



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 15-12- 2506 and 2510 Johnson Ave. Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on Tuesday, August 11, 2015

REQUEST: To consider a rezoning of the land containing 15.7 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-3, L.U.O.”, Commercial District to “PD-RM” Multi-Family Planned Development.

**APPLICANTS/
OWNER:** **Zimmer Development Company**, 111 Princess St., Wilmington, NC

LOCATION: **2506 and 2510 Johnson Ave., Jonesboro, AR 72401**

**SITE
DESCRIPTION:** **Tract Size:** Approx. 15.7 (+/-) Acres (Approx. 683,705 sq. ft.)
Street Frontage: 361.57 ft. on Johnson Ave.
Topography: Rolling Topography, wooded.
Existing Development: Single Family Home, small and large tree mass.

| SURROUNDING | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------|--------------------|--|
| CONDITIONS: | North: R-1 | Vacant Undeveloped Land, Single Family Homes |
| | South: | Arkansas State University |
| | East: RM-6 LUO | Multi-Family Apartments |
| | West: PD-RM/C-4 | Multi-Family Apartments, Cell Tower |

HISTORY: Rezoned to C-3 L.U.O. by ORD 09-054 on 9/15/2009.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The currently adopted Land Use Plan recommends the current site High Intense Growth Sector. Consistency is achieved with the current and the future/proposed development. Land to the West and East currently accommodates multi-family dwellings.

Site

Adopted Future Land Use Map





Vicinity/Zoning Map

Master Street Plan/Transportation

The subject property is served by Johnson Avenue on the Master Street plan, which is classified as a Major Arterial, which requires a 60 ft. right-of-way to road centerline (120 ft. total right-of-way). The rezoning plat shows compliance.

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 | The proposed RM-16 District rezoning is not consistent with the Future Land Use Plan, which is categorized High Intense Growth Sector. |  |
| (b) Consistency of the proposal with the purpose of Chapter 117-Zoning. | The proposal achieves consistency with the purpose of Chapter 117, as a Planned District. The applicant proposes an ultimate build out of 240 units on 15.7 acres which equates to a gross density of less than 16 units per acre (@251 units). |  |
| (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area. | Compatibility is achieved. An identical development exists to the west, which promotes additional housing for students off campus. |  |
| (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment; | Suitability is not an issue if development controls are in place to promote good access management; This area is trending with mixed commercial/attached housing. |  |
| (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 has stated that there would be no negative impact on nearby property. The impact on odor, noise light, vibration would be very minimal since it is a continuation of adjacent site's zoning. Pedestrian safety access is a major issue and challenge and should be addressed by the applicant. |  |
| (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 | The property is majority vacant land that has never been developed other than one single family home which is not the highest and best use. |  |
| (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 | Minimal impacts, utilities are present. The applicant has proposed a plan to include open space and other site amenities. |  |

ILLUSTRATIVE PLAN FOR
UNIVERSITY WOODS
JONESBORO, AR



ZIMMER
DEVELOPMENT COMPANY

Staff Findings:

The applicant/developers (Zimmer Development Company) propose to construct upscale student housing for ASU students, given the proximity to campus (across Johnson) and consistent with surrounding multi-family and commercial development at a density level of not more than 16 units per acre through a planned development (PD-RM) process. The applicant states that the proposed development will address and provide unmet needs for student housing adjacent to the ASU campus.

According to the applicant's agent, since the property was rezoned to C-3, L.U.O, six years ago, efforts to develop the property as a commercial node have been unsuccessful. With the multi-family development on both sides of the subject tract, and the desire for a developer to purchase the property for an upscale student housing development, the proposed rezoning is consistent with the highest and best use of the property.

Amenities:

A detention pond is located in the rear; and a retention pond in the front area may be provided with a water feature.

The Concept Plan illustrates 10-apartment unit buildings, to be divided into two phases. Phase 1 will consist of the first 6- buildings on the most-southern portion of the site, including a clubhouse, swimming pool, and fitness gym, café, and study rooms. Phase II will include the remaining 4 buildings having 24 units in each, totally 240 student housing apartment units. Unit styles include 2-bedroom and 4-bedroom varieties situated directly across from University Loop access to Arkansas State University. The nearest

building to the property line in the rear is over 200 ft. in distance from the closest residential property. The project will be completely fenced and gated. Pedestrian sidewalk connectivity is addressed in the conceptual plan to extend it to University Loop, to provide a safe crossing for the students. Future coordination is planned with the Arkansas Highway Department to provide for a crosswalk on Johnson Ave.

