

*City of Jonesboro City Council*  
**Staff Report – RZ 21-18: Bettie Drive**  
Municipal Center - 300 S. Church St.

*For Consideration by the MAPC Commission on December 21<sup>st</sup>, 2021*

**REQUEST:** To consider a rezoning of one tract of land containing 29.82 +/- acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “PD-R” Planned Development – Residential for Single Family Attached for 29.82 +/- acres of land.

**APPLICANTS:** Terra Verde, LLC  
**OWNER:** Watkins Living Trust

**LOCATION:** South of Bettie Drive and West of North Church Street

**SITE**

**DESCRIPTION:** **Tract Size:** Approx. 29.82 Acres  
**Street Frontage:** 60 ft. end of French St. / 60 ft. end of Bettie Dr.  
**Topography:** Predominately Flat  
**Existing Development:** Raw Land

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 Residential
South	R-1 Residential
East	R-1 Residential
West	R-1 Residential

**HISTORY:** Vacant Land

**ZONING ANALYSIS:**

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

**COMPREHENSIVE PLAN LAND USE MAP:**

The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector and is partially in the Overlay District. A wider mix of land uses is appropriate in the Moderate Intensity Sector. Control of traffic is probably the most important consideration in this Sector. Additionally, good building design, use of quality construction materials and more abundant landscaping are important considerations in what is approved, more so that the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. maybe appropriate.

Consideration should be given to appropriate locations of transit stops.

**Moderate Intensity Recommended Use Types Include:**

- *Single Family Residential*
- *Attached Single Family, Duplexes, Triplexes and Fourplexes*
- *Neighborhood Retail*
- *Neighborhood Services*
- *Office parks*
- *Smaller medical offices*
- *Libraries, schools, other public facilities*
- *Senior living centers/nursing homes*
- *Community-serving retail*
- *Small supermarkets*
- *Convenience store*
- *Bank*
- *Barber/beauty shop*
- *Farmer's Market*
- *Pocket Park*

**Density:**

*1/5 to 1/3 Acre Lots for Single Family*

*No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of the city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development. The Height on the development would be no more than four (4) stories.*



**Definition:** An Overlay District is hereby established within the city consistent with the objectives of the Land Use Plan adopted by the City. The overlay corridors are the main entryways” into the City of Jonesboro. These access points define how people perceive the City of Jonesboro when coming into our city. As the main entry points these areas should show the best of what Jonesboro has to offer. The purpose of the Overlay District is to protect and enhance the scenic quality of the City’s highways and primary corridors designated below, create design stands for developments, and

provide effective land use planning and facilitate traffic flow.

**Overlay areas:** The following streets will be defined as overlay areas into the City of Jonesboro. These overlay areas will run along the listed streets and shall be adjacent to the streets for a distance of 300 feet from the street right-of-way. If a portion of the property falls within the boundary of the overlay area, the whole property will be held to the requirements of the overlay area.

