



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 15-09 Reserve at Hill Park Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on Tuesday, August 11, 2015

REQUEST: To consider a rezoning of the land containing 13.8 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family and C-3, L.U.O. to PD-C, Planned District Commercial

APPLICANTS/ OWNER: **Haag Brown Commercial**, 2915 Browns Lane, Jonesboro, AR

LOCATION: Terminus of Hill Park Drive and Ritter Drive/ West of Browns Ln.

SITE DESCRIPTION:

Tract Size: Approx. 11.11 (+/-) Acres
Street Frontage: 60 ft. at north end of Ritter Dr., and 60 ft. at the west end of Hill Park Dr.
Topography: Property has topographic relieve. There is a “saddle point” on the property which causes it to drainage in two directions- northeast and south;
Existing Development: Vacant Undeveloped land wooded area.

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Single Family Development/Blessed Sacrament School
	South: R-1	Single Family Development
	East: C-3 LUO	Vacant Land
	West: R-1	Single Family- Undeveloped

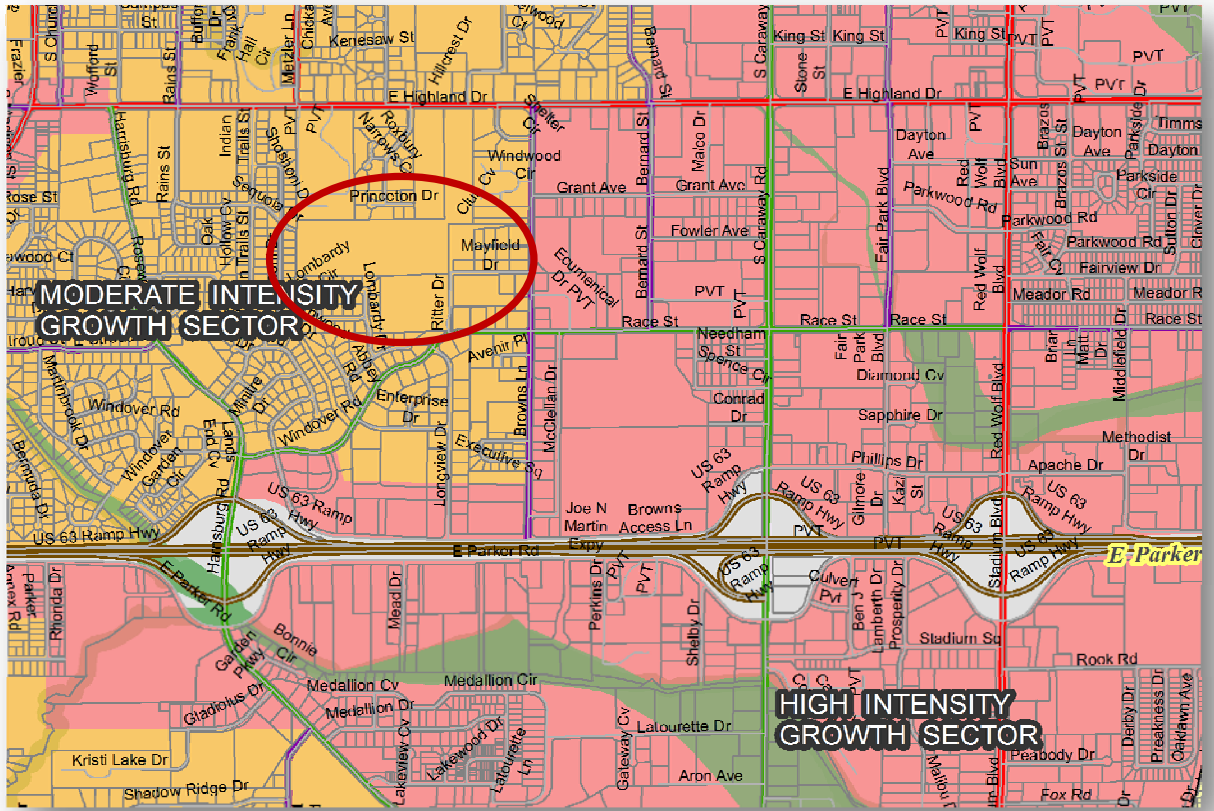
HISTORY: None. Portion of this land is subject to an approved Subdivision: Hill Park Edition.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The currently adopted Land Use Plan recommends the current site as a Moderate Intensity Growth Sector. Consistency is achieved with the proposed development.



