

# **Petition against Ordinance 17-063**



# Petition against Ordinance 17-063

Ordinance 17-063 states - An Ordinance to amend Chapter 117, known as the zoning ordinance providing for changes in zoning boundaries from C-3 to RM-14 for property located at the end of Gladiolus Drive.

We, the undersigned citizens of Jonesboro, Arkansas, strongly oppose Ordinance 17-063 to rezone the property at the end of Gladiolus Drive from C-3 to RM-14. If this rezoning passes, it would allow 280 apartments to be built on the property.

We further recommend that the Jonesboro City Council reject the request to change the zoning on said property to permit construction of additional apartments in this area.

It's clear that the granting of this change in usage:

Will take away more of our area's shrinking green space

Have a negative impact to residents and emergency personnel that must commute on roadways that already struggle to support the ever-growing traffic volume

Crime in the area has increased with the building of apartments already in the area and we anticipate a further increase in crime if this zoning request is granted

Decrease property values

Decrease of quality education in the Nettleton School District

We, the undersigned residents in this area, strongly encourage the Jonesboro City Council to oppose this Ordinance.

# SEC. 117-34. - Amendments

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2) *Change in district boundary.* A change in a district boundary, also referred to as a map amendment or a rezoning, may be proposed by the city council, the planning commission, or by a property owner or his legal agent. Such amendments shall be considered in accordance with the procedures set forth in this section.

a.

*Application submittal.* A complete application for change in district boundary or map amendment, hereafter referred to as a rezoning, shall be submitted to the city planner in a form established by him, along with a nonrefundable processing fee established in section 117-35. Applications shall be filed by the 17th of the month in order to be placed on the planning commission agenda for the subsequent months meeting, which is held on the second Tuesday thereof. No application shall be processed until the city planner determines that the application is complete and the required fee has been paid.

b.

*Notice.*

1.

Promptly upon determining that the application is complete, the city planner shall schedule a public hearing date before the planning commission, notify the applicant of the hearing date, and provide at least 15 days notice of the hearing in a newspaper of general circulation in the city. The notice shall indicate the time and place of the public hearing; give the general location and description of the property, such as the street address and acreage involved; describe the nature, scope and purpose of the application; and indicate where additional information about the application can be obtained.

2.

The applicant shall:

(i)

Post notice on weatherproof signs provided by the city;

(ii)

Place the signs on the property that is the subject of the application at least ten days before the public hearing; and

(iii)

Ensure that the signs remain continuously posted until a final decision is made by the city council. At least one sign shall be posted by the applicant for each 150 feet of street frontage, up to a maximum of five signs. Signs shall be placed along each abutting street in a manner that makes them clearly visible to neighboring residents, and passersby. There shall be a minimum of one sign along each abutting street.

# Petition against Ordinance 17:063





**CITY OF JONESBORO  
REZONING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1<sup>st</sup> Floor, Jonesboro, Arkansas, on:

**TUESDAY, JUNE 27, 2017 AT 3:00 PM**

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: **VICTOR J. DITTA**

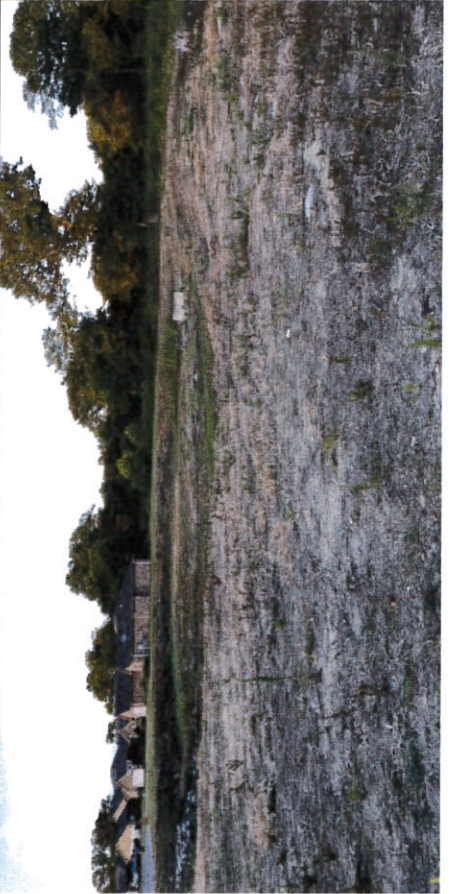
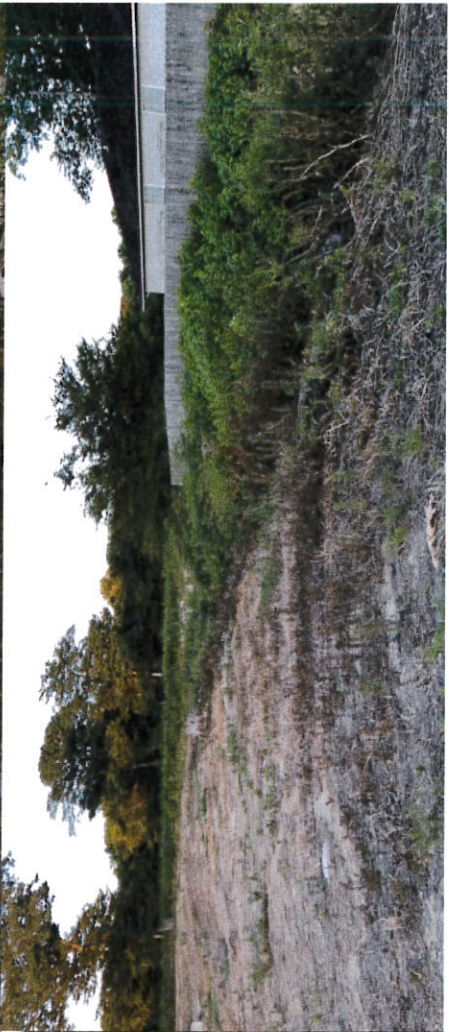
DATE: **06/02/17**

