



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ09-01: Vineyard Development- PD; Resubmittal
Huntington Building - 900 W. Monroe
For Consideration by the Commission on Tuesday, February 10, 2009

REQUEST: To consider rezoning multiple tracks of property containing approximately 63.04 acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning of tract 1 from R-1 Single Family Residential, tract 2 from C-3 General Commercial and tract 3 from C-4 Neighborhood Office to PD - MU (Planned Development - Mixed Use), including RM-16, C-3- LU, C-4- LU, and RS-4.

APPLICANT: Vineyard Development Group, LLC, David Tyler, Agent
OWNER: 407 South Main, Jonesboro, AR 72401

LOCATION: North and East side of Christian Valley Drive; South and West side of Christian Valley Drive; West Side of Mt. Carmel Road

SITE DESCRIPTION: **Tract Size:** Approx. 63.04 acres,
Frontage: Approx. 2,641 along N/E side of Christian Valley Dr., 1,093 ft. along S/W side of Christian Valley Dr., 496 ft. along west side of Mt. Carmel Rd.

Existing Dvlpmt: Vacant & Single Family Home.

Christian Valley Drive is a new three lane road with a center turn lane, constructed by the City of Jonesboro, which connects Lawson Road to Southwest Drive, and was constructed upon land donated to the City. The three lane road should easily accommodate the additional traffic generated by this proposal. Mt. Carmel Road is a paved two-lane street. The only portion of this proposed zoning classification that will have direct access to Mt. Carmel Road is that portion that is single family only.

Topography: The site is comprised of gentle sloping land. It is primarily open land with several large trees scattered over the property. It primarily slopes gently to the south and west. The site contains one existing residence and some relatively mature vegetation. The development proposal includes a lake that would enhance the aesthetics, as well as serve as the primary storm water detention facility.

SURROUNDING CONDITIONS:

<u>ZONE</u>	<u>LAND USE</u>
North:	C-4 Commercial/Residential R-I
South:	Residential R-I
East:	Residential R-I
West:	Residential R-I
Southwest:	Existing Church on R-I

ZONING ANALYSIS:

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

This is a proposed PD-M (Planned Development- Mixed Use) Classification, including:

RS-4: Single Family Development (To be developed to current RS-4 Standards and Specifications on approximately 22.29 acres.)

C-4: LU: Quiet Commercial Development

Maximum of 28 parcels on approximately 13.94 acres

C-3: LU: Commercial Development

Maximum of 7 parcels on approximately 7.29 acres

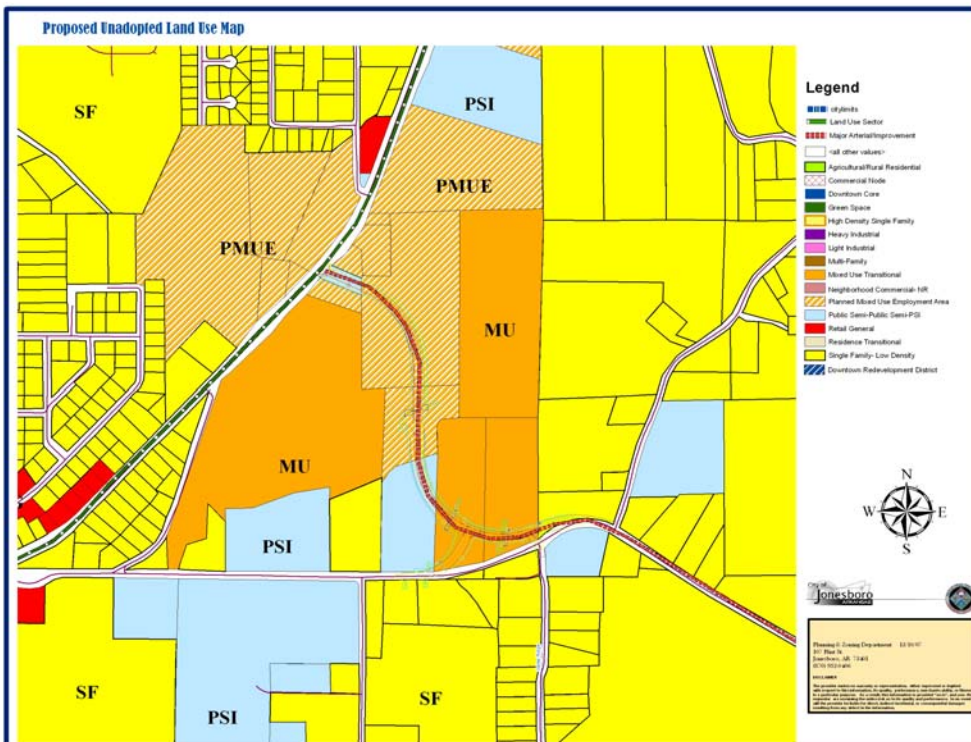
RM-16: Multi-family development:

