



Metropolitan Area Planning Commission
Staff Report – RZ 15-17 Sid Pickle - Savannah Hills Dr.
Municipal Center - 300 S. Church St.
For Consideration by the MAPC on Tuesday, January 12, 2016

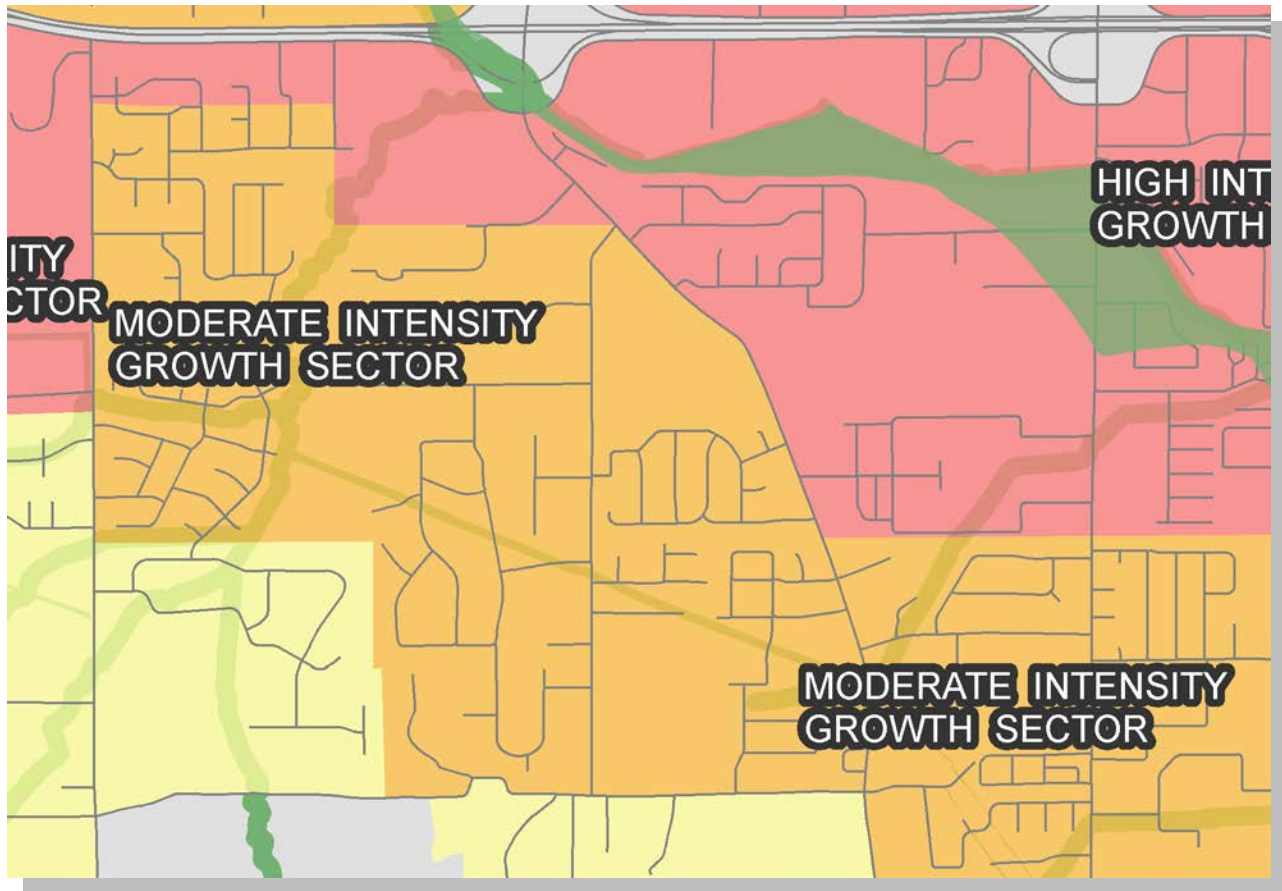
- REQUEST:** To consider a rezoning of the land containing 4.69 acres more or less.
(204,225.50 sq. ft.)
- PURPOSE:** A request to consider recommendation to Council for a rezoning from "R-2" Low Density Multi-Family to "PD-RM" – Residential Multi-Family Planned Development.
- APPLICANT/ OWNER:** PDW Properties, LLC - Sid Pickle 2729 E. Nettleton Ste. E., Jonesboro, AR
- LOCATION:** Located at the end of Dena Jo Drive and west of 4301 - 4313 Bekah Drive, Jonesboro, AR (*formally a portion of Craighills Golf Course*)
- SITE DESCRIPTION:** *Tract Size:* Approx.: 4.69 +/- Acres (Approx. 204,225.50 sq. ft.)
Frontage: No Frontage on Main Road
Topography: Gentle Rolling Terrain
Existing Development: Vacant Land / Formerly a Golf Course
- | | | |
|--------------------------------|---------------------------------|-----------------|
| SURROUNDING CONDITIONS: | ZONE | LAND USE |
| | North: R-2 Multi Family / PD-RM | Multi Family |
| | South: R-2 Multi Family | Multi Family |
| | East: R-2 Multi Family / PD-RM | Multi Family |
| | West: R-2 Multi Family | Multi Family |
- HISTORY:** Former Craighills Golf Course - R-2 Multi-family Zoning

