



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ07-23: Frank Macon
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday, July 10, 2007

REQUEST: To consider rezoning a parcel of property containing approximately 13.52 acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning of R-1 Residential to RM-8 Multi Family Residential.

APPLICANT: Frank Macon, 1913 Warner, Jonesboro, AR 72401

OWNER: Frank Macon, 1913 Warner, Jonesboro, AR 72401

LOCATION: Prospect Road, between Airport and Paragould Rd.

SITE DESCRIPTION:

Tract Size:	Approx. 13.52 acres, 589,145 s.f.
Frontage:	Approx. 665 ft. on Prospect
Topography:	Flat
Existing Dvlpmt:	Rental property with mobile homes

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-3	Apartments
East:	R-1	Residential / Vacant
West:	R-1	Residential/SF and Mobile Homes

HISTORY: Property was annexed in as a trailer park with limited number of units. The case was pulled from the May 8, 2007 meeting per applicant's request.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Village Residential and Medium Density Residential. This designation includes residential uses such as single family and multi-family residential. This area is pending a restudy on the land use map by the Land Use Advisory Committee.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

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.

Findings:

Consistency is achieved with the Comprehensive Plan which is up for re-study, where the RM-8 district is requested. If approved, the proposed will be subject to site plan review by the reviewing City departments. The table below gives the lot and bulk requirements for the RM-8 Multi-Family District, and after calculating the net density this leaves a potential for 92 units for the subject site.

Zoning Classification	Min. Lot Width	Minimum Lot Area	Front Setback	Rear Setback	Side Setback
RM-8	70'	5,445 SF per Dwelling Unit	25'	20'	10.0'

Staff has received a tremendous amount of calls in opposition and has taken a more careful observation of this area. There is a lot of history to this property vicinity that raises concerns of traffic impact, safety of pedestrian traffic due to lack of right of way improvements as well as drainage problems that have haunted property owners to the west of this site. The amount of multi-family development to the south of this site seems to adequately serve the area.

Conclusion:

The Planning Department staff finds that the requested Zone Change submitted by Frank Macon should be reviewed based on the observations above. In the Case of RZ07-23, a request to rezone property from R-1 to RM-8 Multi-family should be recommended to the Jonesboro City Council for approval only after the impact and issues described above are addressed by the developer/applicant.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking southeast



View looking west along Prospect Road towards Airport Rd.



View looking East



View looking South at the subject site