

*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 23-13, 5601 Pacific Rd**  
**300 S. Church Street/Municipal Center**  
*For Consideration by Planning Commission on October 10, 2023*

**REQUEST:** To consider a rezoning of one tract of land containing 7.58 +/- acres

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-2” multifamily low density district to “RM-12” residential multifamily.

**APPLICANT:**

**OWNER:** Southard Construction LLC, 501 E. Lawson Rd, Jonesboro AR

**LOCATION:** 5601 Pacific Road

**SITE DESCRIPTION:** **Tract Size:** Approx. 7.58 Acres or 330,161 sq. ft.  
**Street Frontage:** Approx. 627.5 ft. on Hancock Road

**Existing Development:** None

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-1 – Residential
South	R-1– Agricultural
East	R-1 & R-2 – Agricultural & Residential
West	R-1– Agricultural

**HISTORY:** Property has never been developed.

## **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 **High Intensity** Growth Sector.

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

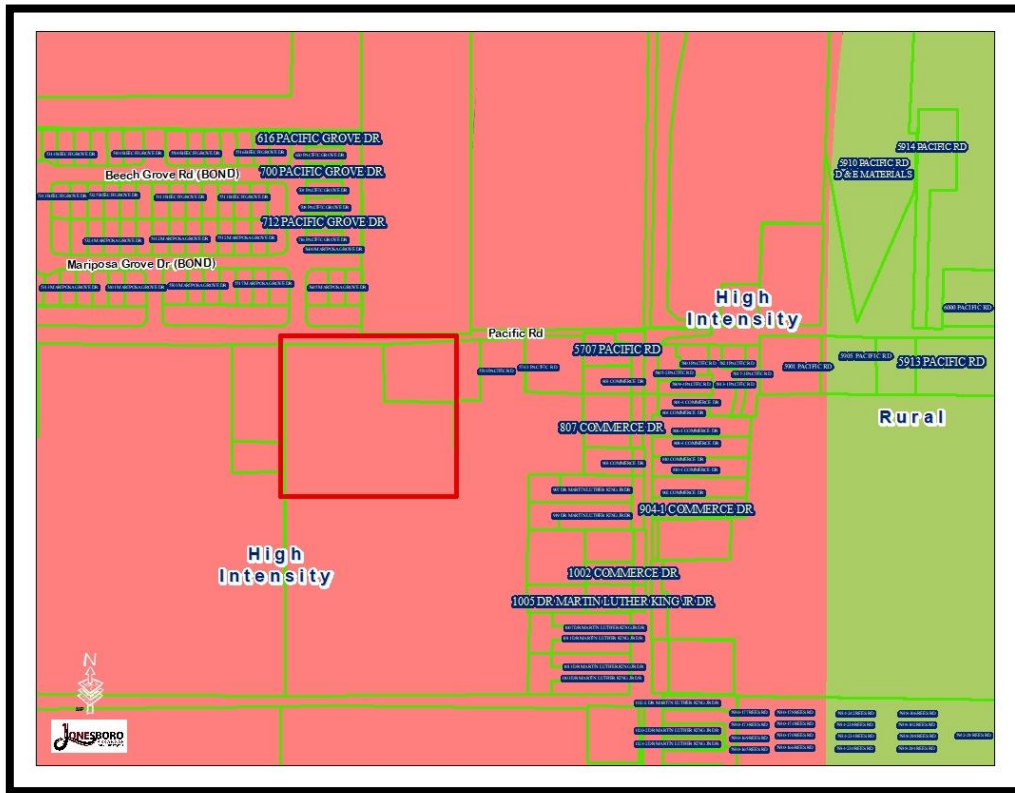
### **Typical Land Uses:**

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

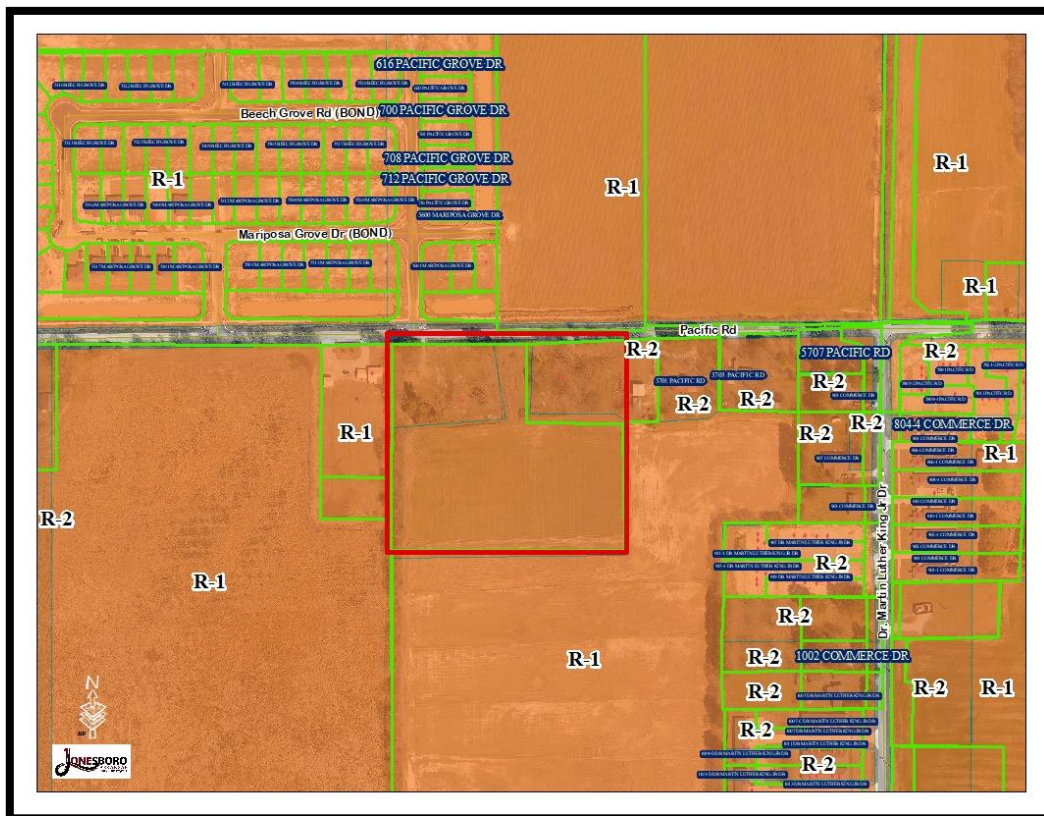
**Density:** Multi-family 8-14 Dwelling Units per acre

**Height:** 150 feet

**Traffic:** This will be located along arterial streets with high traffic volume.



*Land Use Map*



*Zoning Map*

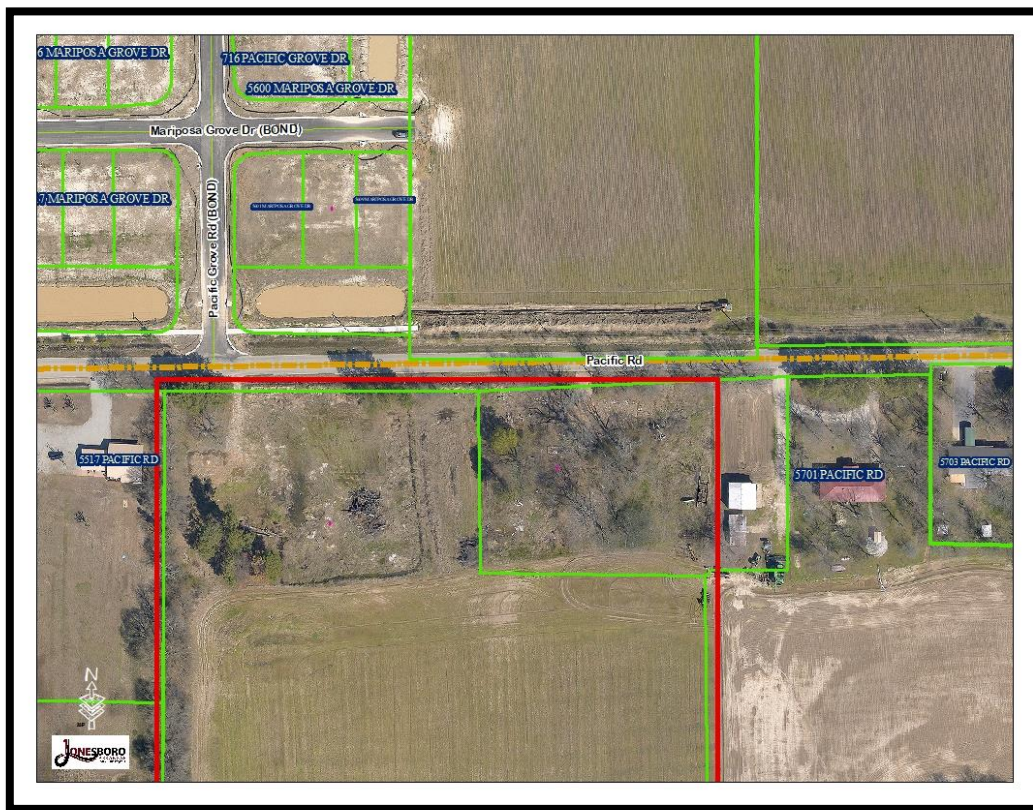
### **Master Street Plan/Transportation**

