



City of Jonesboro City Council
Staff Report – RZ 14-15: 2006 Arrowhead Farm Rd. Rezoning
Municipal Center - 300 S. Church St.
For Consideration by the Council on September 16, 2014

PURPOSE: To allow owner rezone his property to accommodate his personal business office, rezoning from R-1 Single Family to C-4 Neighborhood Commercial, L.U.O..

**APPLICANTS/
 OWNER:** **Dustin Murphy**, 2010 Arrowhead Farm Rd, Jonesboro AR

LOCATION: 2006 Arrowhead Farm Road (2,200+/- feet west of Duncan Road on north side of Arrowhead Farm Road)

**SITE
 DESCRIPTION:** **Tract Size:** Approx. 0.81 Ac (35,085 sq.ft.)

Street Frontage (feet): 111, 10 ft.

Topography: Predominately flat. Long gravel drive for parking with remains of demolished home site.

Existing Development: Vacant/Farm land with some residential properties.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	Residential zoning	Vacant County land.
South:	Residential zoning	Vacant Residential.
East:	Residential	Single Family Residential.
West:	Residential	Single Family Residential.

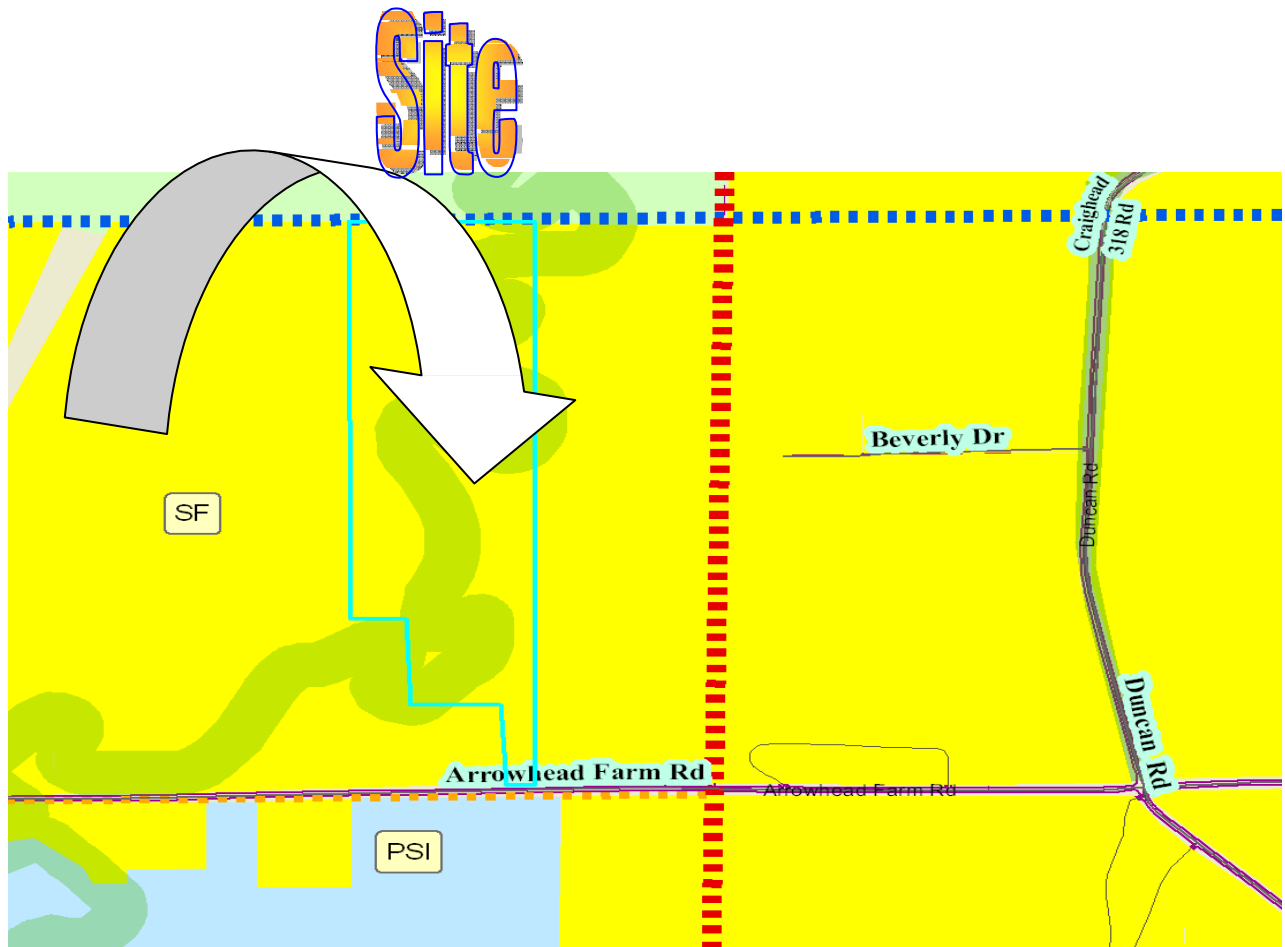
HISTORY: Applicant purchased property September 13, 2013. At that time, the County Assessor listed the property as farming, crop, and timber use. No history nor permit information was found in City records of current barn/storage bldg. associated with the proposed business.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

