



**City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-05: Airport Rd @ Prospect Rd.**

**Huntington Building - 900 W. Monroe
For Consideration by the Commission on May 8, 2012**

REQUEST: To consider a rezoning of a parcel of land containing 7.05 acres more or less.
PURPOSE: A request to consider recommendation to Council for a rezoning from R-1 Single Family Residential to Planned Development District- PD- MU (Mixture of RS-5/RM16) Multi-Family Residential District (11 Single Family Homes/65 Apartment Units).

APPLICANT/OWNER: Morris Kidd/LLC, P.O. Box 1081, Jonesboro, AR 72403
Stone Street Church of Christ, 1607 Stone Street, Jonesboro AR 72401

LOCATION: Southeast corner of Airport Road and Prospect Rd., East of Airport Rd. between Aggie Rd. and Prospect Rd.

SITE DESCRIPTION: Tract Size: Approx. 7.05 acres
Frontage: 1019.7 ft.
Topography: Slightly sloping
Existing Development.: Vacant

| SURROUNDING CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|-------------|----------------------------|
| North: | R-1 | Single Family |
| South: | R-1 | Single Family |
| East: | R-1 | Single Family/Trailer Park |
| West: | R-1 | Single Family |

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 proposed single family use but inconsistent with the land use map with the proposed multi-family.

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 Airport Rd. (Minor Arterial) and Prospect Road (Local Road). No right of way is shown on either frontage. This may reduce the proposed acreage by as much as 3/4 of an acre.

Zoning Code Compliance Review:

The applicant is requesting a change as a Planned Development District to allow a mixture of Single Family Residential and Multi-Family. Staff met with the applicant to evaluate various options for the petition. Low density was suggested. If approved the development will net 11 single family homes, provided as a buffer along Airport Road and Prospect Road with 65 attached apartment units in the rear. Current R-1 Density will allow approximately 39 single family homes to be built under the gross density calculation. The applicant is proposing the RM-16 District in the rear.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Mark Morris should be evaluated based on the above observations and criteria, of Case RZ 12-05 noted above, a request to rezone property from “R-1” to PD-MU, Mixture of Single Family and Attached Apartments.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion 1:

I move that we place Case: RZ-12-05 on the floor for consideration and for recommendation to City Council for a rezoning from R-1 to “PD-MU” Mixed Uses. 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 Property



View looking East towards Prospect Rd./ Subject Property to Right



View of rear of property



View of Site



View of Grace Missionary Baptist Church on Aggie Rd./Southwest of the Site



View looking South on Subject Property



View Looking South on Airport Rd. (Site to Left)



View Looking North towards the Intersection of Airport Rd. & Prospect Rd.