The subject property is served by Pacific Road, the Master Street Plan classifies this road as a **Collector Road**.

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

**FUNCTION:** 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. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

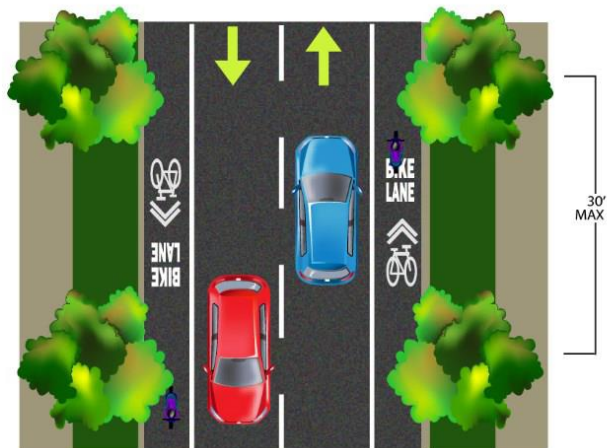
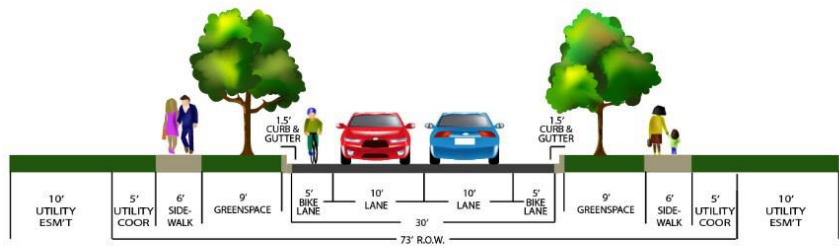
**DESIGN:** Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



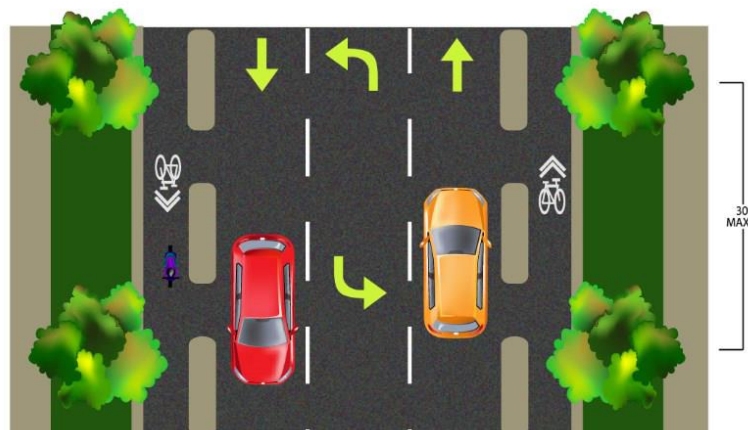
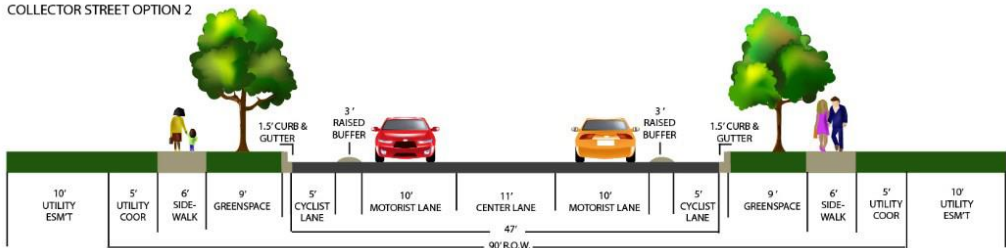


