



City of Jonesboro City Council
Staff Report-Annexation: AZ07-01: Wrinkles
Huntington Building - 900 W. Monroe
For Consideration by the Council on Tuesday, December 18, 2007

REQUEST:	To consider annexing and rezoning a parcel of property to RS-8, containing approximately 8.5 acres more or less on Craighead 745 Rd.		
PURPOSE:	A request to recommend approval to the Metropolitan Area Planning Commission for annexation on Craighead 745 Rd.		
APPLICANT:	Charles M. Mooney, Sr. Attorney Jonesboro AR		
OWNER:	Randy & Becky Wrinkles, 1023 Ebbert Dr., Jonesboro AR		
LOCATION:	Northeast quadrant of the city limits north of Peachtree and north of Shipley Ln.		
SITE DESCRIPTION:	Tract Size:	Approx. 8.5 acres +/-	
	Frontage:	676.5 ft. along Craighead 745 Road	
	Topography:	Predominantly Flat	
	Existing Dvlpmt:	Vacant	
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>	
	North: Unzoned (County)	Residential, Vacant	
	South: R-1 Single Family	Vacant/Residential	
	East: Unzoned (County)	Vacant/ Residential	
	West: Unzoned (County)	Vacant	

All the required documents have been submitted by Attorney Charles M. Mooney, Sr. meeting all the guidelines outlined in the procedure for annexation through the County Court. We have received a sealed and signed copy of the petition on November 13, 2007, from the County Clerk's Office.

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 22) shows the area recommended as Village Residential and Medium-Density Residential. This designation includes all existing and future single-family residential uses that are three or less units per acre.

MAPC RECOMMENDATION:

The Metropolitan Area Planning Commission considered this request on December 11, 2007, and voted 6 to 0, to recommend approval for case of AZ 07-02, a request to annex 8.5 acres as RS-6 TO City Council. No opposition appeared in this case.

Record of Proceeding:

Attorney Charles "Skip" Mooney, Sr. came forward as proponent for this item. City Planner Otis Spriggs stated that the process through the County has been completed. This item was recommended to be rezoned to RS-6 by staff. This area is a part of an area adjacent to the City which has resisted annexation in the past. Staff has no problem with this particular proposal. Mr. Tomlinson asked about the County Road 745 and wanted to know if the street dead ends. The applicants and Staff stated that it continues north. The concern of the commissioners is getting adequate right-of-way for the roads. Mr. Mooney stated that he didn't believe there would be a problem with adding additional right-of-way.

A motion was made by Marvin Day with a RS-6 zoning contingent upon the fact that we have been given a 60 ft. right-of-way along the southern property line and the eastern property line to match the existing streets, seconded by Mr. Jerry Halsey Jr., that this Annexation be Recommended to Council.

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 where Annexation/Residential (RS-8) is requested. *Staff requests that the commission modifies the request to RS-6* which will require any future subdivided parcels to be a minimum of 7,260 sq. ft., with 65 ft. minimum wide lots, having setbacks of 20 ft. in the front and rear and a combined 15 ft. on the side yards. Otherwise the requested RS-8 lot configuration would result lots under the 6,000 sq. ft.

This area is a part of the city that is segmented by a large cavity area of land that has not been annexed into the city over the past years. Staff anticipates multiple annexations to occur in this general vicinity, as the Commission has seen a recent proposing that moves towards the completing of this large tract of land into the City of Jonesboro.

Conclusion:

The MAPC and staff finds that the requested Annexation/Zone Change as RS-6, submitted by Attorney Charles M. Mooney, Sr. on behalf of Randy and Becky Wrinkles would follow good land use principles in the Case of AZ07-02, and is recommended to be approved by the Jonesboro City Council as RS-6 Single Family. The street right-of-ways must meet minimum City standards.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director



View Looking west of subject property along Misty Glen Dr.



View Looking south along Misty Glen Dr.



