



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 14-18: 3900 Friendly Hope Rd. Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on Monday, November 10, 2014

REQUEST: To consider a rezoning of the land containing 17.19 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family residence to “PD-R” Planned Development Single Family Residential use.

APPLICANTS/ OWNER: PX 2, LLC, Ms. Jeannette L. Pope, Manager, 3800 Friendly Hope Road, Jonesboro

LOCATION: Unrecorded parcel on the east side of Friendly Hope Road, Jonesboro, AR
 One address has been assigned (3900 Friendly hope Road) Rd.

SITE DESCRIPTION:

Tract Size: Approx. 17.19 Acres (Approx. 749,014 sq. ft.)

Street Frontage: 506.83 feet along Friendly Hope Road.

Topography: The site is wooded with slopes generally in a southerly direction.

Existing Development: Vacant---Undeveloped except for under-brushing, pond construction, and gravel drives.

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Single family home (owned by the applicant)
	South: R-1	Single family home
	East: R-1	Undeveloped
	West: R-1	Single family and undeveloped area

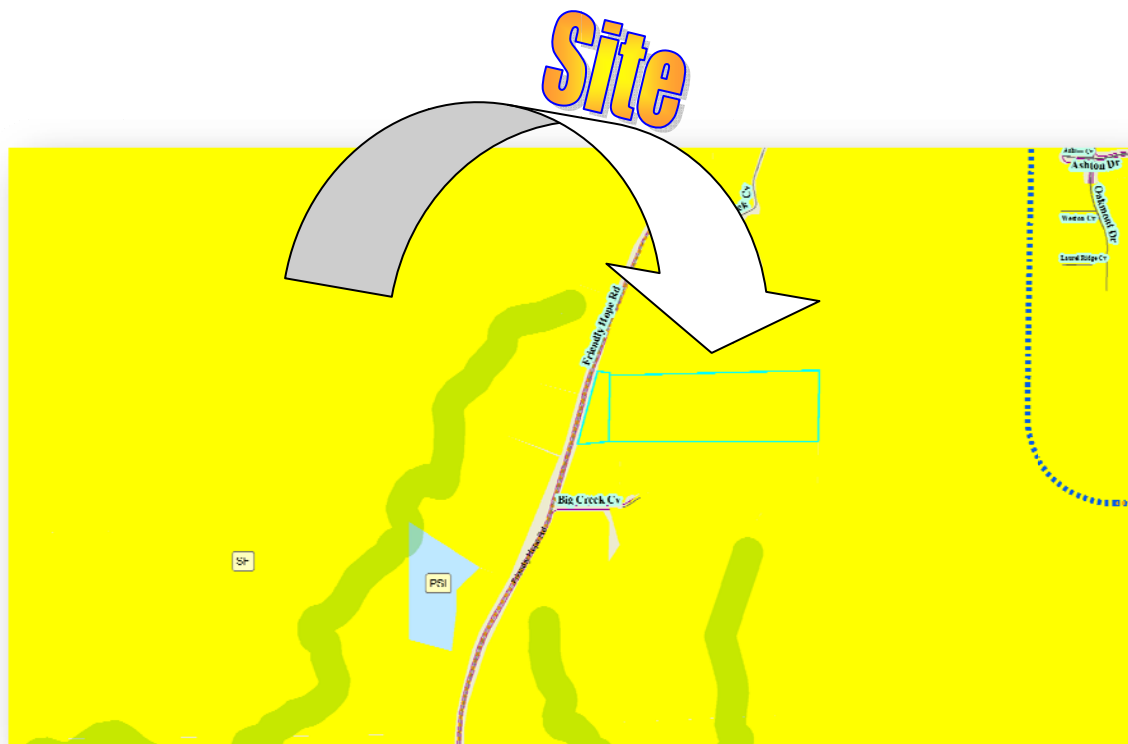
HISTORY: None.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

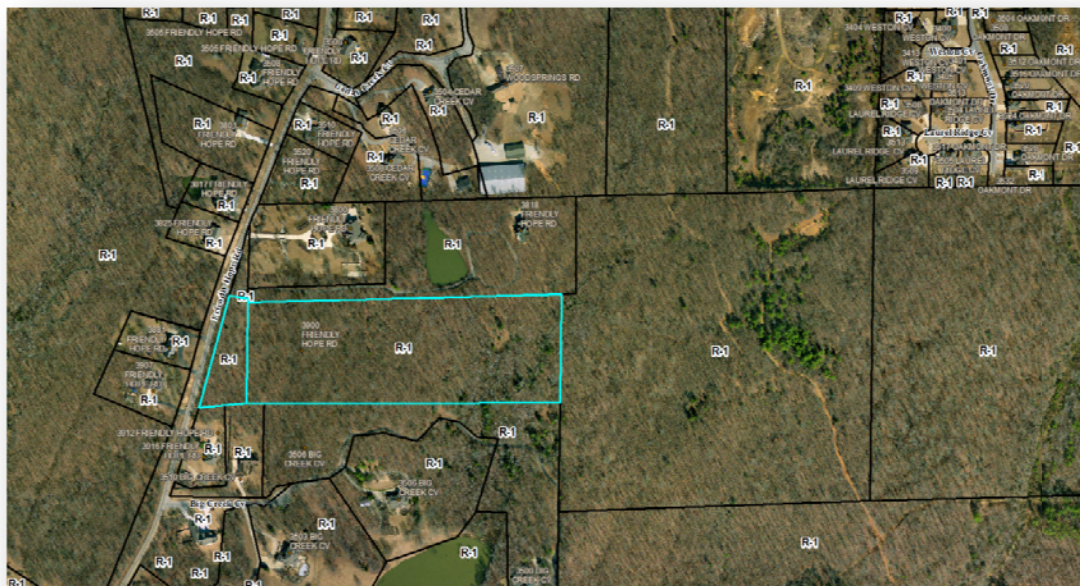
The Current/Future Land Use Map recommends this location as Single Family Residential. The proposed rezoning is consistent and in compliance with the adopted Land Use Plan.