**Southwest Drive (Hwy 18/49)** from West City Limits to Culberhouse Road

**I-555/Hwy 63** the entire length inside the city limits of Jonesboro

**West Washington** from I-555 to Gee Street

**Stadium Drive (Hwy 1)** from city limits to I-555

**Red Wolf** from I-555 to Johnson

**Nettleton** from South city limits to Red Wolf

**Johnson** from North city limits to Red Wolf

**Dan Avenue (Hwy 91)** from Hwy 63 to Gee Street

**Highland (Hwy 18)** East city limits to Red Wolf

**Church (Hwy 141)** from North city limits to Johnson

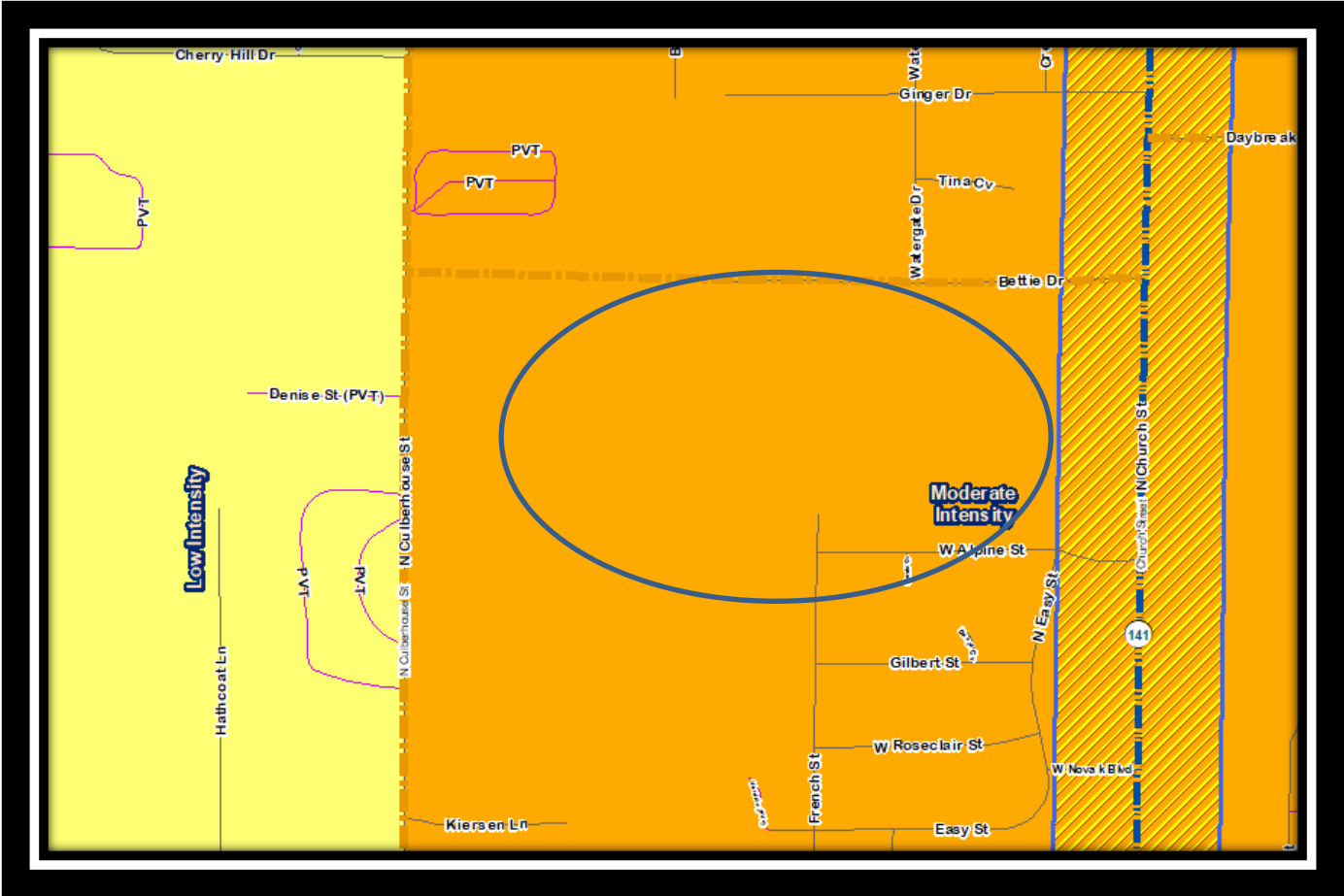
**Old Greensboro Road (Hwy 351)** North city limits to Johnson (Hwy 49)

**Landscape:** In addition to the requirements for landscaping in the City of Jonesboro, the property inside the overlay, corridors will be required to add additional landscape. Buffers Yards: All area will be required to have front, rear, and side buffers yards. Front shall be 25' grass vegetative buffer. Side yards shall be 10' grass vegetative buffer, Rear yards shall be 10' grass vegetative buffer, and exterior side yards shall be 15' of vegetative buffer. In addition to the buffer areas, the front and exterior side yards shall have trees planted on 25-foot centers. Tree species to be planted within these corridors should be consist of plants that are native to the area.

