



*City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ 11-10: Hedger/Lamberth/ N. Caraway
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on April 12, 2011*

REQUEST: To consider a rezoning of a parcel of property containing approximately 17.27 acres more or less from R-1 Single Family to RM-8 Low Density Multi-Family 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 **RM-8**.

**APPLICANT/
OWNER:** Nina Hedger, Estate Administrator, 3705 Happy Lane, Bono, AR 72416

LOCATION: South side of Greensboro Rd, and East Side of N. Caraway Rd., Acreage at the rear of 1008 N. Caraway Rd.

SITE DESCRIPTION:

Tract Size:	Approx. 17.27 +/- acres, 752,353 Sq. ft. +/-
Frontage:	Approx. 133.13 ft. along N. Caraway Rd./ 44.86 ft. along Greensboro Rd.
Topography:	Flat
Existing Developmt.:	Vacant

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

HISTORY: This property was petitioned for a rezoning form R-1 to R-3, Multi-Family High Density for 48 units (Same *Ridges of Jonesboro* (Currently built on Patrick Rd.); Case RZ03-21 was denied by the MAPC, and later an appeal was considered on December 1, 2003 By City Council, and the item was denied due to the lack of a 2nd to the Motion.

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

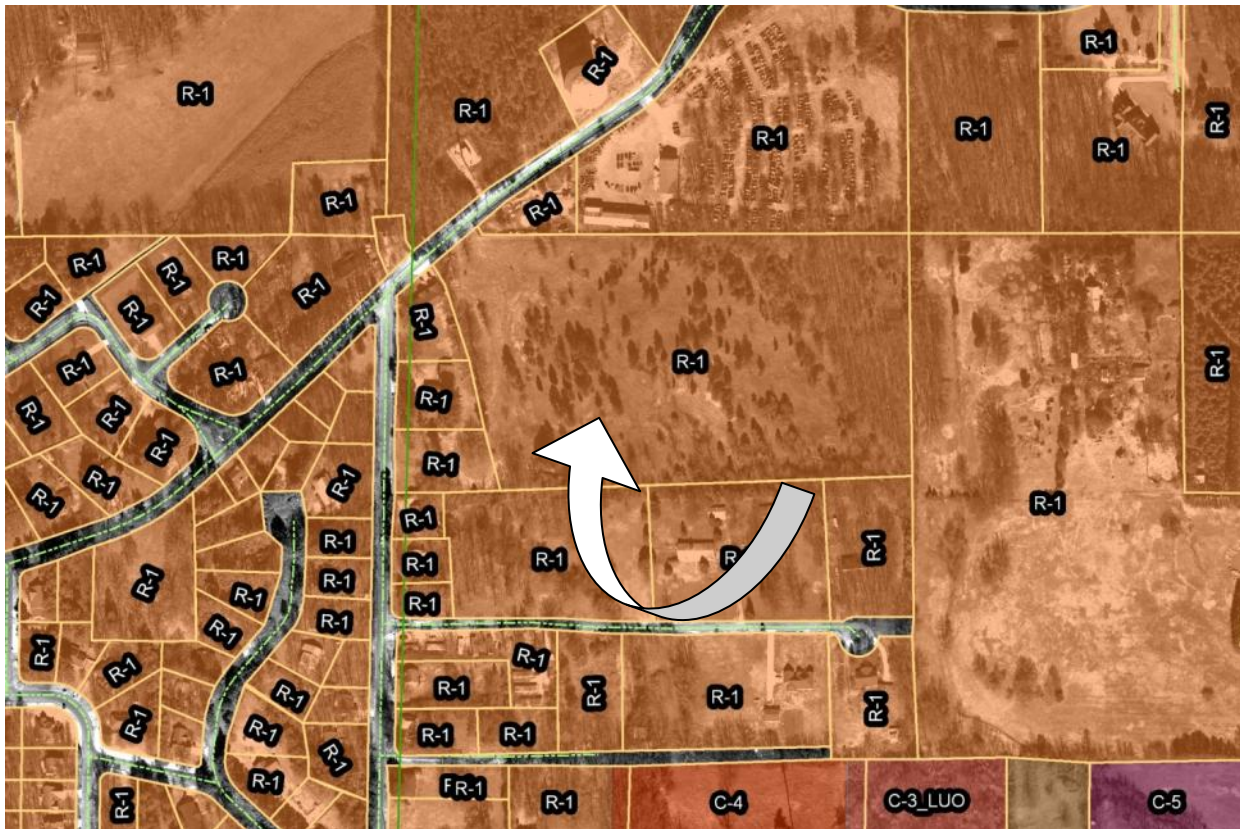
Approval Criteria- Section 14.44.05, (5a-g)- Amendments:

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 to be recommended as a Single Family residential. Currently the City is updating its Comprehensive Plan, which is predicted to be adopted by February 2012.



Zoning/Vicinity Map

Master Street Plan

The property is located along Greensboro & N. Caraway Roads which are both recommended as a Proposed Collector Roads on the adopted Master Street Plan. The minimum right of way for a Collector Rd. is 80 ft. A 60-ft. right-of-way is denoted on the submitted rezoning plat. Access management and drive location must be approved by the City Engineer.

Findings:

The proposed rezoning will result in existing R-1 Residential zoned property being zoned to RM-8. With the exception of a few properties, this area is primarily zoned and utilized as R-1 single family; and there are a few nonconforming Multi-family uses in that segment of the city along with the apartment units to the south..

Absent much needed transportation improvements in the area, MAPC is advised to promote some controls on maximizing build out at a fast pace in this area. With the expansion of Campus housing and the need for revitalizing the existing apartment stock to the southwest of this site would be ideal; housing needs will continue to be in demand in this area. Low density development is recommended in this region until such time road improvements and access management standards are provided along such collector roads.

Impacts on the surrounding single residential properties must be considered by the Planning Commission. Therefore a limited use overlay or Planned District approach is preferred. This will afford the Commission and Council the opportunity to place conditions and restrictions on proper landscaping and buffering, drainage, lighting, open space, access management, density and other site variables. Not only is vehicular access a concern, pedestrian/student foot-traffic access needs to be manage to allow for safety in current and future right of way conditions.

Zoning Analysis

Absent a conceptual or preliminary layout, staff can only provide the allowable uses/parameters of the RM-8 Zoning Classification. Specifics and detailed compliances shall be required during the site plan review process before the MAPC if rezoning is approved.

RM-8 Zoning District

Requires 5,445 s.f. per unit= Gross units permitted: **138 apartment units**

Front Setback: 25 ft.

Side: 10 ft.

Rear: 20 ft.

-Multi-family Structures over one story or 15ft in height shall have an additional 8-ft. side and rear setback for every additional story or 15ft. in building height.

Parking required: 1.25 spaces per efficiency unit; 2.25 spaces per 2-bedroom units; 3 spaces per 3-bedroom units.

Buffering/Screening:

All parking areas shall be screened or buffered. All dumpster locations shall be properly shielded per Section 117-326 of the Jonesboro Code of Ordinances. Perimeter privacy fencing should be considered to minimize impact on abutting single family residences. Exterior lighting shall be designed to minimize light spilling onto surrounding properties.

Conclusion:

The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Nina Hedger, Case RZ11-10, RM-8 only after consideration of a limited use overlay or a Planned District, in recommendation to the City Council for rezoning. 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 such as the following and any that my result from the public hearing:

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 8 units per acre with a maximum of 138 units.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the 17.27 acres as RM-8 L.U.O.
4. The applicant agrees to comply with the Master Street Plan recommendations for N. Caraway Road and Greensboro Road right-of-ways.
5. Fencing details depicting screening shall be implemented along the entire perimeter of the proposed site as approved by the MAPC.
6. . A lighting photometrics plan shall be submitted with the building permit application to assure no lighting spillage onto abutting properties.
7. Any additional signage details shall also be submitted as part of the building permit application.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking North along N. Caraway Rd.