Adopted Future Land Use Map

Master Street Plan/Transportation








The subject property is served by Friendly Hope Rd. on the Master Street plan, which is classified as a Collector Road, which requires a 40 ft. right-of-way to road centerline (80 ft. total right-of-way). Compliance is indicated on the rezoning plat.



Zoning Map

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed PD-R S.F. District rezoning is consistent with the Future Land Use Plan, as single family.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with the large lot development of 3 homes on 17+ acres.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Property is suitable for single family residential.	
(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;	This site and use should not be a detriment to the area.	
(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	Property is vacant.	
(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	Minimal impact if rezoned to C-3, L.U. Overlay.	

Staff Findings:

Applicant’s Purpose:

The applicant/owners hope to develop the property for family uses with 3 homes having substantial acreage, a pool house that can double as guest quarters, and a large storage building to house maintenance equipment to maintain the 17.19 acres.

The owner will have to supply the Planning Commission with final site plan layouts of the family compound in the future during the Final Development Stage.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments:

Department/Agency	Reports/ Comments	Status
Engineering	No issues .	Appeared at the pre-meeting
Streets/Sanitation	No issues.	
Police	No issues.	
Fire Department	No issues.	Appeared at the pre-meeting
MPO	No issues.	
Jets	No issues.	Appeared at the pre-meeting
Utility Companies	No issues.	Appeared at the pre-meeting

MAPC Record of Proceedings, Public Hearing Held on Monday, November 10, 2014:

Applicant: Mr. George Hamman appeared on behalf of the applicants to build 3 homes, a guest house and a separate storage building to maintain the area for family use.

Staff:

Mr. Spriggs summarized the staff report, noting the Land Use Map is complied-with, under the Single Family recommended uses. On the 17.19 acres, the owners are hoping to create a family compound and seek to satisfy CWL requirements as it relates to running utilities, under the PD-R Planned Residential District. The owners are committing to the requested district, with conditions limiting the number of homes to be built. Discussion was had during the pre-meeting, in terms of what would happen if the owners sought to further subdivide the property in the future. Mr. Spriggs noted that the conditions will protect that scenario from happening.

Mr. Spriggs and Mr. Morris made the MAPC aware that the Master Street Plan may be updated during the current study, adding a collector road that may traverse this property. A graphic was shown.

Mr. Hamman asked if there are any right of way requirements for that? Mr. Spriggs stated, No.

Mr. Spriggs asked if there was a conceptual plan prepared? Mr. Hamman stated no. Mr. Spriggs advised the MAPC to condition that a conceptual plan be forwarded to Council prior to final adoption of the ordinance.

The Conditions were read and were later amended to include a condition that a conceptual plan be forwarded to Council prior to final adoption of the ordinance.

Public Input: None

Mr. Kelton asked how big will the storage building be? 1,500 -2,500 sq.ft.

Motion was made by Mr. Kelton to place Case: RZ-14-18 on the floor for consideration of recommendation by MAPC to the City Council, subject to the conditions and we, the MAPC find that changing the zoning of this property from “R-1” Single Family to the proposed “PD-R” District, will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Reece.

Roll Call Vote: 5-0 to Approve.

Mr. Reece- Aye; Mr. Hoelscher- Aye; Mr. Perkins-Aye; Mr. Kelton-Aye; Mrs. Schrantz-Aye.
Absent were: Mr. Cooper, Mr. Bailey, Mr. Scurlock. Mr. Lonnie Roberts was chair.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 14-18, a request to rezone property from “R-1” Single Family to a “PD-R”, Planned Residential District with the following recommended conditions:

1. That the proposed site shall continue to satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Friendly Hope Rd. upon any future redevelopment of the site.
4. That a conceptual plan be forwarded to Council prior to final adoption of the ordinance.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking north on Friendly Hope Rd.



View looking north on Friendly Hope Rd.



View looking East at home south of site



View looking North on Friendly Hope Rd. Site on right



View looking South Site on left



View looking south on Friendly Hope Rd. Site on left