



*Metropolitan Area Planning Commission*  
**Staff Report – Site Plan- Bowers Farm- Robert Rees**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the MAPC on June 14, 2011*

**REQUEST:** To consider of a site plan resulting from a rezoning of a parcel of property containing approximately 30 acres more or less from R-1 Single Family to RM-12 which was approved City Council.

**PURPOSE:** A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **RM-12**.

**APPLICANT/ OWNER:** Robert Rees, P.O. Box 2516, Jonesboro AR 72402

**LOCATION:** East side of Commerce Rd., between Moore Creek and Pacific Rd., North of Highland Dr. (Hwy. 18)

**SITE DESCRIPTION:**

Tract Size:	Approx. 30 +/- acres, 1,306,758 Sq. ft. +/-
Frontage:	Approx. 660.58 ft. along Commerce Dr.
Topography:	Flat
Existing Dvlpmt:	Vacant/Farmland

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1/R-2	Residential/Farmland
South:	R-2/C-3	Residential/Commercial
East:	R-1/AG-1	Residential/Farmland
West:	AG-1/R-2	Residential/Farmland

**HISTORY:** None

**ZONING ANALYSIS:** Adopted by Council April, 2011. See attached Ordinance.

**Master Street Plan**

The property is located along Commerce Drive which is recommended as a Principal Arterial on the adopted Master Street Plan. The minimum right of way for a Principal Arterial is 120 ft. A 60 ft. right of way is denoted on the plan to be dedicated per the Ordinance adopting the rezoning.

**Findings:**

The applicant has provided a site plan layout for 256 units (32- 8-plex buildings), for property recently rezoned to RM-12, Low Density Multi-Family Residential. All drives showing building access internally are private drives and shall be in compliance with parking lot standards in terms of widths, access and handicap accessibility.

Staff has major concerns over the one-drive access provided. An alternative access drive should be required by the MAPC because of maximum building fire safety requirements. A lighting and landscaping plan is required to assure proper buffering, site design and lighting photometrics. Waste collection/screening should be demonstrated as well. Floodplain and storm water drainage regulations must be met and satisfied by the applicant.

**Conditions of Rezoning Approval:**

The Planning Department Staff and MAPC recommend that requested Zone Change submitted by Robert Rees, be approved as RM-12, maximum 12 units per acre with the conditions below:

**SECTION 2: THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:**

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That the density shall not exceed 12 units per acre.
3. The owner agrees to dedicate the right of way of 60 feet from centerline of Commerce Dr. and provide a 300 ft. setback along the frontage.
4. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 30 acres.

Respectfully Submitted for MAPC Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

## SITE PHOTOGRAPHS



*View looking Southeast along Commerce Dr.*



*View looking Southeast of the subject property.*



*View looking North along Commerce Dr.*



*View looking Northwest of existing duplex on Commerce Dr.*



*View looking North of subject property frontage and drainage ditch.*



*View looking North of subject property frontage and drainage ditch.*



*View looking Southwest of farmland and Thomas & Betts in foreground.*



*View Looking South along Commerce Rd. (CWL - installing new lines).*