

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ09-16: Coleman/Caldwell Rezoning

Huntington Building - 900 W. Monroe

For Consideration by the Commission on September 8, 2009

- REQUEST:** To consider a rezoning a parcel of land containing 11.01 acres more or less (479449.20 sq. ft.).
- PURPOSE:** A request to make recommendation to Council for a rezoning from Agriculture AG-1 to RS-7 Single Family Residential.
- APPLICANT:** Carroll Caldwell, 2704 S. Culberhouse Rd., Jonesboro, AR.
OWNER: Troy Coleman, 107 Joe Martin’s Exprwy., Bono, AR 72416
- LOCATION:** Kathleen St. and Pacific Rd., Jonesboro, AR 72401
- SITE DESCRIPTION:** Tract Size: 11.01 acres +/- (479449.20 sq. ft.).
Frontage: Approx. 754.15’ along Kathleen St., 249.03’ along Pacific Rd.
Topography: Flat
Existing Dvlpmt: Farm land

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1,	Residential
South:	AG-1	Agriculture
East:	R-1	Residential
West:	I-2	Airport

- HISTORY:**
- RZ 06-20:** 28.76 acres from Ag-1 to R6 L.U.O. Multi-family; Approved by Council
- RZ 06-27:** 126.64 acres from AG-1 to R6 Multi-family- Case withdrawn prior to potential denial.
- RZ 06-29:** 38.77 acres from AG-1 to R6 L.U.O. - MAPC recommended to the City Council changing the zoning to R-2 LUO at 8 units per acre with the R-6 stipulations. Case denied by Council 2/6/07.

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

This area is surrounded by Agricultural land and single family residential lots. The proposed use will be comparable to the surrounding area.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map which is outdated shows the area recommended as Planned Industrial. This designation typically includes new and existing industries in a clustered/industrial park setting. Industries of a light, medium and heavy intensity may be permitted subject to specific environmental requirements and non-industrial use proximity requirements. (This classification generally corresponds to the current I-2 General Manufacturing District).

This area is under restudy by the Land Use Advisory Committee, and updates are forthcoming for adoption

in the very near future. The site is situated on a two lane road, and is across from the airport. The current proposal illustrates Planned Mixed Use Area. Staff anticipates the recommendation for a mixed use area to be allowed contingent upon arterial upgrades in the project area.

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:

The subject area lies within a transitional area which is adjacent to an industrial core area, with a combination of Agricultural land, Single Family and “R-2” Low Density. The “RS-7” Single Family District requires 6,222 s.f. per dwelling unit, with a required 20 ft. front yard setback; a 20 ft. rear yard setback and a minimum 7.5 ft. side yard setback. This district is equivalent to what now surrounds this area- R-1 Single Family Residential.

Kathleen Rd. currently functions as a collector road, and the proposed Master Street Plan designates it as such. The minimum right of way width for a collector road is 70 ft. which could allow for much needed shoulder area, if not sidewalks for such a corridor. Under the existing road conditions, access management may become an issue if the future arterials such as Commerce Drive improvements are not implemented prior.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Carroll Caldwell, should be approved based on the above observations and criteria, of Case RZ09-16, a request to rezone property from AG-1 to RS-7, Single Family Residential District to be recommended to the City Council. Staff cautions that any conditions or stipulations at the wish of the Commission are only permissible under the Limited Use Overlay provision. Therefore it may more feasible to recommend approval of a change to RS-7 L.U.O.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View of the airport to the west of the site.



View looking Northeast towards site.



View looking Northeast towards the site.



View of the property to the east.



View looking west along Pacific Rd.



View looking east away from the site.



View looking south at the project site.