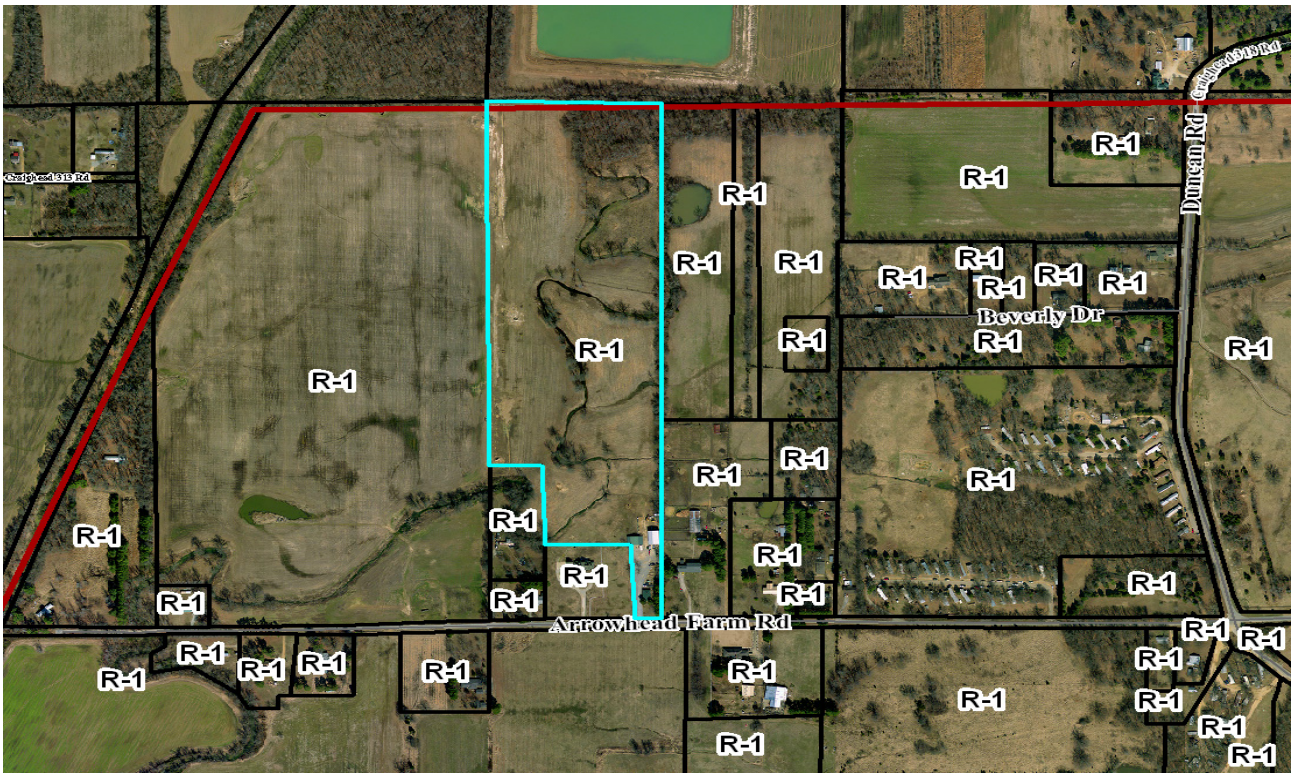
The Current/Future Land Use Map recommends this location as Single Family Residential along Arrowhead Farm Road. The proposed rezoning is not consistent with the adopted Land Use Plan.



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 C-4 Limited Use Overlay District Rezoning is not consistent with the Future Land Use Plan.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning. (see C-3 use definition)	The proposal is not consistent with the purpose of Chapter 117; unless the applicant considers a Limited Use Overlay and Zone Change to C-3 General Commercial. However, if proper screening controlled operation and growth is managed, it will not cause an adverse impact.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The proposal is compatible with the development trends in the area. Although most of the surrounding property is zoned for residential use, farming uses are common.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	This land has been used to operate a commercial use as home occupation. Compliance to zoning is advised.	
(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;	The bordering properties are zoned R-1. Traffic and noise should be limited, where the existing housing stock and residential properties exist. However if proper screening controlled operation and growth is managed, it will not cause an adverse impact.	
(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	Subject property is not 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 use is not allowed to expand in the future.	