Adopted Future Land Use Map










Vicinity/Zoning Map

Master Street Plan/Transportation

The subject property is served by a 60 ft. right-of-way width at north end of Ritter Dr., and a 60 ft. right-of-way width at the west end of Hill Park Dr., beginning at the point where both streets terminate.

Approval Criteria- Chapter 117 - Amendments:

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

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed Planned Development District is consistent with the Land Use Map designation as: Moderate Intensity Growth Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal achieves consistency with the purpose of Chapter 117, as a Planned District Development. The applicant proposes natural exterior site amenities with lake and trails with a mix of future office development.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. With adequate buffers and scale of the proposed development, compatibility can be achieved.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Suitability is not an issue with the surrounding office park area.	
(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;	The applicant has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal. Compatibility standards will be applied during the Site Plan approval process.	
(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	The property is vacant land that has never been developed other than residential.	
(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	Minimal impacts, utilities are present. The applicant has proposed a plan to include open space and other site amenities.	

Staff Findings:

Applicant’s Purpose:

The applicant proposes to place emphasis on lifestyle with fitness and exercise on the fore-front. Amenities include a private lake with dock, exclusive running and biking trails, over 20 acres of mature trees, ambient 20 acre Forrest Setting, a pavilion for outdoor meetings, a future home for Haag Brown Commercial, and several acres of planned future office development.

Ritter Drive and Hill Park Drive are unrecorded but approved street right of ways that have not been completed and connected; however each will serve the proposed entry to the development. The schematic layout/ concept plan shows approximately 10 office spaces to be accessed from said street terminus points.



The Reserve at Hill Park

ZONING CODE ANALYSIS:

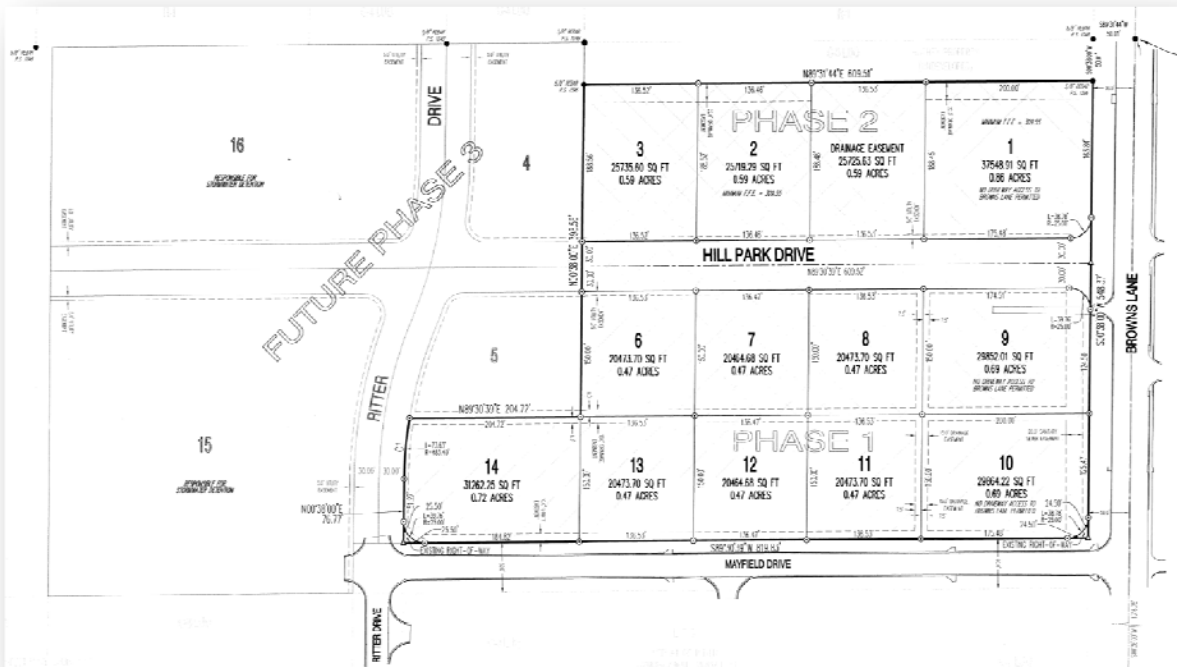
The applicant has requested a change to the C-3 LUO and R-1 Single Family to PD-C, Planned District Commercial for the purpose of bringing a mixed planned office park that will traverse 38 acres multi-use Hill Park Development which is described to be “anchored by Ritter Communications, Stephens, Inc. and will soon be the new home to Haag Brown Commercial, located northwest of Browns Lane and Windover Rd.

