

City of Jonesboro City Council
Staff Report – RZ 17-16: 500 Block of Gladiolus Drive
Municipal Center - 300 S. Church St.
For Consideration by the City Council on June 18, 2017

REQUEST: To consider a rezoning of one tract of land containing 20.44 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 20.44 acres of land located at 500 Block of Gladiolus Drive from “C-3 General Commercial District to ”RM-14” Multi-Family Residential.

**APPLICANTS/
OWNER:** Victor Ditta, 1100 Roxbury Narrows, Jonesboro, AR 72401

LOCATION: End of Gladiolus Drive, Jonesboro, AR 72404

**SITE
DESCRIPTION:** **Tract Size:** Approx. 20.44 Acres

STREET FRONTAGE: **Street Frontage:** Around 60 Feet at the end of Gladiolus Drive
Topography: Flat
Existing Development: Unimproved

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial – Vacant
South	C-3 General Commercial – Apartments
East	C-3 General Commercial – Apartments
West	C-3 General Commercial – Residential Subdivision

HISTORY: Undeveloped

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 both Moderate Intensity and High Intensity Growth Sectors. The land is equally divided between the two sectors.

A wider mix of land uses is appropriate in the **moderate and high intensity sectors**. 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 than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations of transit stops. The Land Use Plan recommends no more than 8 units per acre.

Typical Land Uses:

- 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, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's market
- Pocket park

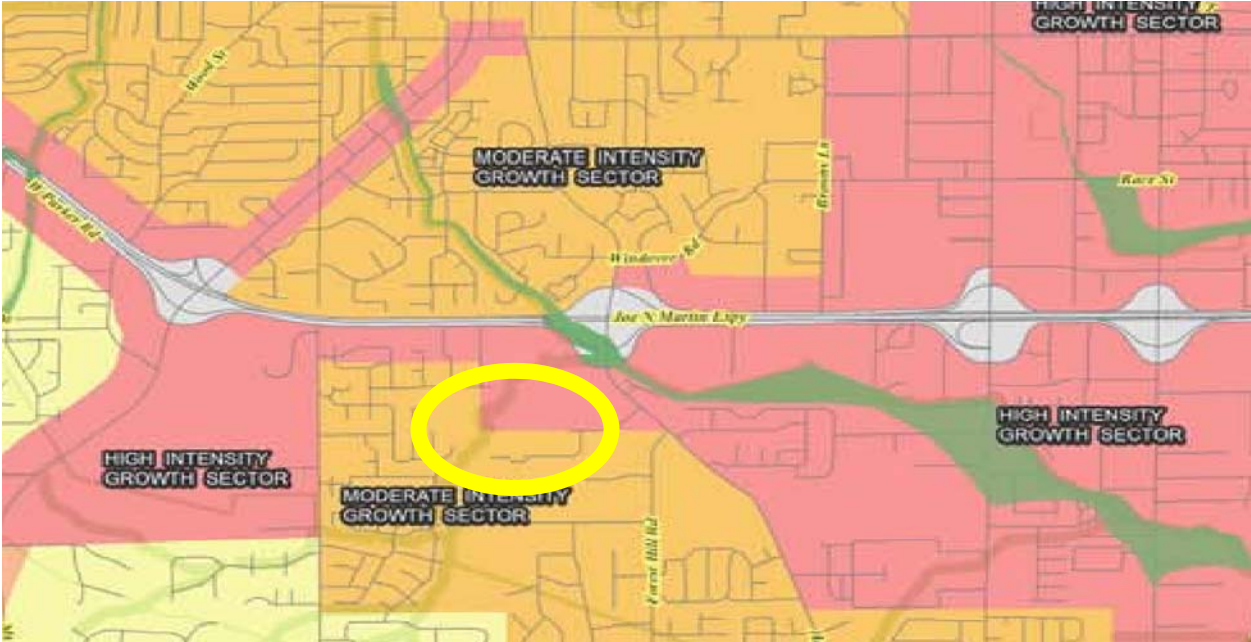
A wide range of land uses is appropriate in the **high intensity zone**, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in area where sewer service is readily available and transportation facilities are equipped to handle the traffic. The Land Use Plan recommends no more than 14 dwelling units per acre for high intensity growth sectors.