SUBJECT PROPERTY ADDRESS: **500 BLOCK OF GLADIOLUS DRIVE**  
DESCRIPTION OF REZONING REQUESTED: **THE APPLICANT REQUESTS MAPC TO APPROVE A REZONING FOR THE 500 BLOCK OF GLADIOLUS DRIVE TO GO FROM C-3 GENERAL COMMERCIAL DISTRICT TO RM-16 - RESIDENTIAL MULTIFAMILY CLASSIFICATION. 16 UNITS PER NET ACRE. INCLUDES ALL FORMS OF UNITS, DUPLEXES, TRIPLEXES, QUADS, AND HIGHER.**

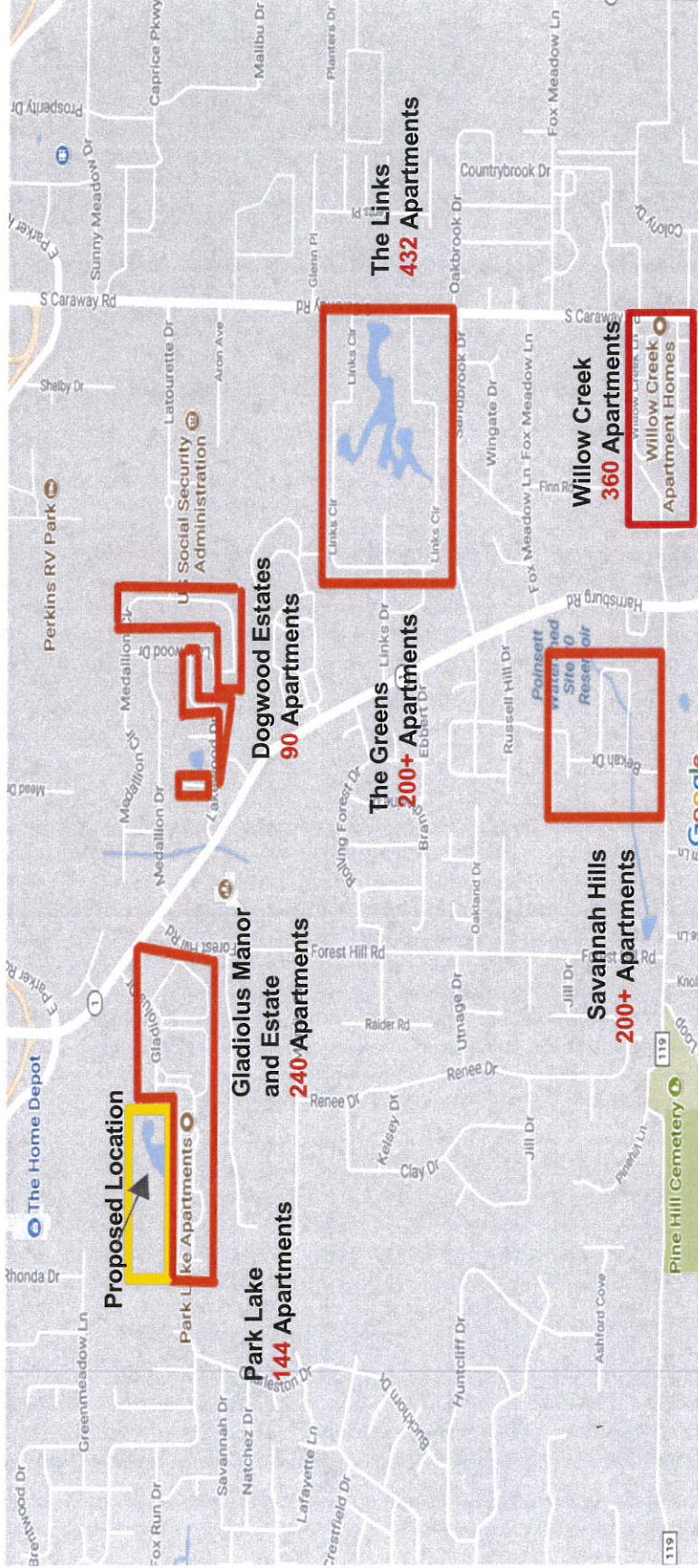
In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning, unless so written by me to the Commission.