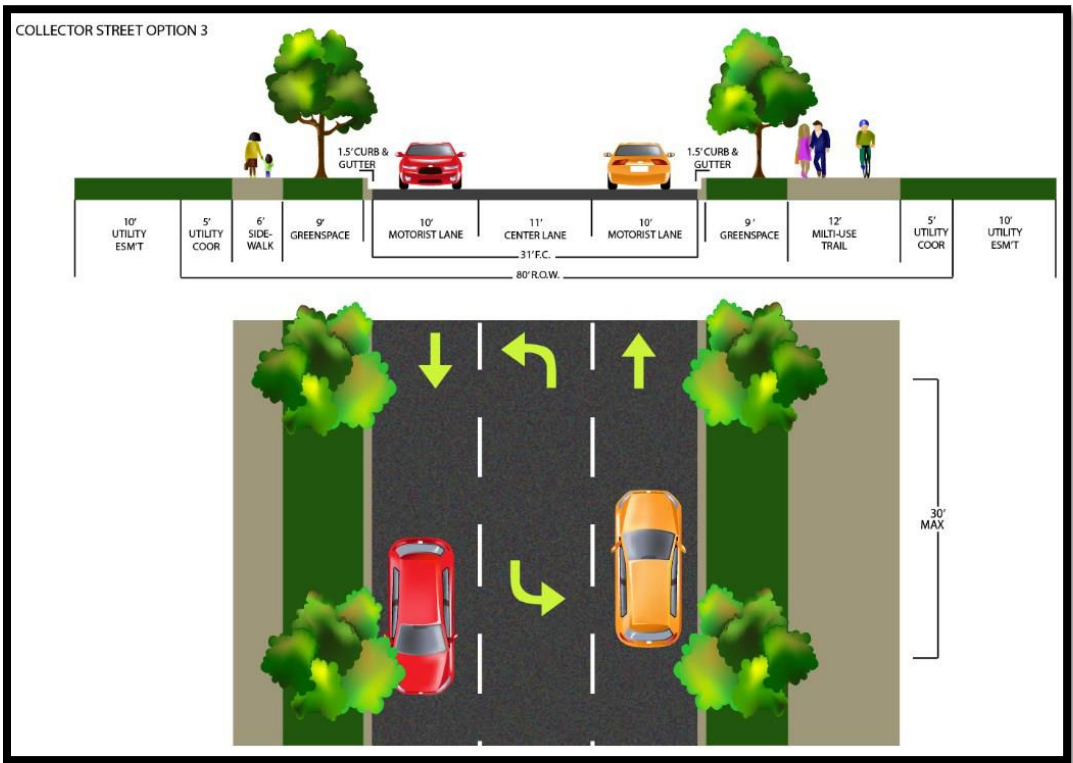
# Collector Street

COLLECTOR STREET OPTION 1  
VPD > 3,000









COLLECTOR STREET OPTION 2





**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 is categorized as a High 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 somewhat achieved with this rezoning considering the surrounding area includes residential uses.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot develop as a high density multifamily development.	
<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>	With proper planning there should not be any adverse effects caused by the property if rezoned to residential.	
<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 residential uses currently exist near this area.	

## Staff Findings:

### Applicant's Purpose

The proposed area is currently classified as "R-2" multifamily low density district. The applicant is applying for a rezoning to allow for a multifamily residential development.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

### Chapter 117 of the City Code of Ordinances/Zoning defines RM-12 as follows:

*RM-12* - Residential multifamily classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

### 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 23-13 a request to rezone property from “R-2” multifamily low density district to “RM-12” residential multifamily; the following conditions are recommend:

1. 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 Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

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**Sample Motion:**

I move that we place Case: RZ 23-13 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-2” multifamily low density district to “RM-12” residential multifamily will be compatible and suitable with the zoning, uses, and character of the surrounding area.

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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON OCTOBER 10, 2023**  
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Southard Construction, LLC is requesting a rezoning from R-2, multifamily medium density district, to RM-12, residential multifamily. This request is for 7.58 acres located at 5601 Pacific Road.