Typical Land Uses:

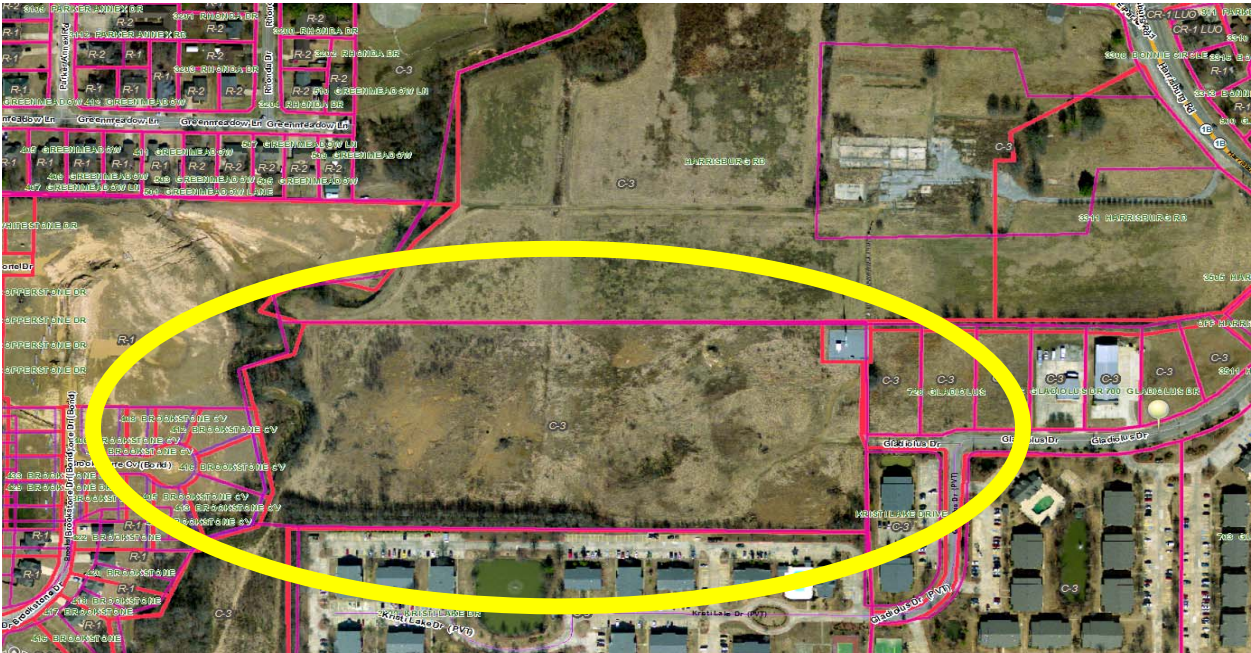
- Regional shopping centers
- Automotive dealerships
- Outdoor display retail
- Fast food restaurants
- Multi-family
- Service stations
- Commercial and office
- Call centers
- Research and development
- Medical
- Banks
- Big box commercial
- Hotel

MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Gladiolus Drive. The street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map









Aerial/Zoning Map



Aerial View

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:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	This area is classified as both High and Moderate Intensity Growth Sectors. At its highest density, the Land Use Plan only recommends up to 14 dwelling units per acre.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The area surrounding already has several multifamily complexes.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Multi-Family is suitable for Moderate and High Intensity Growth Sectors. Density should be reduced to no more than 12 units per acre.	
(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.	The applicant should work with the adjacent property owner to obtain access to Parker Road. A traffic report should be required and alternative access to an adjacent roadway should be reviewed prior to any construction.	
(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.	Minimal impact if rezoned.	

STAFF FINDINGS

APPLICANT’S PURPOSE

The applicant would like to rezone this property so they can build a multi-family development.

Chapter 117 of the City Code of Ordinances/Zoning defines RM-16 Multi-Family Residential:

RM-16 Multi-Family Residential District: This residential multifamily classification allows 16 units per net acre. All form of units are allowed in this district including 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 objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JULY 11, 2017

APPLICANT: Mr. Victor Ditta requested MAPC approval of a rezoning from C-3 General Commercial District to RM-16 Residential Multifamily Classification allowing for up to 16 units per met acre. The RM-16 zoning includes all forms of units, duplexes, triplexes, quads, and higher. This property is located at the end of Gladiolus Drive in the 500 Block between Gladiolus and Brookstone Drive.