View looking South along N. Caraway Rd.



View looking east towards site



View from site looking West



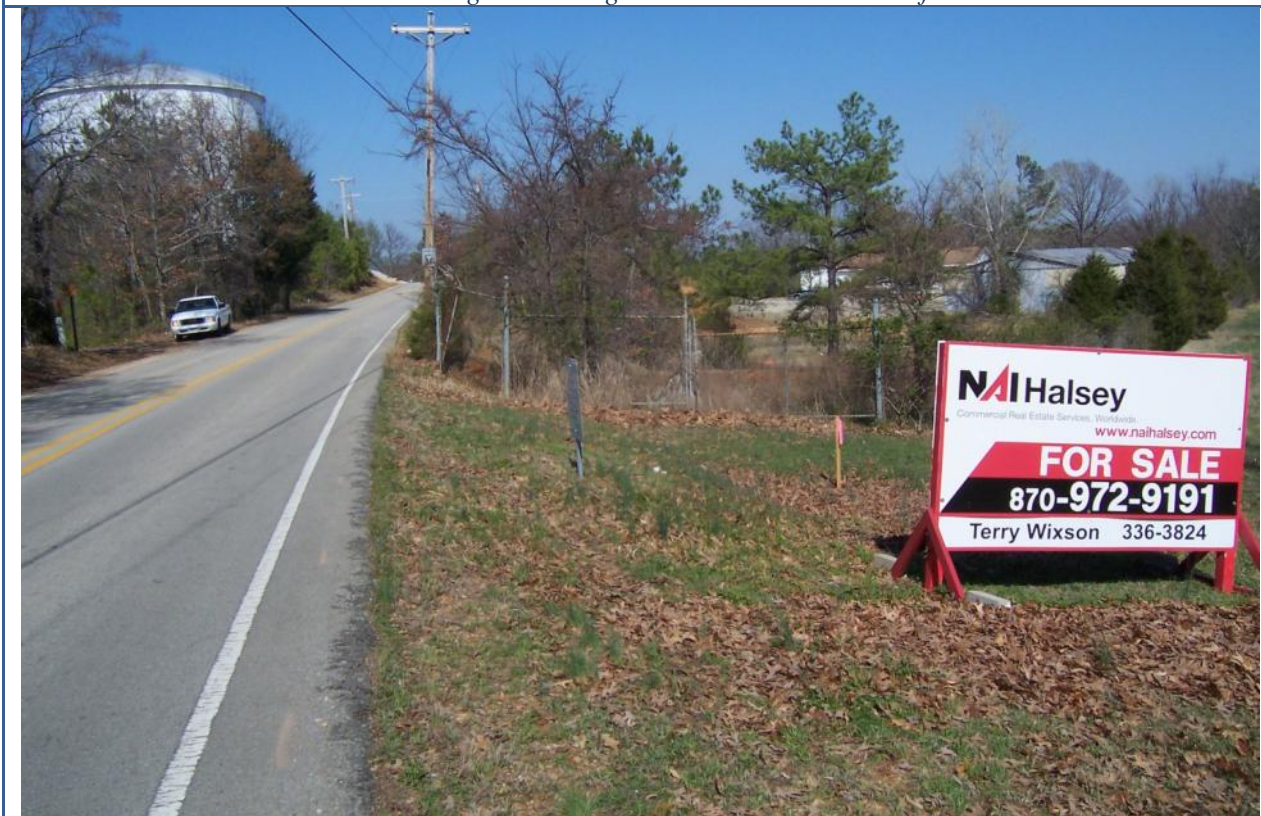
View looking Northeast on Corner of Greensboro and N. Caraway Rd.



View looking South on Corner of Greensboro and N. Caraway Rd.



View looking West along Greensboro Rd. site to left.



View looking N. East along Greensboro Rd. site to right



View looking N. East along Greensboro Rd.



View onsite looking Southeast



View onsite looking east



View onsite looking south