ZONING ANALYSIS

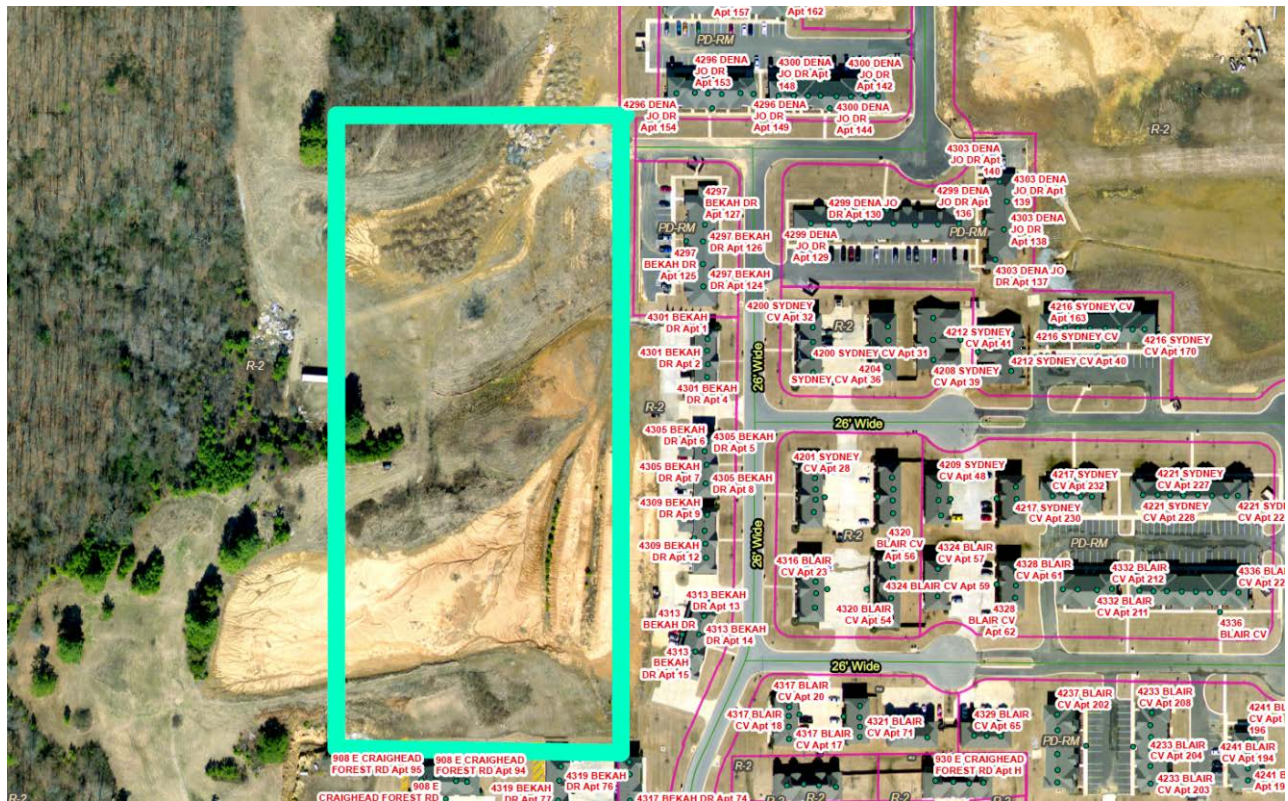
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Jonesboro Comprehensive Future Land Use Map which shows the area recommended as Moderate Intensity Growth Sector. This designation includes attached single family, duplexes, triplexes and fourplexes. In the PD Districts, fifteen dwelling units per net residential acres for triplexes, fourplexes, and row or terrace housing are permitted. This request is consistent with the adopted plan.