APPLICANT: Mr. Jim Gramling said the land is currently zoned C-3 and is surrounded by C-3 properties. There is a large ditch on the western boarder that provides a good buffer zone between the proposed rezoning and the residential neighborhood next to this location. Mr. Gramling said his client is willing to provide additional buffering if the MAPC feels like that would be needed in order to get this rezoning approved. His client is also in negotiations with

the adjacent property owners to get access to Parker Road. This access to Parker Road would be the second access needed in order to meet Fire Code and get a building permit for this development. Mr. Gramling felt like the addition of this road would help the traffic in that area rather than make the traffic worse. They also did a traffic study. The traffic study showed that a majority of the traffic that would normally turn left on to Harrisburg Road would be rerouted on to Parker Road once this secondary roadway was developed. Mr. Gramling also pointed out the Staff Summary shows the property to be half in a High Intensity Growth Sector and a Moderate Intensity Growth Sector. He felt like the uses that are allowed in C-3 zonings are more aligned with High Intensity Growth Sectors rather than Moderate Intensity Growth Sectors. Mr. Gramling also reiterated they understood that any future development would depend on them getting access to Parker Road.

STAFF: Mr. Derrel Smith pointed out the request does meet 5 of the 6 rezoning criteria. The only one that it does not meet is the request consistency with the Land Use Map. The Land Use Plan only allows for a maximum for 14 units per acre in High Intensity Growth areas. This request is asking for 16 units per acre. They do meet all other rezoning criteria. The Planning Department does feel like this is a good request as long as they get the second access. The Planning Department does recommend the MAPC put some stipulations with the approval of this request:

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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

PUBLIC COMMENT: Ms. Young was at the meeting to voice her opposition to this request. Ms. Young lives behind the proposed development in Woodland Heights and does not feel like this is good for their neighborhood. There are people in her neighborhood that have already put their houses up for sale because of this request.

COMMISSION: Mr. Jim Little asked if Woodland Heights would be on the other side of the ditch behind this proposed development.

CHAIR: Mr. Lonnie Roberts told Mr. Little that Woodland Heights was on the other side of the ditch behind the proposed development.

COMMISSION: Mr. Kelton asked the applicant what kind of screening and buffering they were going to provide with this development.

APPLICANT: Mr. Gramling said they were willing to provide additional trees if the MAPC would like to see that.

COMMISSION: Mr. Kelton also asked if the applicant was willing to reduce the density from RM-16 to RM-14.

APPLICANT: Mr. Gramling said his client was willing to reduce the density from RM-16 to RM-14.

COMMISSION: Mr. Jim Little wanted to know the density of the apartments next to this proposed development. That information was not available at the meeting.

CHAIR: Mr. Lonnie Roberts said it would not match up to the RM-16 zoning anyway.

ATTORNEY: Ms. Carol Duncan recommended the MAPC vote to amend the rezoning request from RM-16 to RM-14.

The MAPC voted to approve the amendment.

ENGINEERING: Mr. Michael Morris pointed out the Fire Code says the secondary entrance only needs to be useable by a Fire Truck and not necessarily a public road.

APPLICANT: Mr. Kent Arnold said they are proposing a 27-foot street with curb and gutter to Parker Road.

COMMISSION: Mr. Reece asked Mr. Kent Arnold what his plans would be if they were not able to secure access to Parker Road.

APPLICANT: Mr. Kent Arnold said they would rezone the property back to C-3 General Commercial District.

No more Public Comments.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case: RZ: 17-16, 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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. The MAPC asked for 14 units per acre instead of the 16 units per acre that was asked for this to be "RM-14" Residential multifamily classification; 14 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher, as well as adding the

conditions of a dedicated public ingress and egress for public use and additional trees for buffering.

The MAPC find that to rezone property from “C-3” General Commercial District to “RM-14” Residential Multi-Family District. Motion was seconded by Mr. Kevin Bailey.

Roll Call Vote: 5-1, Aye’s: Jim Scurlock; Ron Kelton; Kevin Bailey; Jimmy Cooper; and Jim Little Nay: Jerry Reece

Abstain: Dennis Zolper

Absent: Rick Stripling

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the City Council decide to approve based on the above observations and criteria of Case RZ 17-16, a request to rezone property from “C-3” General Commercial District to “RM-14” Multi-Family Residential District, subject to final site plan approval by the MAPC and the following conditions:

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 MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
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5. The MAPC asked for 14 units per acre instead of the 16 units per acre that was asked for this to be “RM-14” Residential multifamily classification; 14 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher, as well as adding the conditions of a dedicated public ingress and egress for public use and additional trees for buffering.

Respectfully Submitted for City Council Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 17-16 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from C-3 General Commercial District to RM-14 Multi-Family Residential District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.



View looking North



View looking South



View looking East



View looking West