Mr. Kevin Bailey made a motion to untable Case RZ: 23-13, the motion was seconded by Mr. Monroe Pointer.

Garret Dunham (Representative): Garret Dunham, 3121 Galloway Court here to represent the developer for the re-zoning, the request is to be able to utilize the multi-family usage on this lot, the current Zoning is R-2, we would like to see a RM-12, we will be able to mitigate any additional maintenance costs to the city, it will be a private parking lot, no additional streets will be built, the unit will all be single level, the r-2 would need to be 2 stories because we would need to subdivide the lot, the RM-12 will allow us to have a single level building, same density just single level, no street just parking, drainage and trash pickup will be simpler with the RM-12 site plan. We did submit a new property owner notification letter explaining some of these items and we provided the site plan for the R-2 and the RM-12 for them to see, as we did for planning,

Lonnie Roberts (Commission): City planner do you have the staff comments?

Derrel Smith – Staff: I do, we reviewed it, it meets all 6 of the approval criteria set forth in chapter 117, and we would recommend approval with the following stipulations:

1. 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 Department approval in the future.

Lonnie Roberts: With this re-zoning request, is there anyone here to give public input in regard to the 5601 Pacific Road request, if you would come up and please state your name for the record, give us your address.

Jennifer Easley (Opposed): Good evening, my name is Jennifer Easley, I live at 5910 Pacific Road, I'm representing several people in the audience, Curious why these weren't on the city website for us to see?

Lonnie Roberts (Commission): I was not aware that they were not, were they on the city website?

Off screen: They were on Legistar

Lonnie Roberts: In Legistar, that's where I printed mine from.

Jennifer Easley: I looked last night and couldn't find them anywhere, I may not understand how to navigate the city website, but I have been here before and have found them, I did manage to get copies from one of the neighboring residences, so I have several questions here. First of all the two

different plans that you show up there, both show two different entrances, he mentioned something about a city street, there's two entrances on both plans. What's the difference? That one looks to be paved with a road, is that chat parking lots? Paved parking lots?

Derrel Smith (City Planner): The one that's up there now? The cul-de-sac that you see is a paved city street. The other entrance is a driveway for a parking lot. So, you see two entrances off-

Jennifer Easley: But it connects to the city street?

Derrel Smith: It does connect to the city street, yes.

Jennifer Easley: Is it paved?

Derrel Smith: Yes

Jennifer Easley: Okay, because it looks chat.

Derrel Smith: No it will be paved.

Lonnie Roberts: That is just to differentiate from the city street and the parking lot. The way that's shaded.

Jennifer Easley: Okay, I have never known parking lots to connect to streets like that. I would assume it would've been all the way around, to a city street. Next question is how we're going to handle drainage out there, we already have water going over Pacific Road, multiple times, I built my house about 20 years ago, four feet up and since the City of Jonesboro allowed apartments to be built in this neighborhood, I have had a foot and a half of water standing around my property, I am not in a flood zone never have been, still am not in a flood zone, the ditches in front of that property right there, are about two feet deep, three feet wide. Any plans by the city to address that?

Lonnie Roberts: They would have to meet the storm water design manual, just like any new development does in Jonesboro now.

Jennifer Easley: Okay, but these plans, I mean we have a small retention pond but-

Derrel Smith: All we're looking at right now is a re-zoning, to see whether we're going to rezone it from R-2 to RM-12.

Jennifer Easley: I am still going to bring up all the concerns we have as a neighborhood, we got crime, that has increased out there since we've had 500 apartments put in this small area, you now have this as a connector road for that new 5 lane that's coming through, there's no sidewalks on these plans, there's no addressing any of those kinds of issues, far as the neighborhood, the developer is not even here for us to meet with, he chose not to meet with the neighbors, they got a letter, the rest of us didn't get a letter, it also talks about how they're going to design, where does it state? To where it will not have a huge impact on surrounding communities in multiple ways, he talks about how it's going to be single level housing, versus multi-level housing on there, it will conform to the

existing residences. To conform to the existing residences, on the north, east, west side of it, are houses they're not apartments.

Lonnie Roberts: I think he was indicating, that the single story, I think that's one of the purposes of the design, I don't want to speak for the developer but, it's because with the other layout they have to go two story, with this layout they can go single story.