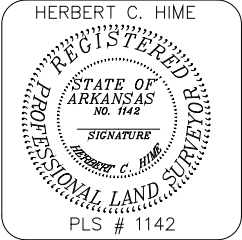
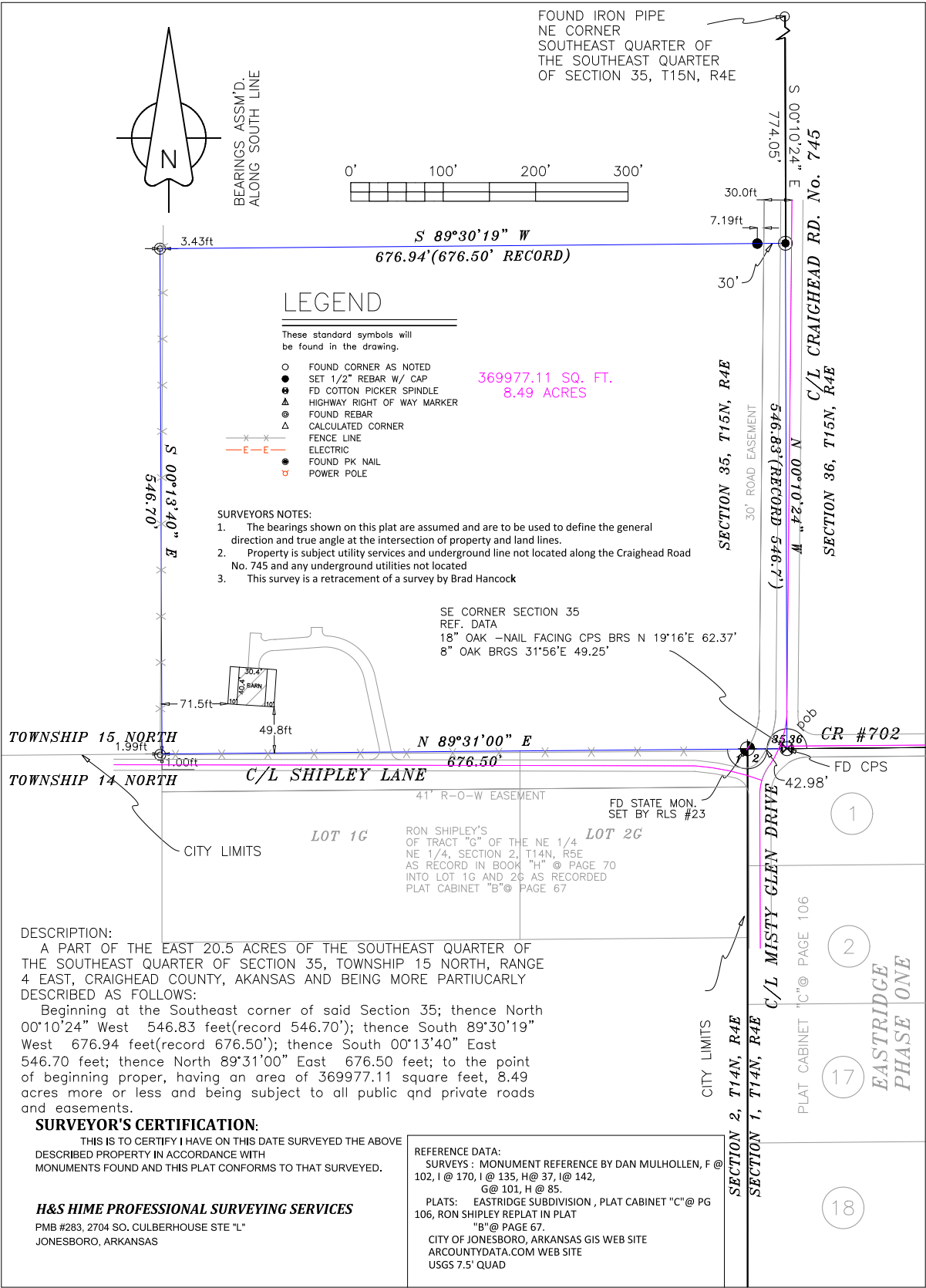
View Looking North



View Looking east



View looking southeast (Shipley Ln.)



H & S HIME PROFESSIONAL SURVEYING SERVICES

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PLAT OF SURVEY

drawn: HH	A PART OF THE EAST 20.5 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS
date: 12-03-2007	
scale: 1"=100'	client: RANDY & BECKY WRINKLES

500-15N-04E-0-35-202-16-1142