Adopted Land Use Map










Vicinity/Zoning Map

Master Street Plan/Transportation

The subject project site is self-contained and is served by internal private drives off of the local street Bekah Drive, which extends off Craighead Forest Rd. right of way access, categorized as a collector road on the Jonesboro Master Street Plan; and, Harrisburg Road is considered a minor arterial road, which are indirectly affected by the development of vacant land in this area. The owner of the subject site is permitted and has been developing the current acreage over the last 4 to 5 years under the R-2 and PD-RM Zoning District requirements. Therefore, the current request will cause such site improvements to continue at that same density, but in a more efficient and with desirable planning principles.

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 PD-RM District rezoning is consistent with the Adopted Land Use Plan, which is recommended 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. The applicant proposes to rezone the property to PD-RM Multi-Family Planned Development. The current Zoning Code does not allow for flexibility or good planning conventions. |  |
| (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area. | Compatibility is achieved. Other similar rezoning have existed in the region. This is a residential area of the city with R-2 and R-1 zonings existing. |  |
| (d) Suitability of the subject property for the uses to which it has been restricted without the amendment; | Suitability is not an issue. |  |
| (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 | 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. |  |
| (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 undeveloped land. |  |
| (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 with the adjoining development to the East from the previous Phases. |  |

STAFF FINDINGS:

APPLICANTS PURPOSE:

The applicant is requesting approval of rezoning that will promote a use of the subject property, which only enhances the adjoining zoned property owned by the same owner to the immediate east. The property is currently vacant undeveloped land.

The purpose of the PD planned development district is to:

- (1) Allow for flexibility in the zoning requirements where the result will be a higher quality development;
- (2) Provide for and locate suitable recreational facilities, open space, and other common facilities, while preserving the existing landscape to the greatest extent possible;
- (3) Encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features;
- (4) Obtain creative and coordinated designs and allow procedures supplemental to those applicable in other use districts to establish under which development plans particularly designed to meet the objectives of this section; and
- (5) Allow for creative development that conforms to the goals and objectives set for in the city comprehensive plan.

ZONING CODE ANALYSIS:

Site Information Details:

Proposed Use - 14 Triplex Buildings

Proposed Density - 8.96 Units Per Acre

Building Area - 38,220 sq. ft.

Building Area Coverage - 18.7%

Parking Required is 2.25 Spaces per 2 Bedroom Unit.

Parking Required is $2.24 \times 42 = 95$ parking spaces.

Parking Available is 111 spaces.

Impervious Area is 102,169.5 sq. ft.

Common Area is 20% of total development.

Common Area Required is $4.69 \text{ Acres} \times 20\% = 0.94$ acres

Common Area Provided is 1.25 Acres.

Below is the permitted use table excerpt, which depicts the various uses allowed by-right or as a Conditional Use application. By default a number of the uses will not be allowed merely because of required size/space and minimal lot/bulk setback regulations.