\_\_\_\_\_  
Printed Name of Property Adjacent Owner (Signature) \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
Address \_\_\_\_\_ Phone \_\_\_\_\_

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.



# Existing Apartments in the Area



**Almost 1700 units within a 2 mile radius. This does not include duplexes in the area.**

**LET'S INCLUDE BUSINESSES, CHURCHES, CONVENIENT STORES AND BIG BOX RETAIL**



**This was a residential area at one time.**



### Accidents are a concern at a busy Jonesboro intersection

Friday, January 9th 2015, 3:02 pm CDT Friday, January 9th 2015, 11:35 pm CDT Posted by Mallory Jordan, Anchor - Reporter

JONESBORO, AR (KAIT) -According to information from the Jonesboro Police Department, the intersection of Harrisburg and Parker Road has the most accidents a year in that area.

After another accident Friday morning involving a JETS bus, traffic could get worse with new businesses opening in the area.

The intersection of Harrisburg and Parker Road saw 22 accidents in 2013 and twelve in 2014. Harrisburg Road sees 11,000 cars every day.

Lindley Pipkins, owner of Meals for Moms, said she sees the traffic a lot.

"From school traffic to five o'clock traffic, and then it's church traffic," Pipkins said.

Since opening her business five years ago, she said it's gotten worse.

"Well it's definitely increased, and I'd say the most significant problem is about 98% of the time you can't turn left out of our parking lot," Pipkins said.

Jonesboro Police Sgt. George Martin said he knows what she means.

"Seeing more traffic every day," Sgt. Martin said. "The city is growing and it's going to keep getting worse."

With a new grocery store and commercial property up for grabs, traffic may very well increase soon.

"Additional 2,100 vehicles on Harrisburg road today to add to the 11,000," Mark Nichols, Jonesboro Traffic Operation Engineer, said.

"I'm sure it's going to make it that much worse, and you know I'm just concerned about our customers too because if it's that much harder to get in and out then they may think twice about stopping," Pipkins said.



The new Walmart Neighborhood Market will provide relief soon.

"They are going to add another lane on Harrisburg road that will drop off at their second drive on Harrisburg road, and add a turn lane near Garden Parkway," Nichols said.

Nichols said he and his team know the intersection needs work.

"We recognize this as a definite need that needs attention, and needs widening in the future," Nichols said. "However, we have a lot of needs."

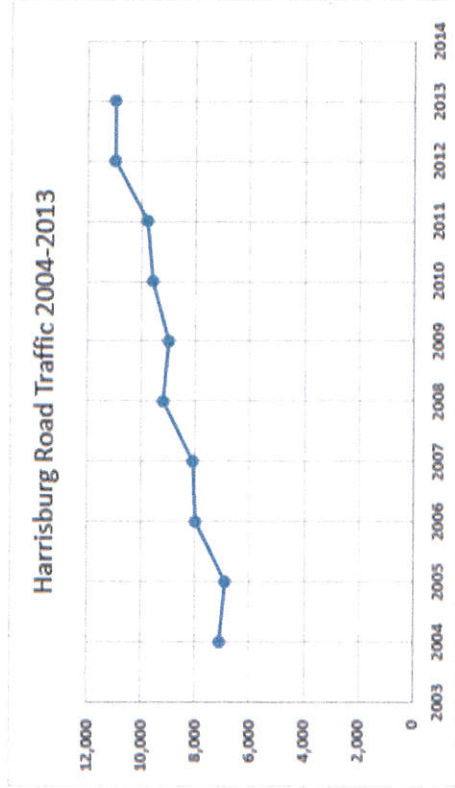
Until changes are able to be made, Sgt. Martin encourages everyone to be safe.

