

City of Jonesboro City Council
Staff Report – RZ09-12: 2202 Spence Circle Rezoning
Huntington Building - 900 W. Monroe
For Consideration by City Council on July 21, 2009

REQUEST: To consider a rezoning a parcel of land containing .25 acres more or less (10,986 sq.ft.).

PURPOSE: A recommendation to Council for a rezoning from “R-1” Single Family Residential to “RM-8”, Multi-family Low Density District (For 1- Duplex) from the Metropolitan Area Planning Commission.

APPLICANT: Brad Payne, 4120 Cypress Moss Rd., Jonesboro, AR.

OWNER: Bill Brand, 2116 E. Lawson Rd., Jonesboro, AR

LOCATION: 2202 Spence Circle, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: 10,986 sq. ft. ,Approx. .25 Acres
Frontage: Approx. 206.41 linear ft. on Spence Circle (a corner lot)
Topography: Flat
Existing Dvlpmt: Vacant Lot

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1,	Residential
South:	R-2	Multi-Family Residential
East:	R-1	Residential
West:	R-1, R-2	Residential & Vacant Multi-Family

HISTORY: None.

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

This area is surrounded by low intense attached apartments intermixed with single family residential. The proposed use will be comparable to the surrounding area. With apartments within the vicinity, consistency with the general area can be achieved.

Sufficient building setback beyond 30 ft. should be anticipated to achieve adequate parking layout and design to satisfy code. A full/ open curb-cut is not advised for the proposed site, because it lies on a corner lot.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Regional Commercial. This designation typically includes major retail, large scale offices, banks, fast-foods and dine-in establishments, as well as churches and medical facilities.

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.

Metropolitan Area Planning Commission Record of Proceedings:

Applicant: *Kevin Scrape, Associated Engineering representing Brad Payne, presented the case before the MAPC. Requesting part of Lot 8, Spence Subdivision a rezoning to R-1 Single Family to RM-8 Multi-family Low Density.*

No Opposition.

Planner: *Mr. Spriggs gave a summary of the Staff Report. There is a mixture of residential and low density multi-family in this area. We have entertained similar requests within the Spence Circle area. This is an area which is in transition as seen within the photographs, between commercial and residential. On the Land Use Map of 1996 it recommended as regional commercial within this entire area, and on the current proposed map, we anticipate it remaining the same.*

Staff has no problem with the density of this request. The RM-8 standards are provided within the staff report, and the proposal will satisfy the minimum requirements as it relates to setbacks, height and bulk standards. No future variances will be supported on this site before the Board of Zoning Adjustments.

Mr. Tomlinson asked if the replat of lot 8 will create any substandard conditions on the other lot? The applicant and staff replied no. Mr. Spriggs added that the other home will meet the minimum setbacks of the R-1 Single Family District (7.5 ft.).

Mr. Kelton asked if this area is in the floodplain? Mr. Spriggs stated no, and the plan will have to meet all Engineering Department standards of stormwater management during the development stages.

(MPAC Minutes, Cont.)

Mr. Tomlinson asked if in the future, will the applicant be able to put more units than a duplex? Mr. Spriggs stated that with the size of the lot and the density, more units will not be possible. The only way to put any conditions on the approval would be to place a limited use overlay.

Action: *Mr. Tomlinson made a motion to recommend approval to Council to rezone the property from R-1 to RM-8, 2nd by Ms. Norris. Roll Call? Mr. Collins-Aye; Mr. Dover-Aye; Mr. Kelton-Aye; Mr. Halsey-Aye; Ms. Norris -Aye; and Mr. Tomlinson-Aye.*

Findings:

The subject area lies within a transitional area which is adjacent to a commercial core, with a combination of Single Family, “R-2” Low Density, and commercial uses. The “RM-8” District requires 5,445 s.f. per dwelling unit, with a required 25 ft. front yard setback; a 20 ft. rear yard setback and a minimum 10 ft. side yard setback. The proposed duplex must comply with the minimum standards of “RM-8” with no MAPC or staff support for any future appeals or waiver of those requirements including minimum parking standards.

Conclusion:

The Metropolitan Area Planning Commission and Planning Staff find that the requested Zone Change submitted by Brad Payne should be approved based on the above observations and criteria, of Case RZ09-12: a request to rezone property from R-1 to RM-8, Multi-family Low Density District to be recommended to the Jonesboro City Council.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View of the properties to the east of Site



View Looking North Towards Site



View looking Northeast towards the site



View of the property to the west



View Looking North on Spence Circle Towards Sam's Wholesale Store



View Looking East towards Site



View looking South on to the project site



View looking East on Spence Circle Toward Caraway Rd.