Vicinity/Zoning Map

Staff Findings:

Applicant’s Purpose:

The applicant is seeking to construct business, as a contractor enterprise (see attached notes in Page 5). As noted, Planning has no established history of permits or business history on the premises other than farm, crop, and timber uses.

The applicant purchased the property with later plans to use the existing structures to conduct business related uses, and hopes to build an accessory office building.

If conditions and upkeep of the proposed use is maintained in an orderly fashion, neighboring properties should not be adversely impacted. Code of Ordinance, Sec. 117-328, Residential Compatibility Standards shall be complied with to protect abutting residential.

Storage of materials, equipment associated with the contractor enterprise must be kept inside of the storage building. Staff recommends the installation of privacy fencing around the perimeter of the property, to assure proper screening.

All parking areas shall be brought into compliance to prevent “mud-on-street” code enforcement issues. Drive and drive apron should at the least be paved with impervious surface material.

Regarding the proposed C-4 use, staff cannot find consistency in the allowable use table to cover the petitioned request. However the following use/definition should be considered:

Chapter 117 Definitions: *Construction sales and service means an establishment engaged in the retail or wholesale sale of Materials used in the construction of buildings or other*

structures, as well as the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumberyards, home improvement centers, lawn and garden supply stores, electrical, plumbing, air conditioning and heating supply stores, swimming pool sales, and construction and trade contractor storage yards.

Master Street Plan/Transportation

The subject property is served by Arrowhead Rd. On the Master Street plan, Arrowhead Rd is classified as Collector Rd, which requires a 40 ft. right-of-way to road centerline (80 ft. total right-of-way); the rezoning plat does not illustrate compliance with the Master Street Plan. The applicant must comply with the upon final replatting.

MAPC Record of Proceedings: MAPC Meeting Held on September 9, 2014:

Applicant: Mr. Ken Scrape- Represented the owner, Mr. Murphy, appeared before the Commission stating that he has submitted an application for rezoning and wishes to build an office building on site.

Public Input: No Opposition Present.

Staff: Rezoning has been requested for approximately 0.81 acres at 2010 Arrowhead Farm Road. **Mr. Spriggs** described the surrounding conditions of the neighborhood and vicinity. This area is rural in nature with primarily single family, since annexed. There are a number of farming, agricultural and nonconforming uses including mobile home parks along the area. Arrowhead Farm Road dead-ends at this point, where the property is located.

The Master Street Plan must be complied with. The Current/Future Land Use Map recommends this location as *Single Family Residential* along Arrowhead Farm Road. The proposed rezoning is not consistent with the adopted Land Use Plan. Platting of the property may be required and the rear acreage may be landlocked; this should be coordinated by the applicant.

Mr. Ken Scrape stated that Mr. Murphy acquired the 3 tracts. He stated the three deeds are separated by description. He stated that they will work out the issue during the site plan process.

Mr. Spriggs commented on the C-4 District regulations and asked for clarity on what was being requested. Mr. Murphy stated that he agreed to the Staff conditions. He noted that he plans only to use the property for office. The idea is to store vehicles, equipment and materials on job sites and elsewhere. It will not be for public use or increase of traffic. Mr. Murphy stated that this will not be a construction storage yard. No material sales will be done onsite.

Mr. Spriggs noted that such a use would be consistent with the C-4 L.U.O. District and will protect the consistency of the area.

The Conditions were read:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be approved based on the above observations and criteria, of Case RZ 14-15, a request to rezone property from "R-1" Residential and C-4 L.U.O., Office Use:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Storm water Drainage Design Manual.

2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development/phase of the subject property.
3. A final site plan showing coordination is required of all right of ways and egress/ingress easements showing required parking and paved public areas.
4. The setbacks, building heights, screening, and site design standards shall be maintained to protect remaining residential; Code of Ordinance, Sec. 117-328, Residential Compatibility Standards shall be complied with to protect abutting residential.
5. All parking areas shall be brought into compliance. Drive and drive apron should at the least be paved with impervious surface material.
6. A final replat of the property and remaining acreage shall be submitted and approved to assure compliance with the Subdivision Ordinance and Master Street Plan, prior to an redevelopment.

Mr. Murphy agreed.