"Be slow and be cautious, you know, you're going to get where you need to go," Sgt. Martin said. "Rather get there safe and unharmed."

Source: KAIT

# 23 TRAFFIC ACCIDENTS REPORTED THIS YEAR ON HARRISBURG RD.

Year	Traffic
2004	7,100
2005	6,900
2006	8,000
2007	8,100
2008	9,200
2009	9,000
2010	9,600
2011	9,800
2012	11,000
2013	11,000



Annual Average Daily Traffic Estimates  
 (Source: Arkansas Highway and Transportation Department)  
[https://www.arkansashighways.com/planning\\_research/technical\\_services/2003\\_traffic.aspx](https://www.arkansashighways.com/planning_research/technical_services/2003_traffic.aspx)

## Congestion on Harrisburg Road frustrates drivers

Posted: Sep 06, 2015 5:57 PM CDTUpdated: Sep 06, 2015 8:39 AM CDT Posted by Region 8 Newsdesk

JONESBORO, AR (KAIT) -

Harrisburg Road congestion is frustrating drivers and has them calling for a change.

The traffic is very congested along the intersection of Harrisburg and Parker Road to Central Baptist Church.

Drivers say they sometimes wait anywhere from 5 to 15 minutes to turn from one of the side roads or businesses onto Harrisburg.

A member of Central Baptist Church and nearby resident, Lesley Brown, said she has lived off of Gladiolus for many years and has not seen this much traffic before.

Businesses like the Walmart Neighborhood Market have opened up along this street, leaving Brown to believe they may be the cause of this increased congestion.

Brown said 2 additions would help cut down on the traffic.

"The turning lane would help, but what would really be a big help is another stoplight, the stoplight could even be down close to Central Baptist that opens up some space between the other red light," Brown said.

Region 8 spent Sunday morning around Harrisburg Road and saw firsthand the traffic Brown and other drivers described.

Brown said her main goal is to have something done so an accident does not occur from an impatient driver trying to turn.



**OVERPASS DAMAGED IN SEMI CRASH & EXPLOSION**

ALERT CENTER



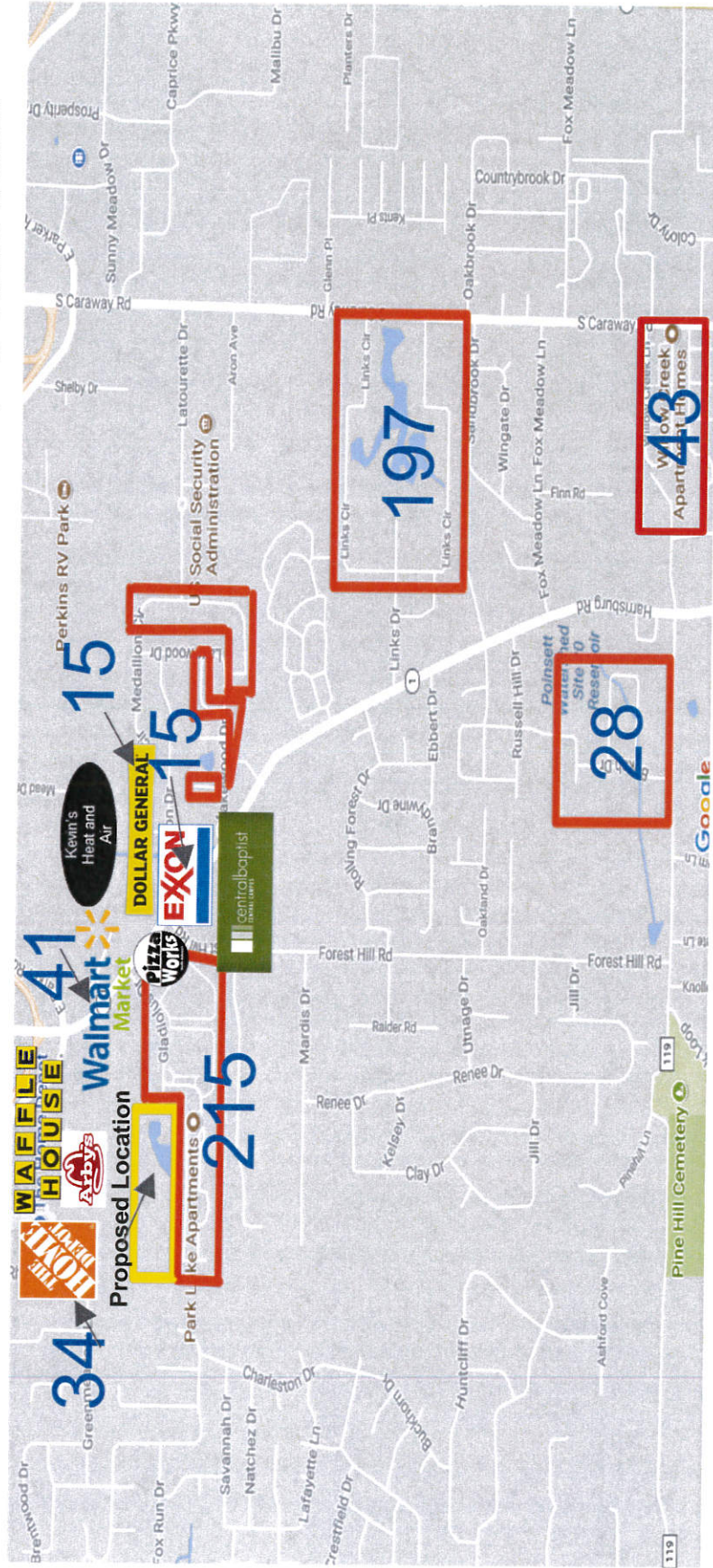
**12,000 CARS TRAVEL HIGHWAY 1 AND  
OVERPASS EACH DAY**

