



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item #

COUNCIL MEETING DATE

Requesting Agency

Community Development (Marlyn Esparza, applicant)

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Review of exterior of proposed residence

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

Section 86-98. R-4 development standards

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

☒ **Yes** ☐ **No**

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – Approval of Exterior with color sample provided

The applicant is proposing to build a new, single-family detached house at 168 Whiteline Street / Starr Drive. (Note: the official street name was changed from Whiteline Street to Starr Drive in 2025.) She was approved several years ago by the Design Review Commission but now has a new house design. The DRC's comments in 2023 were:

- The revised floor plan brought up to 1600 square feet heated.
- Specific colors to be used on the outside.
- Verify that vinyl siding will not be used.
- Landscape plan
- Site plan, showing house footprint on property.

The property is zoned R-4 Residential. The property is not within the Historic District or in the Historic Residential Overlay and therefore will not require a Certificate of Appropriateness, just Design Review Commission review.

Sec. 2-303. - Powers and duties.

The design review commission has the power to make certain advisory recommendations to the city council, the historic preservation commission, and the community development department. The commission's recommendations on review items are not binding, but are intended to be utilized by the city council, the historic preservation commission, and the community development department in making informed, binding decisions.

The commission shall be authorized to:

- (a) Make recommendations to the historic preservation commission regarding certificate of appropriateness applications for any exterior modifications to existing developments, buildings and structures (including signs) within the historic districts and Historic Residential Overlay, prior to the scheduled historic preservation commission hearing on the

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title		Phone	City Manager's Office
Signature		Date	

applications.

- (b) Make recommendations to the historic preservation commission regarding certificate of appropriateness applications for proposed and replacement developments, buildings and structures (including signs) within the historic districts and Historic Residential Overlay, prior to the scheduled historic preservation commission hearing on the applications.
- (c) Make recommendations to the mayor and city council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require variances, generally within the city and, more specifically, within the Tara Boulevard Overlay, Arts & Entertainment District Overlay Zone or Assembly Overlay.
- (d) Make recommendations to the mayor and city council regarding proposed developments, buildings and structures (including signs) that require variances, generally within the city and, more specifically, within the Tara Boulevard Overlay, Arts & Entertainment District Overlay Zone or Assembly Overlay.
- (e) Make recommendations to the mayor and city council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require conditional use hearings and/or zoning change hearings, generally within the city and, more specifically, within the Tara Boulevard Overlay, Arts & Entertainment District Overlay Zone or Assembly Overlay.
- (f) Make recommendations to the mayor and city council regarding proposed developments, buildings and structures (including signs) that require conditional use hearings and/or zoning change hearings, generally within the city and, more specifically, within the Tara Boulevard Overlay, Arts & Entertainment District Overlay Zone or Assembly Overlay.
- (g) Make recommendations to the city manager and community development director regarding significant exterior modifications to existing developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the historic district or overlays.
- (h) Make recommendations to the city manager and community development director regarding significant proposed developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the historic district or overlays.
- (i) Make recommendations to the mayor and city council regarding proposed text amendments to the city zoning code.
- (j) Make recommendations to the mayor and city council regarding applicable facade grant applications for existing buildings and structures within the city.

Sec. 86-98. - R-4 single family residential district regulations.

(a) Purpose. The R-4 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-quarter acre. The district is intended to create and preserve a neighborhood setting in which smaller lots are desired. While the R-4 district is primarily free of non-residential uses as well as higher density residential uses, the district may adjoin such districts and may be located near the downtown. Public and institutional uses traditionally found in relatively low density neighborhoods are compatible with the R-4 district. Such development is also typically served by a network of local streets to minimize traffic impacts on the neighborhood.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-4 district shall conform to the following development standards:

- (1) Minimum lot area: 10,480 square feet (¼-acre)
- (2) Minimum lot width: 75 feet ¹
- (3) Minimum front yard: 25 feet ²
- (4) Minimum side yard: 12 feet ³
- (5) Minimum rear yard: 25 feet
- (6) Minimum floor area per dwelling unit: 1,600 square feet
- (7) Maximum building height: Two stories and 35 feet
- (8) Maximum lot coverage: 35 percent

The house meets all R-4 development standards. In addition, the applicant will use Hardiplank siding instead of vinyl which is generally prohibited in the City. Color samples, which are mild earth tones, have been presented.

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

Proposed building elevations, color samples

Staff Recommendation

Approval

David Allen, Community Development Director