

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 02-16-11
Case Number: RZ 11-03

LOCATION:

Site Address: Addresses not yet assigned

Side of Street: North of an unimproved portion of Craighead Forest Road

Quarter: Northeast **Section:** 5, **Township:** 13 North, **Range:** 4 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: R-1 **Proposed Zoning:** PD - LUO (Planned Development – Limited Use)
144 Residential Units

Size of site (square feet and acres): 463,011 S.F.; 10.63 acres
Street Frontage (feet): 120.61' along the unimproved portion of Craighead Forest Road

Existing Use of the Site: Vacant - undeveloped

Character and adequacy of adjoining streets: This is proposed to be Phase II of the Willow Creek Apartments, which are under construction, and very near completion. The adjoining street is Caraway Road. It is currently two lanes in width, but is capable of accommodating a large volume of traffic. The City has Caraway Road on the list for improvement to a wider street, capable of accommodating more traffic than at present, though a firm date for the improvements has yet to be decided and announced. The existing development contains two access points on Caraway Road. The Jonesboro Fire Department has been consulted regarding the expansion of this development, and has responded that they are satisfied with the accessibility of the site. Since the fire department has the largest and least maneuverable equipment of all emergency services, it would seem to follow that other emergency services would deem the accessibility of the site to be adequate for their purposes as well.

Does public water serve the site?

Extensions of water lines have been installed in conjunction with Phase I. The intention is for those lines to be extended again, for service to Phase II.

If not, how would water service be provided?

N/A

Does public sanitary sewer serve the site?

Extensions of sewer lines have been installed in conjunction with Phase I. The intention is for those lines to be extended again, for service to Phase II.

If not, how would sewer service be provided?

N/A

Use of adjoining properties:North:

Residential R-1 (very little development)

South:

Residential R-3 (18 units per acre)

East:

Residential R-1 (adjacent land undeveloped) and existing City-Constructed detention pond.

West:

Residential R-1

Physical Characteristics of the site:

The site is comprised of gentle sloping land, sloping in three directions. The site contains some mature vegetation, primarily a grove of pine trees, and some underbrush.

Characteristics of the neighborhood:

The land immediately west contains approximately four residential lots. The land immediately north contains approximately three residential lots. The land immediately east contains vacant, undeveloped land, and a fairly large area not available for development, since it contains a detention pond constructed by the City of Jonesboro. The land to the south contains Phase I of this development, albeit a higher density that is proposed for this phase. The former development yields a density of approximately eighteen (18) units per acres, and this development proposes to yield less than fourteen (14) units per acre.

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REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**

The property was zoned R-1 when acquired.

- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

Over the past several years the City of Jonesboro has grown substantially, generating a market and a need for upper scale multifamily dwellings. A cursory review of the existing initial phase of this development clearly illustrates the quality of the development, start to finish. In consideration of the fact that the developer is proposing an undisturbed buffer area on all sides except the south side, and in all areas except in narrow locations for the extension of utilities or drainage, or both, and in consideration of the sparse existing development in this general vicinity, this would seem to be a well-planned location for such a development. With this proposed PD zoning classification, this area can be developed in order to:

- A) Maximize the choice in the type of environment and living units available to the public;
- B) Create open space and recreational uses;
- C) Preserve natural features, prevent soil erosion, and protect water quality;
- D) Maximize, and yet at the same time, be creative in the effective use of the land so that a smaller network of utilities, roads, and other services will be used which ultimately lowers the costs for such services on the public and the service providers; and
- E) With such flexibility, the area can adapt to the needs of the public which gives the area stability for the future.

- (3) **If rezoned, how would the property be developed and used?**

The property will be developed as a Planned Development incorporating multifamily use, open spaces, and amenity areas.

- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**

This is a proposed PD (Planned Development) Classification, including one hundred forty four units situated on 10.63 acres, producing a density less than fourteen (14) units per acre.

(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

The proposed rezoning request is consistent with the Jonesboro Comprehensive Plan (the "Plan") in that the Plan recognizes the need for flexibility and establishes norms for certain types of uses. For example, all along the major arterial roads the Plan provides for those areas to be developed as Thoroughfare Commercial. Thus, as an area changes with the development of the infrastructure in that area - roads, utilities, etc. - it is clear that the Plan would permit changes of permitted uses due to the upgrading/changes in the overall development of the area. At the time the Plan was drafted, it did not specifically contemplate or account for the improvement of Caraway Road, in that part of Jonesboro. Thus, to permit the rezoning request does not conflict with the zoning classifications at the time of the preparation of the plan.