**33,000 TRAVEL I-555 EACH DAY**

**The proposal to widen Harrisburg Rd. will not alleviate the problem of citizens making a left turn from any side street or business.**

Source: KAIT NEWS

# CRIME IN THE APARTMENTS AND AREA BUSINESSES THIS YEAR



THE NUMBERS INDICATE THE NUMBER OF CALLS THE JPD, CRAIGHEAD COUNTY SHERIFF'S OFFICE, AND JFD RESPONDED TO.

**588** total calls so far this year

## SEC 117-34. – Amendments cont'd



- e. **Approval criteria.** The criteria for approval of a rezoning are set out in this subsection. Not all criteria must be given equal consideration by the planning commission or city council in reaching a decision. If any project doesn't meet all the criteria in this section the planning commission or city council can require the owner to provide additional information to determine if the rezoning should move forward. Additional information may include but not be limited to: traffic studies, drainage considerations, crime reports, noise and light studies, wetlands and historical considerations. **The criteria to be considered shall include, but not be limited to, the following:**
1. Consistency of the proposal with the comprehensive plan;
  2. Consistency of the proposal with the purpose of this chapter;
  3. Compatibility of the proposal with the zoning, uses and character of the surrounding area including adjacent neighbors that have a direct impact to the property;
  4. Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
  5. 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;
  6. 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
  7. Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, emergency medical services, and school districts.
- Successive applications.** In the event that the city council denies an application for a rezoning, a similar application shall not be considered by the planning commission for six months from the date of the denial by the city council, unless the planning commission, upon recommendation by the city planner, determines that there is a significant change in the size or scope of the project, or that conditions have changed in the area by the proposed rezoning.
- Withdrawal of application.**
1. Only one withdrawal shall be allowed as a right following the application filing for a rezoning, annexation or conditional use;
  2. On or after the second time withdrawal granted, the applicant must wait 90 days before resubmitting the same or similar petition involving the same land use, and, under extenuating (emergency) circumstances, the planning commission or city council may consider and grant a request to waive the 90 day restriction on the second time request for withdrawals;
  3. Third-time withdrawal requests will default to the most current ordinance requirement for denied rezoning petitions.

NETTLETON SCHOOL DISTRICT

Office of the Superintendent  
3300 One Place - Jonesboro, AK 72404  
Telephone: 870-910-7800  
Fax: 870-910-7854

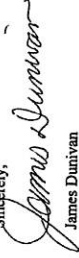
July 27, 2017

To Whom It May Concern:

The Nettleton School Board strongly opposes Ordinance 17-063. Our Board has unanimously agreed that the Nettleton School District cannot support the development of this property into apartments or any multi-family dwelling.

Thank you for your consideration.

Sincerely,



James Duivivan  
Superintendent

JD/jfp



**PLEASE**

**VOTE**

**AGAINST**

**ORDINANCE 17:063**