



City of Jonesboro City Council
Staff Report-Annexation: AZ08-02: Quinn
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday, June 3, 2008

REQUEST: To consider annexing and rezoning a parcel of property to RS-7, containing approximately 159.13 acres more or less on Hwy. 49 S.

PURPOSE: To recommend approval by the Metropolitan Area Planning Commission for annexation of the property to the rear 6106 Southwest Drive.

APPLICANT:

OWNER: Paulette Quinn, 6106 Southwest Dr., Jonesboro, AR

LOCATION: 6106 Southwest Dr. (Hwy. 49 S) between Whipmy Ln. & Hendrix Rd.

SITE DESCRIPTION:

Tract Size:	Approx. 159.13 acres +/-
Frontage:	None (Other Commercial Property Frontage- Same Owner) Right of way needed.
Topography:	Predominantly Flat
Existing Dvlpmt:	Crop Dusting, Chemical application, agricultural

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1, C-3, I-1	Commercial
South:	Unzoned (County)	Vacant
East:	Unzoned (County)	Vacant
West:	Unzoned (County)	Vacant

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

All the required documents have been submitted by the applicant meeting all the guidelines outlined in the procedure for annexation through the County Court. We have received a sealed and signed copy of the petition filed on February 25, 2008 from the County Clerk's Office.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 22) shows the area recommended as Low Density Residential. This area is currently under re-study by the Land Use Advisory Committee. Staff anticipates changes in the recommendation to this region to commercial and mixed uses due to the improvements of Hwy. 49 South in 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.



Aerial View of Proposed Site

MAPC RECORD OF PROCEEDINGS: The Metropolitan Area Planning Commission held a public hearing on May 13, 2008 to consider this case and offers the following meeting minutes:

Attorney Bobby Gibson came forward as the proponent for this item. The owner would like to market this property for residential development and relocate the crop dusting business out of this area. City planner has recommended the zoning be modified from the RS-7 requested to RS-5 and Ms. Quinn would like to change her request to RS-5 zoning as Mr. Spriggs has suggested, but keeping the non-conforming uses.

Minutes continued:

City planner stated that Council has now set the policy that annexations will be sent before the Public Works Committee, as well as be reviewed by all agencies, such as the Fire department and other services. He added that accessibility was a concern but the applicant has submitted a revised plat that shows a 60' right of way to Highway 49 which would give access to the rear property. The applicant requested that the airstrip be allowed to stay for a period of up to 10 years to allow for acquisition of the property. That would have to be agreed upon by Ordinance through the Council. The utility companies had no objections and it was noted that sewer extensions are available and possible for this area. The fire department did not have any problems with the request in terms of proximity and radius from the nearest station.

Mr. Tomlinson asked if there was a road on the south boundary of this property. Mr. Gibson stated that he did not know if there was a road or not. Mr. Day stated that in the land use process, the Land Use Board has struggled to find places for multifamily housing. Mr. Day urged the applicant to encourage multi-family/mixed uses with the single family. Commissioner asked about the airstrip. Mr. Gibson stated that the 10 year plan was a worst case scenario to give them time to negotiate and complete a sale to the developer. Ideally that airstrip would only be used another 2-3 years. Once the property sells, the applicant will begin the relocating process for the airstrip. Mr. Spriggs noted that any future residential development would necessitate a submission of a subdivision which would be subject to approval by the MAPC.

A motion was made by Joe Tomlinson with the stipulation of RS-5 zoning, seconded by Jerry Halsey Jr., that this Annexation be recommended to Council. The motion CARRIED by the following vote:

Ayes: Ken Collins; Lonnie Roberts Jr.; Joe Tomlinson; Jerry Halsey Jr.; Marvin Day; Brian Dover and Paul Hoelscher.

