



*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ 11-05: Gerry McGough- Aggie Rd.  
Huntington Building - 900 W. Monroe  
For Consideration by the Commission on March 8, 2011*

**REQUEST:** To consider a rezoning of a parcel of property containing approximately 9.90 acres more or less from R-1 Single Family to PD-(Mixed Use- Single Family/Duplexes (42 units max.) and make recommendation to City Council.

**PURPOSE:** A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as PD-M (Mixed Use).

**APPLICANT/  
OWNER:** Ms. Gerry McGough, 3700 Aggie Rd., Jonesboro, AR

**LOCATION:** North of aggie Rd, and West of Paragould Drive  
(Land Northwest of where these two street intersect)

**SITE  
DESCRIPTION:** Tract Size: Approx. 9.90 +/- acres, 431,298 Sq. ft. +/-  
Frontage: Approx. 866.13 ft. along Aggie Rd. and 282.87' along Paragould Dr.  
Topography: Predominantly Flat, Gently Sloping  
Existing Developmt.: Vacant/ Single Family Home

**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             |
| Southwest: | R-1         | Meadowview Trailer Park |

**HISTORY:** None. Site formerly contained a single family home and an apartment building; one single family home remains.

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

**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.

### COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and is recommended as Low Density Single Family Residential District Area. The proposed change is partially consistent with the Land Use Plan; however, the density at a level of 4.3 is lower than typical "R-1" density levels which yield 5.4 units per acre.



**Zoning/Vicinity Map**

**Findings:**

The proposed rezoning will result in existing R-1 Residential zoned property being changed to PD-M under the provision of the Planned District standards of the Code of Ordinances, Article 4, Division 2. Although the subject property abuts a single family residence, 9.90 acre site will remain low density with a mixture of single family homes and duplexes.

The owner has revealed the intent of the development which is to provide an environment of serenity in this development. The owner would like to incorporate an area that could be termed a park, near the existing lake. It is also a goal of the developer, to provide a location in Jonesboro, in which some of the future residents could construct duplex units. One of the visions for the development is that the duplexes would combine a residence for an individual or couple that may need assistance, with a residence for the care-giver. In consideration of the dedicated streets, individual lots, a limited number of duplexes, and density similar in nature to R-1 single family, this would seem to be a well planned location for such a development.

**Density:**

This is a proposed PD (planned Development) Classification, including a maximum of twenty-eight (28) lots, upon which there could be a maximum of fourteen (14) duplexes, yielding an overall maximum of forty-two (42) dwelling units. That calculates to a maximum density of approximately 4.3 units per acre. The applicant proposes and agrees to the stipulations are as follows:

1. Maximum of 28 lots, overall, exclusive of potential amenity area,
2. Streets to be constructed to City of Jonesboro Standards and Specifications, and dedicated to the City of Jonesboro,
3. Minimum lot area of 7,200 square feet, exclusive of the potential amenity area,
4. Mix of single-family dwellings and duplexes for a maximum of forty-two (42) dwelling units,
5. No lot to contain more than two dwelling units,
6. All lots to have driveway turn-arounds to prevent the requirement of backing into the street,
7. Temporary turn-around to be installed at the far west property line for use by City services, emergency services, or both,
8. All residences to have garages,
9. Parking on the streets prohibited,
10. Existing pond along a portion of the north property line shall remain available for use as an amenity.

**Transportation/Access Management:**

Aggie Road /Paragould Road are listed as Collector Roads on the Master Street Plan; the recommended right of way is 80 ft.

The interior streets within this development are proposed to be dedicated rights-of-way, constructed to the standards and specifications of the City of Jonesboro. Therefore, the interior streets should also be adequate to meet the demand of this development.

There are street improvements being proposed by the City of Jonesboro for to reconstruct the intersection of Aggie Road and Paragould Drive. However, the specific timing of those improvements is not yet well defined.

**Open Space/Common Amenities:**

The site lends itself to residential development, containing some mature vegetation, and reasonably gentle slopes. The site also contains a portion of an existing pond along a portion of the north side. The

**LAYOUT #3**  
26 LOTS  
1378 L.F. STREET

LOT 1: 1-100.00  
2-100.00  
3-100.00  
4-100.00  
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26-100.00

The Planning Department Staff finds that the requested Zone Change submitted by Gerry McGough should be evaluated based on the above observations and criteria, of Case RZ11-05 a request to rezone property from R-1 & to PD-M, Mixed Use to be recommended to the City Council. It is important to Staff that all the issues cited above be addressed by the applicant, so that a number of stipulations can be drafted to address those issues.

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3. That a Final Development Plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 9.90 acres.
4. Maximum of 28 lots overall, exclusive of potential amenity area,
5. Streets to be constructed to City of Jonesboro Standards and Specifications, and dedicated to the City of Jonesboro,
6. Minimum lot area of 7,200 square feet, exclusive of the potential amenity area,
7. Mix of single-family dwellings and duplexes for a maximum of forty-two (42) dwelling units,
8. No lot to contain more than two dwelling units,
9. All lots to have driveway turn-arounds to prevent the requirement of backing into the street,
10. Temporary turn-around to be installed at the far west property line for use by City services, emergency services, or both,
11. All residences to have garages,
12. Parking on the streets prohibited,
13. Existing pond along a portion of the north property line shall remain available for use as an amenity.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director



## SITE PHOTOGRAPHS



*View looking North on Prospect Farms Rd. (Site in Background)*



*View looking North toward site*





*View looking North, site in background to the left*



*View from Prospect Farm Rd. Looking West, Site to the right*





*View on site looking North*



*View on site looking West*





*View on site looking Northeast*



*View on site looking south towards Prospect Farm Rd.*





*View Looking North, towards subject property*



*View looking North along Paragould Rd. (Site to the left)*