Jennifer Easley: So RM-2 requires two story?

Lonnie Roberts: No, just to get the number of units on there, that's what this layout, allows them to lay it out in a better so they can get single story, which I really need to let the developer speak to that.

Jennifer Easley: Can you speak on the developer's behalf? And say why, there's a need? Because we already have so many apartments in this neighborhood out there.

Lonnie Roberts: It's already approved for apartments, so the apartments can go, they wouldn't even need to be here to put apartment in they just-

Jennifer Easley: Yeah, I get that, the city told all of us in the neighborhood, that when they annexed it in, it was all going to be done either farmland or single houses, and that's not the way it was done. And we've discovered this in the last 5 years, when we've had multiple apartments, put in on Commerce, Martin Luther King, and now on Pacific. Our concern is our safety, our concern is our traffic, and our drainage, and more apartments regardless if it's zoned for that, more apartments are not going to benefit the neighborhood.

Lonnie Roberts: So is that the question you want Mr. Dunham to address then?  
(Unable to transcribe)

Lonnie Roberts: Sir, take it away.

Garret Dunham (Representative): I will do my best to address the concerns at large, regarding the fact that the developer is able to build apartments in the R-2 already, we do want to stress the fact that the RM-12 just allows the developer to make it in such a way that its more uniform, there's no public street, so it would be more of a private parking lot, which would discourage people from driving down that road, there was concerns about security, I have had correspondence with the developer, he is willing to put a privacy fence around the development, if that would help with that, the sidewalk aren't showing on the plan cause its preliminary, the sidewalks will be there, by code they have to be there. Was there another question, I didn't address?

Jennifer Easley: Flooding (unable to transcribe)

Garret Dunham: Right, so the drainage will be, whether it's R-2 or RM-12, the drainage will meet the drainage manual, we'll do everything we can, we have to by city code enclose the ditch but the pipes that will be on the forefront of the property will be sized accordingly, with the drainage that is there, we will mitigate and we will follow the code as is required. If there are specific concerns, on the neighboring properties it will be helpful to have information when we do that, so that we can mitigate anything, and make sure that we account for that in the analysis.

Jennifer Easley (Opposed): Again, why not a neighborhood meeting? Cause on the application, he said, he didn't bother to meet with the neighborhood so why not?

Garret Dunham: There was an opportunity to do so, we thought that sending out the letter, and explaining the reason and providing the site plans and then offering a phone number if y'all needed to call, we felt that we did reach out in that way, but no we did not necessarily provide a in person meeting. I apologize for that, but we did provide opportunity and put a phone number down for any concerns to be called and mitigated.

Lonnie Roberts (Commission): Ms. Easley for the record, could you come up to the mic so that way it gets read into the record.

Jennifer Easley: I believe Rausch Coleman was one of the people that was contacted and they did the housing addition across the street, but they're from northwest Arkansas they're not going to call, and then you had a neighbor there on Pacific Road, and then I'm not sure where the other person was, but there just wasn't, there wasn't a whole lot of notification in the neighborhood. So we heard about it, through word of mouth, and that's sad in my opinion. I do have a couple more things to ask of the city, these are preliminary plans, so will these plans have to be approved, through you or the city council? Before they are actually built?

Lonnie Roberts: The next level will be the city council, based on how this meeting goes. And then the subdivision will actually come back to us.

Jennifer Easley: So the plans actually do get approved through you or through the council-

Lonnie Roberts: Only after re-zoning.

Jennifer Easley: That answers one of my questions, I guess my next biggest question is as a neighborhood where do we go and how do we stop the apartment development in our neighborhood?

Lonnie Roberts: Again this property is already zoned for apartments, I don't know how you would stop it other than to buy the property, I don't know, that's my only thoughts on that.

Jennifer Easley: Well, this developer has already bought, multiple properties in the neighborhood just for the purpose of building apartments, do y'all see where I'm coming from? I hope you understand where we're coming from. We are trying to protect our vested interest. This developer and no offense to the gentleman who is hired to be here, this developer has no vested interest, this has been my personal home for 30 years, my home and my 14 acres mean the world to me, 4 years ago there was a person murdered, there in our neighborhood, I'm on the 911 call and I'm sorry but that never happened before we had apartments, I'm not trying to be biased or anything else, but we didn't have all of that until we started having all of these apartments, and people living on top of each other, I'm just going to encourage you to help us slow down on some things in the city of Jonesboro. I don't know how to fix that but I wish I did.

