



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-24: Watson Family Trust Rezoning

Huntington Building - 900 W. Monroe

For Consideration by the Commission on December 11, 2012

- REQUEST:** To consider a rezoning of a parcel of land containing 48.26 acres more or less.
- PURPOSE:** A request to consider a recommendation to Council for a rezoning from R-1 Single Family Residential to RS-7 Single Family and RM-8, Multi-Family Residential District
- APPLICANT/
OWNER:** Charles R. Watson Family Trust, 3000 Mockingbird Lane, Jonesboro 72401
Unico Bank, 506 W. Kingshighway, Paragould, AR 72450
- LOCATION:** At the terminus of Keely and Lexee Streets with frontage on Ingels Rd.
- SITE** Tract Size: Approx. +/- 48.26 acres: **RS-7: 8.81 acres**, 383,763.6 sq. ft.;
RM-8, 22.19 acres, 966,596.5 sq. ft.; **RM-8: 17.26 acres**, 751,845.6 sq. ft.
- DESCRIPTION:** Frontage: 245 ft. +/- along Keely, Lexee, and Ingels Rd.
Topography: Predominantly Flat
Existing Development: Vacant Single Family/Agricultural
- | | | |
|------------------------------------|----------------|--|
| SURROUNDING
CONDITIONS: | <u>ZONE</u> | <u>LAND USE</u> |
| | North: R-1- SF | Vacant Single Family/Agricultural |
| | South: R-1- SF | Vacant Single Family/ Agricultural |
| | East: R-1- SF | Higginbottom Creek, & Vacant/ Agricultural |
| | West: R-3- MF | Single Family |
- 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 current proposal is to rezone the property to single family with a transition to Multi-family to the east. The eastern



Future Land Use Map: SF=Single Family; HD= High Density Residential; RG= Retail General

Approval Criteria Checklist- Section 117-34- 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 list. Staff has reviewed each and offers explanations and findings as listed in the rezoning checklist below:

Criteria	Consistent (Yes or No)	Explanation
(a) Consistency of the proposal with the Comprehensive Plan	Partially Consistent with the Adopted "Land Use Plan". Inconsistent as multi-family.	Area to the west is currently zoned R-3 High Density Multi-family, but was developed as small lot single family residential.
(b) Consistency of the proposal with the purpose of the zoning ordinance.	Partially Consistent where single family is proposed. The applicant is pursuing the use of the new RM-8 zoning to the east.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;	A low intense/low density multi-family proposal may be considered compatible. However an additional/potential 315	Area adjacent to an unstudied floodway. Floodplain/flood way challenges may need to be overcome.

	multi-family units may be construed as out of character with the surrounding area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	The area is suitable for single family residential. As-of-right the property could currently be developed having approximately 260 additional homes under the R-1 Zoning.	With floodplain challenges the density levels may result in a number lower than the potential volumes listed.
(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;	Adverse impacts on traffic in no doubt will be seen as an issue to the surrounding residents. The master street plan recommends Ingels Road as a Minor Arterial Road. This sends a message that connectivity to the east is anticipated as a need in the very near future to effectively get traffic to Stadium Blvd. in a more efficient manner. Richardson Road as well as an extension of Willow Road as improved collectors need to be further studied to get the traffic north/south more efficiently. See Land Use Map above which depicts the Master Street Plan Overlay.	Applicant has shown no commitment to addressing potential traffic impacts by this proposal 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	Land has been vacant for years and formerly utilized for agricultural purposes.	
(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.	Partially Consistent with the Adopted "Land Use Plan". Inconsistent as multi-family.	Impacts on City services, utilities and emergency services are anticipated. This area falls within the Nettleton School District. The school board should be contacted for a letter of review/recommendation.



Vicinity/Zoning Map

Findings:

Master Street Plan/Transportation

The subject site is served by Ingels Road on the Master Street Plan, which defines Ingles road as a Minor Arterial which is recommended with a right of way totaling 120 ft. No right of way consideration is shown on the rezoning plat to date. Staff can only predict what traffic impact can occur absent a development plan for the site which is not presently presented. A traffic impact study should be considered as a requirement by the MAPC.