Maximum of 278 residential units on approximately 19.5 acres

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Village Residential. This designation includes all existing and residential uses, and multiple residential. Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104. This area is pending re-adoption. Highway 49 in this vicinity was highlighted for thoroughfare commercial where it intersects with the new Christian Valley connector.

The Land Use Advisory Board has studied this site and vicinity and recommends a mixture of Planned Mixed Use Employment Area and Mixed Use Transitional uses on this site. This plan has not been considered for public hearing to date but will be within the next 2 months. If approved, then the proposed development will be in concert with the recommendations of the Long Range Land Use Map.



*Un-adopted
Land Use
Map*

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.

Planned District Code:

The PD provisions 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:

- (a) A maximum choice in the type of environment and living units available to the public;
- (b) Open space and recreation areas (active and passive);
- (c) A pattern of development which preserves natural features, prevents soil erosion, and protects water quality;
- (d) A creative approach to the use of land and related physical development;
- (e) An efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs; and
- (f) An environment of stable character.

Approval Criteria for a Preliminary Development Plan

The following criteria shall serve as conditions that should generally be satisfied before the approval of the preliminary development plan:

- (1) The PD District and preliminary development plan is consistent with the adopted City of Jonesboro Land Use Plan and Comprehensive Plan;
- (2) The proposed uses will have a beneficial effect on the community;
- (3) The internal streets and primary and secondary roads that are proposed properly interconnect with the surrounding existing road network.
- (4) The site will be accessible from public roads that are generally adequate to carry the traffic that will be imposed upon them by the proposed development and the streets and driveways on the site will be adequate to serve the residents or occupants of the proposed development;
- (5) The minimum common open space areas have been designated and shall be duly transferred to a legally established Homeowners Association, where applicable, or have been dedicated to City of Jonesboro or another public or quasi-public agency as provided in Subsection 14.20.04.7 (Common Open Space).
- (6) The preliminary development plan is consistent with the intent and purpose of this (PD) Resolution.
- (7) The preliminary development plan has been transmitted to all other agencies and departments charged with responsibility of review.



Aerial View of the Vicinity

Findings:

The applicant has listed a number of prohibited uses as part of the proposed planned development district. Christian Valley Drive opens up this area for future development and can be a source or means of providing a number of service oriented uses if done in an orderly and controlled fashion.

Staff has met with the applicants in a preliminary conference and has suggested that the developer adhere to efficient access management principals and sufficient buffering approaches where the project abuts single family properties.

Access management should be a major priority when developing in this region. Multiple curb-cut/driveways should be avoided as much as possible, and the general commercial uses should be concentrated as close to the intersection of Hwy. 49 South and Christian Valley Drive as possible. MAPC should consider pedestrian connectivity by means of interior sidewalks from the residential to the commercial uses.

The preliminary plan only shows one access into the multi-family area, and consideration of an emergency ingress/egress should be considered. No minimum design standards/style motifs have been proposed for the multi-family structures nor the quiet commercial. Staff recommends that minimum concepts be committed early in the approval process and detailed in the Final Development Plan stage.

Single Family Use:

The applicant has proposed a single family phase of this mixed use Planned Community under the RS-4 standards. The preliminary plan should depict the average lot parameters of the RS-4 regulations; i.e. minimum lot size: 10,890 SF; minimum lot width: 80 ft.; Rear/Front Setbacks: 25 ft.; Side Setbacks: 7.5 ft. The minimum right of way/ easement notations should also be depicted on the development plan.

Multi-family Use:

The applicant proposes 278 apartment units on 19.5 acres of ground under the RM-16 district guidelines; this will average 12 units for each of the proposed 23 apartment structures. Consideration should be given to lowering that density to the RM-12 density level. This will yield an average of 200 units after the net density of 85% is calculated, with 3,630 s.f. per dwelling units.