Mr. Hoelscher: No research was done for easements. He suggested that the word easement be added to the conditions.

Mr. Perkins: Asked Mr. Murphy if he had adjoining neighbors next to the use/site. **Mr. Murphy** explained that to the east, there is one neighbor.

Commission Action: Motion was made by **Mr. Scurlock** to place Case: RZ-14-15 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “R-1” Residential to C-3, L.U.O. - Limited Use, Construction Service, is made compatible and suitable with the zoning, uses, and character of the surrounding area; subject to the noted conditions. Motion was seconded by **Mr. Hoelscher**.

Vote: Mr. Kelton- Aye; Mr. Scurlock-Aye; Mr. Hoelscher- Aye; Mr. Perkins- Aye; Mr. Bailey- Abstain; Mr. Reece- Aye. Mr. Roberts- Chair. **5-0 Approved.**

Absent was Ms. Schrantz.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should approved and recommended to Council based on the above observations and criteria, of Case RZ 14-15, a request to rezone property from “R-1” Residential and C-4 L.U.O. for Office use:

1. That the proposed development shall satisfy all requirements of the City Engineer and all requirements of the current Storm water Drainage Design Manual.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development/phase of the subject property.

3. A final site plan showing coordination is required of all right of ways and egress/ingress easements showing required parking and paved public areas.

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Respectfully Submitted for Council Consideration,

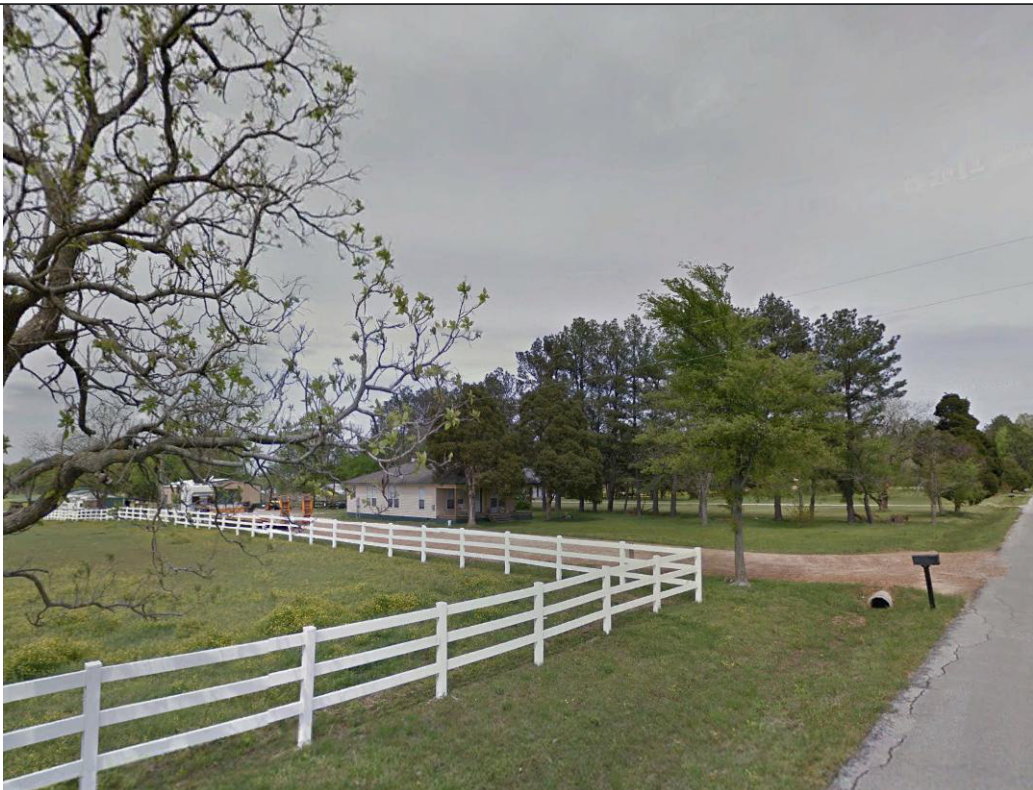


Otis T. Spriggs, AICP, Planning & Zoning Director

Site Photographs



View looking north toward home along Arrowhead Farm Road (site to right).



View looking east toward exiting access drive along Arrowhead Farm Road.



View looking south toward home residential land along Arrowhead Farm Road.



View looking west toward home exiting along Arrowhead Farm Road.



View looking North toward to Arrowhead Farm Trailer Park



View looking East toward to Arrowhead Farm Trailer Park



View looking South of Arrowhead Farm Trailer Park



View looking West toward to Arrowhead Farm Trailer Park