Lonnie Roberts: Thank you for your comments Ms. Easley, would anyone else like to speak? Anyone have any new information? If you would please come up and state your name for the record your address.



Penny Newton (Opposed): Penny Newton, 5701 Pacific, I actually live right there beside where these apartments are going to be built, and I have an 86 year old mother and I lost my dad 2 years ago, and we promised my dad that we would take care of my mom, and I am extremely worried about her safety, that's why I want to make sure that they're going to put, fences up around this property, cause some of the apartments that are being built out there right now, don't have fences, and some of the other neighbors are concerned about their safety now, I want to make sure that my property is protected, and that my mom is protected, that's why I'm so concerned about the neighbors, I'm concerned about the security there, that's why I want to make sure there's fences around that property and I want it to look nice, because we have 40 plus acres right there beside them and I want to make sure, we've lived there for over 50 years my dad built that home and I want to make sure that it is protected, and I want to make sure that anything that comes out there, I want those people who are going to be living in those apartments, you know, they're going to be paying 1200 dollars a month rent, I think that they deserve a nice place to live, if they're going to build these apartments, they should be nice apartments, there is already mold, and mildew in some of those apartments that have been built out there, because they're not being built correctly. I also am concerned about the drainage, which I know he talked about that a while ago, what I am concerned about are these apartments are they going to be built up two foot? Because that's going to be like-

Lonnie Roberts: Ma'am tonight we're just addressing the rezoning, we'll address that on the site plan whenever it comes through.

Penny Newton: Okay, they also have addressed, better divined open recreational areas for the kids, there's going to be 80 plus apartments out there, they say that they are going to address places for them to play, a playground but there is nothing on this plan that has that. You're going to have kids that are going to want to ride bicycles, you're going to want kids to have a play area, look at how many families are going to be out there, these kids won't have a place to go, you can't ride your bicycle down Pacific, because they're no sidewalks, there's a two foot ditch right there, there's no place to walk, people want to get out and have activities, there is no place out there to have, and if you have 80 families, you have about 80 kids out there, there's not going to be anything for them to do, when they get home from school. In the summer time they're not going to have a place to play, but the developer has said that there is going to be a recreational place, and there's nothing on this plan that states that. The only difference in the two plans is a 4-plex building and if the developer is truly worried about confirming to the neighborhood, he would be willing to sit down with the residents and discuss concerns, and I know that he has talked about that, and there is only one 4-plex apartment and that is the least of our worries, it's just one 4-plex building compared to the other plan, but I am just concerned about living out there and about these apartments, and I hope that y'all can see where I'm coming from as a home owner. And I thank you very much.

Lonnie Roberts: Thank you, Ms. Newton, We got time for about one more, anyone else have any comments? If not, then I will open up for the commissioners, questions or comments for the applicant or city staff?

Jim Little (Commission): I have a question, I'm not real clear on the difference between R-2 and RM-12 is there a simple way to explain that?

Derrel Smith (City Planner): On R-2 you have to have one building on a lot, that's why they would have to subdivide it, and put a 4-plex on each lot, that's why you have the road going in, and each of those would be a lot with a building on it, where with RM-12 you can do it all one piece of property.

Jim Little: Is the density basically the same?

Derrel Smith: Yes, it will be 12 units an acre.

Jim Little: So they're going to have the same amount of apartments no matter what?

Lonnie Roberts: Only one additional 4-plex is what they came up with I think, cause of the layout of the land.

Jim Little: I think that's important for these people to understand, that what they're arguing against, it's already R-2, there's already going to be apartments, it's just how they're laid out. This is what we're talking about tonight.

Lonnie Roberts: Thank you for your comments, anyone else? Any commissioners have any other questions? Are we ready for a motion?

### **COMMISSION ACTION:**

Mr. Kevin Bailey made a motion to approve Case RZ: 23-13, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. 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 Department approval in the future.

The motion was seconded by Mr. Jim Little.

### **Roll Call Vote:**

Aye: 5 – Jeff Steiling, Kevin Bailey, Monroe Pointer Jimmy Cooper, & Jim Little

Nay: 1 – Stephanie Nelson

Absent: 2 – Paul Ford & Dennis Zolper

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