The applicant has proposed a rezoning to PD-RM. The RM-4, RM-6, RM-12, and RM-16 Districts are permitted in a PD-RM. Staff has listed the permitted uses to be allowed within the development as follows. However, due to the fact that a specific concept plan has been proposed for review, the final development plan will be limited to attached multi-family at the proposed density level (9 units/acre) if approved.

| List of Residential Uses | RM-4 | RM-6 | RM-8 | RM-12 | RM-16 |
|-----------------------------------------|-------------|-------------|-------------|-------------|-------------|
| Single-Family Attached | Permitted | Permitted | Permitted | Permitted | Permitted |
| Duplex, Triplex, Fourplex | Permitted | Permitted | Permitted | Permitted | Permitted |
| Emergency housing unit | Conditional | | | | |
| Multifamily | Permitted | Permitted | Permitted | Permitted | Permitted |
| Manufactured housing unit | | | Conditional | Permitted | Permitted |
| Manufactured Housing Residential Design | | | Conditional | Permitted | Permitted |
| Group residential | Permitted | Permitted | Permitted | Permitted | Permitted |
| List of Civic/Commercial Uses | RM-4 | RM-6 | RM-8 | RM-12 | RM-16 |
| Automated teller machine | | | | Conditional | Conditional |
| Bed and breakfast | Conditional | Conditional | Conditional | Conditional | Conditional |
| Cemetery | Conditional | Conditional | Conditional | Conditional | Conditional |
| Church | Conditional | Conditional | Conditional | Conditional | Conditional |
| College or university | Permitted | Permitted | Permitted | Permitted | Permitted |
| Communication tower | Conditional | Conditional | Conditional | Conditional | Conditional |
| Convenience store | | | | Conditional | Conditional |
| Day care, limited (family home) | Permitted | Permitted | Permitted | Permitted | Permitted |
| Day care, general | | | Conditional | Conditional | Conditional |
| Golf course | Permitted | Permitted | Permitted | Permitted | Permitted |
| Government service** | Permitted | Permitted | Permitted | Permitted | Permitted |
| Hospital | Permitted | Permitted | Permitted | Permitted | Permitted |
| Library | Permitted | Permitted | Permitted | Permitted | Permitted |
| Medical service/office | | | | Conditional | Conditional |
| Museum | | | | Conditional | Conditional |
| Nursing home | | | | Conditional | Conditional |
| Parks and recreation | Permitted | Permitted | Permitted | Permitted | Permitted |
| Safety services | Conditional | Conditional | Permitted | Permitted | Permitted |
| School, elementary, middle and high | Permitted | Permitted | Permitted | Permitted | Permitted |
| Utility, major | Conditional | Conditional | Conditional | Conditional | Conditional |
| Utility, minor | Permitted | Permitted | Permitted | Permitted | Permitted |

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 find that the requested Zone Change submitted by Sid Pickle should be evaluated based on the above observations and criteria, of Case RZ 15-17, a request to rezone property from "R-2" Low Density Multi-Family to "PD-RM" - Multi-Family Planned Development, to be recommended to the Commission with the following conditions:

1. That a Final Development Plan shall be filed and approved by the Planning Commission and no new work shall commence prior to Final site Plan review and approval by the MAPC on the undeveloped unplatted acreage.
2. A detailed lighting plan and landscaping plan shall be submitted to the MAPC, including a 20 ft. landscape buffer, including privacy fencing where the site abuts existing single family residential uses (to the west). All dumpster areas shall be screened on three sides and hidden from public view from any direction.
3. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
4. That prior to any issuance of Certificate of Occupancy of new units, all requirements stipulated by all city, state and local agencies shall be satisfied.
5. The development shall be limited to 42 units within the legal boundary of this request.

Respectfully Submitted for MAPC Consideration,



Otis T. Spriggs, AICP Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-15-17 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-2" Multi-Family to the proposed PD-RM - Planned District Residential Multi-Family District will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.

Site Photographs



View looking North onto Site



View looking west from Dena Jo access point



View looking west from Dena Jo access point



View on Site looking South



View on Site looking North