“We spend more time at the office than we do in our own homes. With that in mind, having amenities like a lake, private trail, fishing dock, pavilion, and almost 20 acres of mature trees and wildlife is appealing. The thought of having my bike at the office and leaving in the afternoon for a ride makes me excited... When people think about the Reserve at Hill Park, I want there to be thoughts of biking, running, paddle boarding, hammocks, animals, water and just the outdoors in general.” Joshua Brown, Haag Brown Principal, CCIM, *Applicant’s Inspiration*

The overall development scheme indicates a transition area between the existing C-3 LUO, and R-1 to the west. The R-1 property to the west is also owned by this applicant. Given the development trends in the recent past, this area and vicinity has been shaped into a first class office-park and Staff is confident that this proposal will only perfect that growth in a positive manner.

A portion of the land to be rezoned will be used for water impoundment to create a standing pond, with some freeboard to allow for detention. The remainder will be developed as commercial office space. The density is proposed to be consistent with the C-3 LUO classification to the east. The intent is to retain or improve the integrity of the overall vicinity.

Buffers are being reserved on the north and south sides of the proposed area for rezoning, thereby creating a division between the requested area and the existing residential areas.



Subdivision Code:

Note that the proposed Planned District overlaps what was formerly known as Future Phase 3 of Hill Park Edition Subdivision. Although abandonment of street right-of-ways are not required by the proposed development, the MAPC approved a future stub out connection of Ritter Drive to potentially serve large acreage adjacent to the north of the subject property. The conceptual layout of the Reserves at Hill Park does not reflect such a future connection that would have potentially connected to Highland Drive.

Planned District Development Code Review:

In accordance with Section 117, the intent of the **Planned District (PD)** to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such developments, while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan for development of the city.

The PD provisions herein established are intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open space than would otherwise be possible through the strict application of other district regulations and to produce:

1. A maximum choice in the type of environment and living units available to the public;
2. Open space and recreation areas, active and passive; ***15% common open space is required for all planned commercial developments.***
3. A pattern of development which preserves natural features, prevents soil erosion, and protects water quality;
4. A creative approach to the use of land and related physical development;
5. An efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs; and
6. An environment of stable character. The PD regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, and related uses which are planned and developed as a unit. Such development may consist of individual lots or it may have common building sites. Private or public common land and open space should be an essential and major element of the plan which is related to and affects the long-term value of the homes and other development. A planned unit shall be a separate entity with a distinct character. **In reviewing this application the minimum acreage and open space requirements are far exceeded.**

Under the Planned Development Commercial District, the applicants have accomplished the goals aforementioned and have proposed a list of uses that will be limited to the following:

- 1) Automated teller machine
- 2) Bank of financial institution
- 3) Medical service / office
- 4) Office / general
- 5) Utility / Minor
- 6) Restaurant / Fast Food
- 7) Restaurant / General
- 8) Retail/Service

No billboards allowed on subject property and the Final Site plan is to be reviewed and approved by M.A.P.C. prior to permit releases for future development.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information and pending pre-meeting reviews:

Department/Agency	Reports/ Comments	Status
Engineering	No issues reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 15-09, a request to rezone property from “R-1” Single Family and C-3, L.U.O. to PD-C, Planned District Commercial with the following conditions recommended:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
2. A final site development plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The property shall be redeveloped under the C-3 General Commercial District standards.
4. The 40 ft. northern buffer shall be maintained along the most northern boundary abutting residential uses, with no habitable structures allowed; the 100 ft. buffer depicted on the plat shall be maintained at the southwest corner of the property with no habitable structures allowed.
5. The permitted uses shall be limited to the following:
 - 1) Automated teller machine
 - 2) Bank of financial institution
 - 3) Medical service / office
 - 4) Office / general
 - 5) Utility / Minor
 - 6) Restaurant / Fast Food
 - 7) Restaurant / General
 - 8) Retail/Service
6. No billboards allowed on subject property.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-15-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “R-1” Single Family and C-3, L.U.O. to the proposed PD-C, Planned District Development will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the listed conditions.

Site Photographs



View looking West toward to subject property @ the terminus of Hill Park Dr.



View looking East toward Forest Home Church Property from Lombardy Dr.



View looking Northeast from Lombardy Circle



View looking North from Windover Rd. toward Ritter Drive Entrance



View looking Northwest from Ritter Drive towards the Forest Home Church Campus



View looking Northwest from Ritter Drive



View looking Northwest from Ritter Drive @ Mayfield Dr. towards the Subject Site



View looking Northwest from Ritter Drive towards the Forest Home Church Campus



View looking Southwest from Hill Park Drive