Zoning Code Compliance Review:

The applicant is requesting a change in zoning to an RS-7 Single Family Residential District and an RM-8 Multi-Family Residential District. It is the hopes that the property will be developed in phases over a number of years. The applicant proposes to develop the single family lots in a configuration similar to the homes previously built within the adjacent R-2/R-3 Multi-family District. As noted in the findings, the applicant anticipates that after all development constraints are considered, the resulting density within the RM-8 will be approximately 5.5 units per acre; and the single family density will be 7 units per acre (approximately 277 mixed units).

Staff has concerns that needed infrastructural improvements in the area should be addressed such as road improvements to Richardson, Ingels and Willow Road. As noted, Ingels Road is proposed as a Minor Arterial on the Master Street Plan, but from the photographs, it is obvious that street improvements need to be prioritized in the future to offset anticipated city growth within the northwest sector. Other challenges noted include the fact that the subject property lies next to an unstudied floodway/ditch which may limit actually density of the proposed tract of land.

RS-7 Zoning District Requirements:

Requires 6,222 s.f. per unit= Gross units permitted: 61 single family detached homes; given a density of 7 - units per acre on single family lots.

Front Setback: 20 ft.

Side: 7.5 ft.

Rear: 20 ft.

RM-8 Zoning District Requirements:

Requires 10,890 s.f. per unit= Gross units permitted: **25 apartment units under the 6.33 acres.**

Front Setback: 20 ft.

Side: 7.5 ft.

Rear: 15 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 formula: 1.75 spaces per 1-bedroom units; 2.25 spaces per 2-bedroom units.

Under the current R-1 Single Family District, it should be noted that the gross density of the subject site would accommodate approximately 260 homes/single family lots.

Site Tract Size: Approx. +/- 48.26 acres: **RS-7: 8.81 acres**, 383,763.6 sq. ft.; **RM-8, 22.19 acres**, 966,596.5 sq. ft.; **RM-8: 17.26 acres**, 751,845.6 sq. ft.

The gross RM, Multi-family could allow for a gross density of: 39.45 acres= @8 units per acre= 315 units (the applicant anticipates approximately 216 attached units, and 61 single family detached homes; given a net density of 5.5 units per acre on the multi-family, and 7 -units per acre on single family lots).

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 or solid landscaped buffering should be considered to minimize impact on abutting single family residences. Exterior lighting shall be designed to minimize light spilling onto surrounding properties.

Department/Agency	Reports/ Comments	Status
Engineering	Request for Review Sent 11/30- Pending	No problems with the proposal to date.
Streets/Sanitation	Request for Review Sent 11/30- Pending	No problems with the proposal as presented
Police	Request for Review Sent 11/30- Pending	No comments to date
Fire Department	Request for Review Sent 11/30- Pending	No comments to date
Utility Companies- CWL	Request for Review Sent 11/30- Pending	No problems with the proposal to date

The Planning Department Staff finds that the requested Zone Change submitted Unico Bank on behalf of the Charles R. Watson Family Trust, should be evaluated based on the above observations and criteria, of Case RZ 12-24 noted above, a request to RS-7 Single Family and RM-8, Multi-Family Residential District The following conditions should be considered by the MAPC prior to any recommended approval:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual and FEMA floodplain regulations.
2. That the RM-8 gross density shall not exceed 5.5 units per acre (attached); with a maximum of (216) attached units, and for RS-7, (61) single family detached homes, with a density of 7 -units per acre on single family lots.
3. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment.

4. The applicant agrees to comply with the Master Street Plan recommendations for the Ingels Rd. right-of-way.
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.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP, Planning & Zoning Director

Sample Motion:

I move that we place Rezoning Case RZ 12-24 on the floor for consideration and recommendation to City Council, as presented for a rezoning from R-1 Single Family Residential to RS-7 Single Family and RM-8, Multi-Family Residential District ; and we, the MAPC find that the change in zoning follows the criteria for Zoning Changes, and follows good land use principals.