Absent: 2 - Ken Beadles and Margaret Norris

Other Findings:

The applicant is requesting that the City of Jonesboro annex the said property and zone the two tracts of land as **RS-7 (Potential for 947 homes)**. Staff is recommending a modification to the application to **RS-5 (Potential for 676 homes)**. An initial meeting/review was held by the City of Jonesboro Public Works Council Committee on Tuesday, May 6, 2008. A number of questions were raised by the Public Works Committee and staff regarding the proposed annexation such as the excessive density requested, access issues, City Administrative Departmental Staff will be reviewing the proposal and submitting comment to MAPC and Council.

The fire department's check-list has been completed and submitted depicting that the proposed location is situated 4.5 miles to the nearest Jonesboro Fire Station. The site will be within Ward 4 if annexed into the City limits.

RS-5 requires any future subdivided parcels to be:

Minimum Lot Size-8,712 sq. ft.

Minimum Lots Width 70 ft.

Front Setback: 25 ft.

Rear Setback: 20 ft.

Side Yard Setbacks: 7.5 ft. each.

RS-7 requires any future subdivided parcels to be:

Minimum Lot Size-6,222 sq. ft.
 Minimum Lots Width 50 ft.
 Front Setback: 20 ft.
 Rear Setback: 20 ft.
 Side Yard Setbacks: 7.5 ft. each.

These lot/bulk requirements for RS-5 exceed the customary R-1 Single Family District requirements and staff would recommend that the Rezoning be modified and approved as “RS-5” However stricter standards may be applied in the instance where public sewers will not be available to the subject site, which may result in larger lot minimum acreages.

Please see the Jonesboro Code of Ordinances, Title 9.24: Regulations For Additions of New Territory below:

9.24.01 Established- *The following regulations must be complied with before any territory is added to the city of Jonesboro, Arkansas:*

A. Existing street plan All streets in any new addition or any proposed addition to the city shall first be made to conform as nearly as may be possible to the existing street plan of the city. Where any proposed addition to the city is not located adjacent to any portion of the city where streets have been previously laid out, the street plan shall be as outlined by the City Planner, City Engineer and approved by the Planning Commission.

B. Width No street in any proposed new addition to the city shall be less than sixty (60) feet wide and where deemed necessary by the City Planner, City Engineer and Planning Commission, the same shall be of a greater width than sixty (60) feet. No alley in any proposed new additional shall be less than sixteen (16) feet wide.

C. Preliminary plat to be submitted Before any new addition of territory shall be accepted by the city, the owner thereof or the petitioners for same shall submit or cause to be submitted to the City Planning Commission for their approval, a plat of the proposed addition showing the length and breadth of the proposed addition, the length and breadth of the blocks, lots, streets and alleys all properly referenced and located with regard to section lines, showing the location of the existing or proposed streets with reference to the existing streets of the city, the elevation of all drains and drainage outlets, the location of sanitary sewers and fire hydrants, and all topographical data necessary for an intelligent reviewing of the proposed plan.

D. Grading of sidewalks The owners of all property in the proposed addition shall, if deemed necessary by the City Planning Commission, grade for and install or cause to be graded for and installed, at their own expense, sidewalks in all streets of the proposed addition under the supervision of the Mayor.

E. Final plat to be submitted There shall then be filed with the City Planning Commission a plat of the proposed addition, showing the location of all things set out above.

9.24.02 Compliance and acceptance. When the rules and regulations set out in this article have been complied with in full, the addition shall then be accepted by the City Council. If the regulations are not first complied with by the owners of the property in the proposed addition, the City Council shall refuse to accept the proposed addition.

Conclusion:

The MAPC and Staff find that the revised request for Annexation/Zone Change to RS-5, submitted by Paulette Quinn in the Case AZ08-02 should be evaluated on the basis of the above concerns, and is recommended to Council Public Works Committee to be approved by the Jonesboro City Council for approval with all or any conditions imposed.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director



View Looking south toward project site



View Looking west on Hwy. 49 S.



View Looking East On Hwy. 49 S.



View Looking southeast on Project Site



View looking South on the Project Site