**Signage:** Monument signs shall be the only type of signage allowed off the buildings in the Overlay District. The monument sign shall be ground mounted and match the architectural features of the building. The maximum height of the monument shall be eight feet in height for a single tenant building, and twelve feet in height for a multi-tenant building. The advertising area of the sign cannot contain over 50 percent of the sign face as changeable copy. Changeable copy can be static or LED but cannot be flashing, rotating, or distracting to "motorists" and/or "road users". Signs shall be

limited to no more than one sign per lot unless the lot width is greater than 300'. If greater than 300', the lot may be allowed an additional monument sign for every 300' of frontage.

**Design Requirements:** All new buildings within the Overlay District shall be required to have exterior features of at least 80% brick, wood or stone. Glass, architectural metals and stucco should only be used as accent features for the building. If parking lots are located in the fronts of the buildings, they should include landscaping islands at a ratio of one island for every ten parking spaces. All parking lot lighting within the overlay district shall be limited to full cutoff fixtures with a pole height not to exceed 18 feet. There shall be no light spillage onto adjacent property within this district.



*Land Use Map*



*Master Street Plan*







**Master Street Plan/Transportation**

The subject property is served by Bettie Drive. On the Master Street Plan, Bettie Drive is classified as a proposed Collector, requiring 90 ft. right-of-way. The applicant will be required to adhere to the Master Street Plan recommendations.

A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile.

**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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a Moderate Intensity Growth Sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering you can build single family on this acreage as it is zoned R-1.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	This could develop as an R-1 Single Family Subdivision, but would require a Conditional Use for Single Family Attached Homes.	
<b>(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;</b>	No detrimental or adverse impacts are predicted, if proper assess management controls are implemented.	
<b>(f) 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</b>	Minimal impact if rezoned due to the fact that businesses and residential currently exist in this area.	

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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON DECEMBER 14, 2021**  
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Terra Verde, LLC on behalf of Watkins Living Trust is requesting a Rezoning from R-1, Single Family Residential District, to PD-R, Planned Development - Residential for Single Family Attached, for 29.82 +/- acres of land. This is located south of Bettie Drive and West of North Church Street.

**APPLICANT:** Tony Pardew, Don Overton. Don Overton stated they met with Commission members and staff at the pre-meeting and answered all questions that were presented. Overton stated they would answer any other questions.

**STAFF:** Derrel Smith, Director of Planning and Zoning, stated the request has been reviewed and would suggest approval with the following conditions; 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 regarding any new construction. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property. Any change of use shall be subject to Planning Commission approval in the future. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property. The property will have to follow all guidelines for the Planned Development Zoning.

**COMMISSION:** Lonnie Roberts asked for public comments.

**PUBLIC:** Ronnie Waln stated he is a property owner on Bettie Street. Waln stated he collected signatures from 31 of his neighbors stating they are fearful the planned development would increase traffic flow in the area. He asked if the property owner would install a privacy fence around the proposed planned development. He stated the main issue is with the traffic flow, the streets are narrow and difficult to pass the vehicles you meet now.

**APPLICANT:** Overton stated there was a neighborhood meeting last week and the neighbors were provided with the traffic study. He stated they voiced many of these same issues at the meeting. Overton stated the traffic study's summary of findings show the area currently as LOS B, the proposed development would not change this. We are planning to extend French Street North to connect to Bettie. There will be traffic coming off Bettie going to Church and there will also be traffic coming off Alpine going to Church. Overton stated one of the residents had mentioned possibly selling part of the ingress/regress easement that connects to Church, then we could put a 60' wide main drive in. The LOS B indicates there is less than a 15 second delay at the intersection, the traffic study shows this delay is projected to remain the same. This is turning onto Church from Bettie and Alpine.

**STAFF:** Smith stated when the City or State designs a street they usually design for a Level of Service of D, so this is considerably better than what the City or State would design for it.

**COMMISSION:** Robert's asked the neighbors who were in attendance if their greatest concern was the potential for increased traffic.

**PUBLIC:** Waln stated there are about 40 cars a day going in and out now and they will have 2000 a day with the new development. Waln answered yes, it was his primary concern. There is going to be 115 duplexes each family will have at least one car. The streets are so narrow already.