Site Photographs



View looking West from the terminus of Beacon St.



View looking North towards the Southwestern edge of the site.



View looking East towards site



View looking west on Keely Drive



View from site looking south near Keely Rd.



View looking east on to Property from Lexee



View on Keely looking east toward project site



View looking south from Lexee along the west line of the Site Boundary



View looking North from the terminus of Lexee along the west line of the Property Boundary





View looking Northeast towards the intersection of Lexee & Showalter



View of homes along Ingels Rd. directly west of the project site



View looking East along Ingels Rd. towards the Higginbottom bridge – Project site to the right of Photo



View from Ingels Rd. looking south toward site



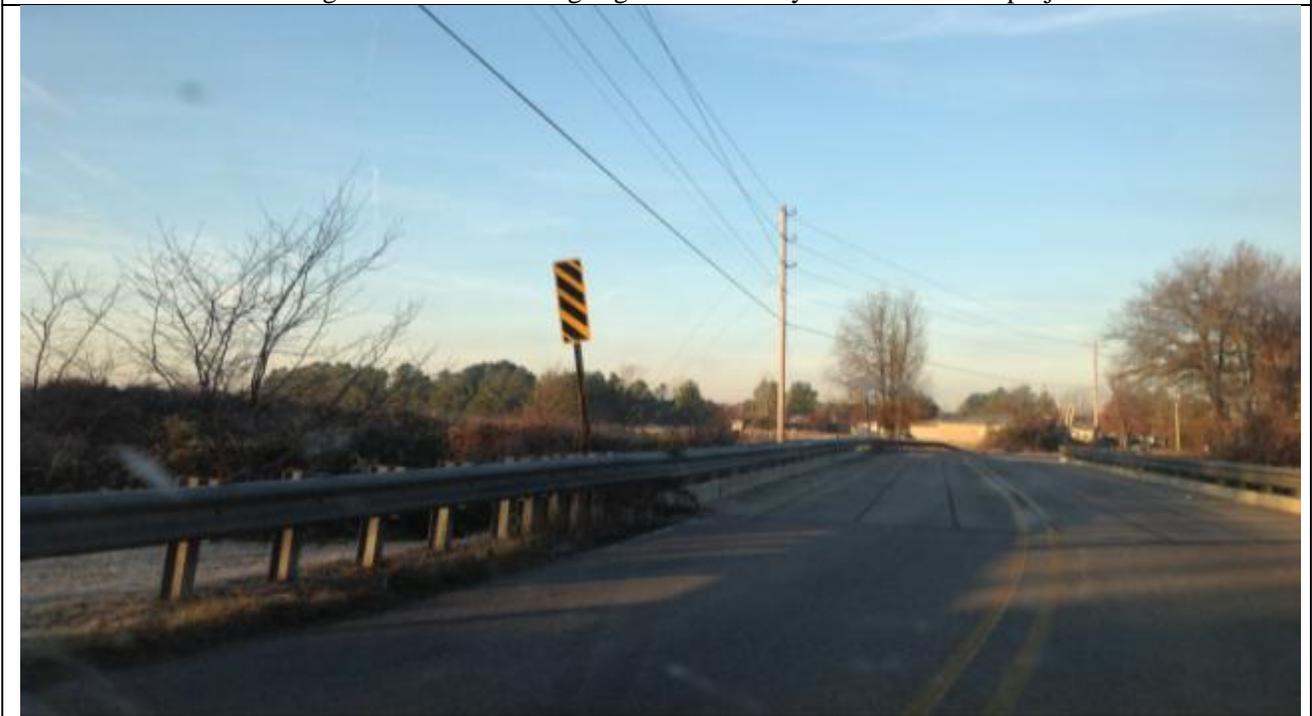
View looking west towards homes along Ingels Rd. directly west of the project site



View looking west along Ingels Rd. from existing entrance of the project site



View looking west at homes along Ingels Rd. directly east of the ditch/project site



View looking west at homes along Ingels Rd. directly east of the ditch/project site



View looking west along Ingels Rd. directly east of the ditch/project site