



*City of Jonesboro Metropolitan Area Planning Commission  
**Staff Report – RZ 11-04: Robert Rees**  
 Huntington Building - 900 W. Monroe  
 For Consideration by the Commission on March 8, 2011*

**REQUEST:** To consider a rezoning of a parcel of property containing approximately 30 acres more or less from R-1 Single Family to RM-16 High 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-16**.

**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

**SURROUNDING CONDITIONS:**

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

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

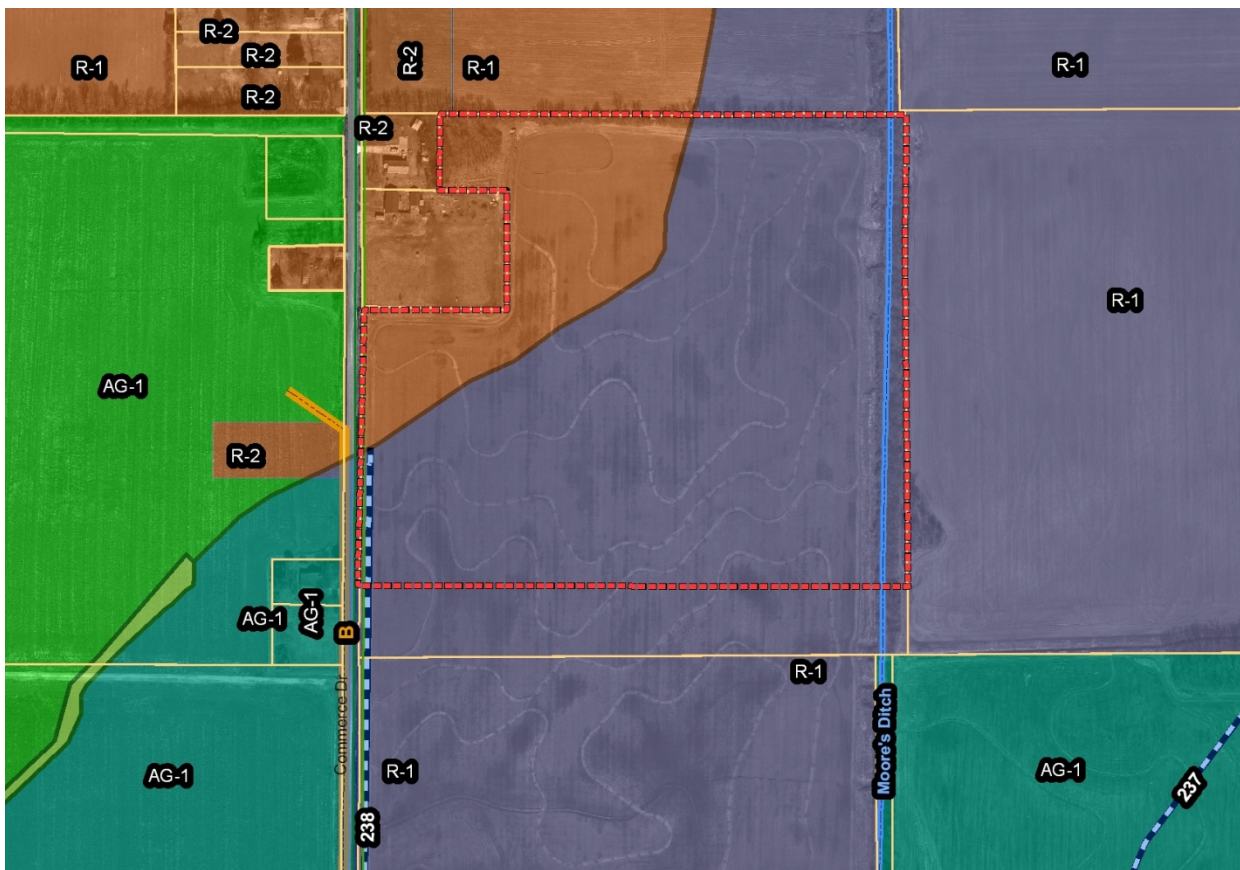
The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (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 Southeast Sector and to be recommended as a Planned Mixed Use Area (PMUA). Which promotes mixed development commonly executed under the planned district process. The composition of the PMUA is minimum 10% commercial uses, and a maximum of 25% multi-family uses with single family as the balance.



**Zoning/Vicinity Map**

**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. An 80 ft. right of way is denoted on the plan but is not labeled as dedicated.

**Findings:**

The proposed rezoning will result in existing R-1 Residential zoned property being zoned to RM-16. With the exception of a few properties sparsely zoned as R-2, this area is primarily agricultural with single family intermixed, but is primarily undeveloped with flood plain challenges.

This area will experience further growth if and when an eastern bypass or expansion of Commerce Drive is funded and constructed in the future. If rezoned at a density of 16 units, the gross number of unit could equate to 480 units absent any site infrastructure.

Staff would have preferred to see the site developed as a Planned District with some consideration for open space and common amenities do to the fact that is area is underserved by parks and recreational opportunities for the youth, due to proximity to the Industrial Park area.

Consideration for a limited use with a reduction in density should be considered by the MAPC. 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. Once north/south connectivity is achieved in this area by future road improvement projects, Staff feels that growth is inevitable.

**Conclusion:**

The Planning Department Staff recommends that the MAPC considers the requested Zone Change submitted by Robert Rees, only after consideration of a limited use overlay or a Planned District with a reduction in the number of units per acre, 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.

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. 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 Commission 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).*