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed rezoning would allow the extension of utility and drainage infrastructure in compliance with the current standards and specifications of the City of Jonesboro, thereby providing increased property values in the general vicinity, as well as increased employment opportunities.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

The character of the surrounding area is currently undergoing change. The development of Phase I of the Willow Creek Apartments is nearing completion. This proposal contains the identical buildings as were constructed in Phase I. This development proposes to be non-invasive, as the initial plans include undisturbed areas of the existing pine groves, as well as inclusion of perimeter fencing, the same as that being installed along the perimeter of Phase I. Because of the fencing, which has inherent acoustical dampening properties, and the undisturbed buffering, there should be very few opportunities for the surrounding properties to notice this development, once completed.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

The existing property is virtually land-locked. The proposed development are has no existing frontage on improved rights-of-way. The parcels that are proposed to be acquired and developed are two of five parcels conveyed as inheritance. The only frontage these parcels have exists on an unimproved portion of Craighead Forest Road. In order to be developed by anyone aside from the owners of Willow Creek Apartments would require a substantial expense in the construction of City streets, simply to access the property. The developers of the Willow Creek Apartments, therefore, are the most-likely choice for the development of this parcel.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

A) Property Values:

Based upon the planning and forethought for this area, this proposed request should have no detrimental impact on property values as utility and drainage infrastructure are extended and developed by current standards.

B) Traffic:

Caraway Road should accommodate the needs generated by this request, particularly when the proposed improvements are completed.

C) Drainage:

When and if the proposed zoning classification is granted, the development of the property would be in compliance with the current standards and specifications at the time of development. Therefore, there should be no negative impact caused by drainage.

D) Visual Appearance:

The proposed buildings are proposed to be identical to those nearing completion. The existing buildings are aesthetically pleasing.

E) Odor:

The proposed use has no inherent odors associated with it.

F) Noise:

The proposed use should not have any particularly loud noises associated with it. The land planning also includes undisturbed areas, and privacy fencing, both of which will serve to help contain incidental noise.

G) Light:

The proposed use has no inherent bright light associated with it. "Cutoff Fixtures" will be utilized to prevent light from "spilling" onto adjacent properties.

H) Vibration:

The proposed use has no inherent vibration associated with it.

J) Hours:

The proposed use has no inherent extended hours of operation associated with it.

K) Restrictions:

There are no known restrictions, aside from those being self-imposed.

(10) How long has the property remained vacant?

This tract is currently undeveloped.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

- A) **Utilities:** There will be extensions of the existing utilities to serve this site. Water, sewer, and electrical extensions will have to be approved by Jonesboro City Water and Light prior to the commencement of construction.
- B) **Streets:** Caraway Road should accommodate the increase in traffic anticipated, particularly following the proposed improvements by the City.
- C) **Drainage:** Development of the site will be in compliance with the current standards being utilized as the development guidelines. Drainage considerations will necessarily include proper storm water management.
- D) **Parks:** This proposed rezoning should have no impact on the City's existing parks.
- E) **Open Space:** The requested classification will be in compliance with the current standards.
- F) **Fire:** The development of the site will include new construction by current standards, including modern building techniques, thus lowering the demands of fire protection.
- G) **Police:** No impact on the police protection in the area is anticipated.
- H) **Emergency Medical Services:**
No impact on the emergency medical services in the area is anticipated.

(12) If the rezoning is approved, when would development or redevelopment begin?

It is expected that the design phase will begin very soon after the approval of the zoning classification, with construction anticipated during the appropriate building season of 2012.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

As mentioned, this proposed development would occupy two of five parcels conveyed by inheritance. It has been indicated by the remaining siblings that there will be no opposition to the east of this area. The potential developer is the owner to the south, therefore, that creates no opposition. The planning involved in the development includes both fencing, and undisturbed vegetative buffers on the north and west sides.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This requested zoning classification is intended to be a Planned Development, Residential, Multifamily, with limited use.

The proposed stipulations and limitations are:

- A) One hundred forty four units allowed
- B) Perimeter fencing to match Phase I
- C) Vegetative buffers to remain in place, with the obvious exceptions being utility, drainage, or access requirements.
- D) Private streets
- E) Private water lines

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

We certify that we are the owners of the property that is the subject of this rezoning application and that we represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of our knowledge.

The owners of the property are:

Ms. Carolyn Carlisle
4513 South Caraway Road
Jonesboro, AR 72404
(870) 761-9468

Stanley and Katrena Hill
1803 Country Side Lane
Paragould, AR 72450
(870) 935-5346
897-0132

Carolyn Carlisle

Stanley Hill

Katrena Hill

Deed: *Please attach a copy of the deed for the subject property.*

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