**COMMISSION:** Roberts asked for any other comments or questions.

**PUBLIC:** Leona Miller stated she lives on Bettie Street and her concern is the amount of traffic. She stated there are 14 single family homes on Bettie Street, some have two vehicles but it is still a low populated area. Miller stated she is not opposed to the type of housing but rather the number of units and the amount of cars going through the narrow streets. There are two ways to get out but other than that it is a landlocked area, Bettie Street will likely get the brunt of it.

**COMMISSION:** Paul Ford asked if there has been any assessment of Bettie Street itself.

**STAFF:** Michael Morris, Civil Engineer, answered that there has not be an assessment for Bettie.

**COMMISSION:** David Handwork asked after the development was built what would warrant a review to assess if there was an issue or not.

**STAFF:** Morris answered he was not sure, the City of Jonesboro has a lot of narrow streets.

**COMMISSION:** Handwork stated that it appears the natural progression of Bettie to the West would be to North Culberhouse, is that something the City would see as a good strategic extension of Bettie or is that something that is not needed.

**STAFF:** Morris answered the extension of Bettie is actually on the Master Street Plan. The Applicant is dedicating the top end of the development for the extension of Bettie Street per the Master Street Plan. When the extension happen it may possibly warrant an assessment of Bettie.

**APPLICANT:** Overton stated that Bettie is a collector on the Master Street Plan, which is an 80' wide street. We have been working with Derrel and Michael on this and one of the suggestions Derrel made was to dedicate that 10'.

**COMMISSION:** Ford asked the Applicant is they would still want to obtain the easement for ingress/regress, would it make the development even better?

**APPLICANT:** Overton answered yes.

**COMMISSION:** Roberts asked if there were any other questions or comments.

**COMMISSION ACTION:**



**Mr. Kevin Bailey made a motion to approve Case RZ: 21-18, as submitted, to the City Council with the stipulations that were read by the Planning Department:**

- 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 regarding any new construction.**
- 2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.**
- 3. Any change of use shall be subject to Planning Commission approval in the future.**
- 4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.**
- 5. The property will have to follow all guidelines for the Planned Development Zoning.**

**The MAPC finds to rezone property from “R-1”, Single Family Residential District, to “PD-R”, Planned Development - Residential for Single Family Attached, for 29.82 +/- acres of land located off of Bettie Drive. The motion was seconded by Mr. David Handwork.**

**Roll Call Vote: Aye: 7 – Paul Ford; Stephanie Nelson; David Handwork; Kevin Bailey; Jimmy Cooper; Jim Little and Dennis Zolper**

**Nay: 0**

**Absent: Monroe Pointer**

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## **Staff Findings:**

### **Applicant’s Purpose**

The proposed area is currently classified as an R-1 Single-Family Residential Zone. The purpose of the rezoning is to accommodate a need in Jonesboro for an innovative living scenario that couples single-family attached dwellings with some greatly needed greenspace.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already single family homes located in the area.

### **Chapter 117 of the City Code of Ordinances/Zoning defines PD-R as follows:**

Definition of PD-R District - The purpose of a PD-R – Residential Planned Development is allow for flexibility in the zoning requirements where the result will be a higher quality development; provide for and locate suitable recreational facilities, open space, and other common facilities, while preserving the existing landscape to the greatest extent possible; encourage sound planning principles in the arrangement of buildings, the preservation of open space, the utilization of topography and other site features; 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 allow for creative development that conforms to the goals and objectives set for in the city comprehensive plan.

**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 that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

**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 21-18. This is a request to rezone property from “R-1” Single Family Residential District to “PD-R” Residential Planned Development and the following conditions are 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 regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property.
5. The Property lies in the Overlay District and will have to meet all requirements of that District.
6. The Property will have to follow all of the guidelines laid out for the Planned Development Zoning.

Respectfully Submitted for Planning Commission Consideration,

The Planning and Zoning Department

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**Sample Motion:**

I move that we place Case: RZ-21-18 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” Single Family Residential District to “PD-R” Residential Planned Development required for 29.82 +/- acres of land and will be compatible and suitable with the zoning, uses, and character of the surrounding area.