It can be agreed that the Valley View area of Jonesboro lacks attached living housing styles or options; however, it should also be recognized that this is a more rural area of the city, thus lower density developments should be encouraged.

Quiet Commercial Development (Follow use chart for C-4 Commercial):

All uses permitted by the Jonesboro Zoning Ordinance are requested by the applicant except the following:

Prohibited Uses:

Entertainment, Adult	Golf Course
Hotel or Motel	Parking lot, Commercial
Pawn Shops	Recreational Vehicle Park
Signs, Off Premise	Vehicle Repair, Limited

Staff suggests that the following be added to the Prohibited use list in the quiet commercial (above): Service Stations, Fast Food Restaurant, Retail/Service, Vehicle and Equipment Sales (Note that these uses are better served in the General Commercial phase below).

General Commercial Development (Follow use chart for C-3 Commercial):

All uses permitted by the Jonesboro Zoning Ordinance are requested by the applicant except: If used for Agricultural (farmers market) the facility shall be enclosed.

Prohibited Uses:

Cemetery	Entertainment, Adult
Golf Course	Hotel or Motel
Parking lot, Commercial	Pawn Shops
Recreational Vehicle Park	Signs, Off Premise
Vehicle and Equipment Sales	Vehicle Repair, General
Vehicle Repair, Limited	Mini-warehouse, residential
Freight Terminal	Agricultural, animal

Conclusion:

The Planning Department staff finds that the requested P.D. Zone Change submitted by David Tyler, on behalf of Vineyard Development, LLC should be reviewed based on the above observations. In the Case of RZ08-28, a request to rezone property from R-1 to P.D.- M, is recommended for approval to the Jonesboro City Council based on the following suggested conditions:

1. That the maximum building floor area shall not exceed 20% of the total lot area of the applicable tract within the neighborhood commercial zone.
2. Minimum design standards shall be demonstrated by the developer as approved by the MAPC and Council for all phases and shall be detailed as part of the Final Development process.
3. All stipulations and requirements of the City of Jonesboro Fire Marshall's office shall be adhered to by the applicant.

4. That dumpster locations and screening be provided on the Final Development Plan.
5. That a lighting photometrics plan be provided as part of the Final Development Plan process.
6. That a clearing limits plan be submitted prior to final approval and prior to any tree removal or earth movement. Specifically approved common open space areas shall be delineated on the Final Development Plan denoting the total acreage (20% minimum).
7. Detail specifications of the walking trails shall be provided and specifically delineated throughout the development plan. Pedestrian connectivity should be encouraged from the commercial to the residential uses by sidewalks.
8. Ownership and maintenance details of all open space areas shall be demonstrated on the Final Development Plan, as approved by the MAPC and City Council.
9. The maximum number units shall be limited to 200 units or as approved by the MAPC and Council.
10. That a signage plan be submitted as part of the Final Development Plan process. Off-premise billboards shall be prohibited.
11. That a final landscape plan including a full species schedule and screening be submitted as part of the Final Development Plan process.
12. Maximum building height shall be limited to 35 ft. for residential uses and 45ft. in all commercial zoning areas of the project.
13. All building setbacks shall be shown on the development plan for all structures.
14. A complete parking schedule/calculation table shall be provided demonstrating compliance to the minimum required parking as well as location of all visitors parking associated with multi-dwelling areas.
15. Each completed project phase as approved by the MAPC shall contain the improved open space amenities as approved and no occupancy shall be permitted until all work performance has been properly implemented and approved by the Office of the Chief Building Inspector in coordination with all other departments and agencies.
16. All regulations and ordinances governing site grading, drainage and redevelopment must be in compliance as required by the City Engineer.
17. Upon approval of the preliminary plan and rezoning petition, the applicant shall satisfy all subdivision and platting requirements of the associated tracts of land within this development.
18. The specific prohibited list (see above) as approved by the MAPC shall be complied with in all respects by the applicant/developer.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking Southeast on Christian Valley Dr. (CVD)



View looking East on Christian Valley Dr.



View looking Northeast-Christian Valley Dr.



View looking Southwest - Christian Valley Dr.



View looking Northwest on Christian Valley Dr.



View looking Northwest on Christian Valley Dr.



View looking North on Christian Valley Dr. (CVD)	View looking East
	
View looking North on Christian Valley Dr.	View looking North @ Inters.of Valley View/CVD
	
View looking Southwest towards Valley View Dr.	View looking Southwest at Christian Valley Church