be limited to 84 units (42 Lots/ Townhouse Duplexes).
2. Access driveways shall satisfy city standards and be coordinated with the appropriate reviewing agencies for approval.
3. A final site plan shall be required to be reviewed and approved by the MAPC and shall include final details on setbacks, drainage, grading, access management, signage, lighting photometrics, landscaping including privacy fences in the rear yards, and all site improvements approved by this petition.
4. An area shall be set aside for child recreational and common open space purposes and details shall be presented during the Site Plan approval process.

(Approved: 6-0 Vote): **Motion was made by Mr. Scurlock, 2<sup>nd</sup> by Ms. Norris. Vote:** Mr. Hoelscher- Aye; Mr. White- Aye; Mr. Scurlock- Aye ; Ms. Norris- Aye; Mr. Tomlinson- Aye; Ms. Nix- Aye. **Absent:** Dover; Kelton.

#### **Zoning compliance:**

The applicant is requesting a change to a RM-12 L.U.O., duplexes on 42 individual lots. Currently the Bridlewood Subdivision has progressed in development as single family homes, of which some have been occupied as rental units. The applicant has presented 2 level townhome-style duplex layouts for consideration that will have an attractive character and will blend in with the character of the area. Immediately north of the site is a low density multi-family development, a railroad to the east, as well as an R-2 Low Density District that has developed as single family homes (Paddock Subdivision).

The RM-12 District allows for a density level having approximately 12 units per acre which could net a potential 121 units. However, the applicant is proposing 2 units per lot, which 42 lots will yield 84 units (42 duplexes). Staff recommends a modification to the request, to an RM-8 LUO, with a maximum 84 units. This will allow for lots that will be more comparable and will accommodate the proposed structure which is 42’-4” wide, having side yards averaging 10 ft. each; as oppose to the requested RM-12 District which would have required 15 ft. side yard setbacks.

A site layout for the lots should be submitted so that driveway/parking access can be evaluated to assure compliance with the minimum and maximum drive width requirements along the right of way. This should be demonstrated to the MAPC. Jonesboro Code of Ordinances, Section 117-324, ***Off-street parking and loading***, requires 2 parking spaces per duplex.

**Conclusion:**

The MAPC voted to recommend approval to City Council of the Zoning Change submitted by B&T Land Co. LLC, Case RZ 11-29, a request to rezone property from “R-1” to RM-8 L.U.O., 42 Duplexes, subject to the following conditions:

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Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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# Site Photographs



View looking South towards site along Richardson Dr.



View looking South of proposed site along Turfway Dr.



View looking East along Turfway near subdivision entrance.



View looking North along Turfway Dr.



View looking North along Turfway Dr.



View looking West of Railroad track and adjacent commercial property.





View looking East of vacant lots.



View looking North of Phase I Bridlewood Subdivision (along Bridlewood Dr.).



View looking South of future subdivision expansion.