Neighborhood Meeting Held:

Twelve (12) surrounding neighbors appeared and gave comment and concerns about broken promises (detention pond issues were mentioned) of the adjacent development to the west which has a similar concept. Management was present and addressed issues. Previous issues of noise and policing issues of the past were also mentioned. The attendees requested more buffering and landscaping to be provided as part of this proposal. The project team went back and added significant landscaping and if adopted and approved they are willing to do whatever is requested.

Access Management:

An emergency break-thru entrance (eastern side) has been provided at the request of City reviewing staff to address secondary access requirements of the building codes. Being located on a major arterial lane state highway (Johnson), across the street from ASU and surrounded by existing multi-family developments to the east and west, the applicant states that there will be no adverse impact on property values, odor, noise, light or hours of use and the developer will comply with all state, federal and local drainage requirements.

Zoning Code Density Analysis:

The applicant has requested a change to the PD-RM at 16 units per acre. This could have a gross resultant of 251 units, where 240 units are proposed.

| <i>Zoning Classification</i> | <i>Minimum Lot Width (in feet)</i> | <i>Minimum Lot Area</i> | <i>Front Setback (in feet)</i> | <i>Rear Setback (In feet)</i> | <i>Side Setback (in feet)</i> |
|------------------------------|------------------------------------|-------------------------------------|--------------------------------|-------------------------------|-------------------------------|
| RM-4 | 50 | 10,890s.f. per dwelling unit | 20 | 15 | 7.5 each |
| RM-6 | 60 | 7,260s.f. per dwelling unit | 20 | 15 | 10.0 each |
| RM-8 | 70 | 5,445s.f. per dwelling unit | 25 | 20 | 10.0 |
| RM-12 | 80 | 3,630s.f. per dwelling unit | 25 | 20 | 15.0 |
| RM-16 | 80 | 2,722s.f. per dwelling unit | 25 | 20 | 15.0 |

Building Setbacks:

Minimum setbacks are far exceeded. Perimeter fencing is proposed. Additional screening and buffering should be installed where adjacent single family residential is to remain.

Required Parking:

The formula for required parking is as follows: 2.25 per two-bedroom unit; 3.00 per four-bedroom units. A final parking analysis shall be demonstrated during the Final Site Plan review.

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 and pending pre-meeting reviews:

| Department/Agency | Reports/ Comments | Status |
|---------------------------|-----------------------------|---------------|
| Engineering | No issues reported to date. | |
| Streets/Sanitation | No issues reported to date. | |
| Police | No issues reported to date. | |
| Fire Department | No issues reported to date. | |
| MPO | No issues reported to date. | |
| Jets | No issues reported to date. | |
| Utility Companies | No issues reported to date. | |
| School District | Request for review sent. | |

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 15-12, a request to rezone property from C-3, L.U.O. to PD-RM, “Planned District Multi-Family” with 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.
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. The applicant/successors agree to comply with the Master Street Plan recommendation for Johnson Ave. upon any future redevelopment of the site.
4. The property shall be redeveloped under the RM-16 District standards, with a maximum of 240 units.
5. The owner agrees to make a best-faith effort to coordinate with the Arkansas Highway Department to provide for a crosswalk on Johnson Ave. and ASU to extend connectivity along the west side of University Loop for student pedestrian safety.
6. Perimeter fencing shall be provided and shown on the final development plan. Provision and details on gated entry shall be provided to the MAPC with plan addressing adequate vehicular stacking and accidental re-exit.
7. Open space shall be provided and maintained at a minimum of 15% of the total acreage.
8. A management/security detail operational plan shall be provided to the Planning Commission during the Final Development Plan process illustrating procedures for on-site management.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion:

I move that we place Case: RZ-15-12 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, L.U.O.” to the proposed PD-RM, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the noted conditions.

Site Photographs



View looking from Johnson looking toward the front entrance of subject property



View from Johnson looking toward the front entrance of subject property



View looking from Johnson looking toward the East boundary of subject property



View looking from Wolf Creek Student Apts., North entrance of subject property



View looking from Wolf Creek Student Apts., North entrance of subject property looking East



View looking from East from the terminus of Carter Lane (Private Drive)



View looking from West from the terminus of Carter Lane (Private Drive) towards Caraway Rd.



View looking South on Davis Dr.



View looking South on Davis Dr.



View looking West towards the Subject Site from East Neighbor



View looking West towards the Subject Site from East Neighbor



View looking West towards the Subject Site from East Neighbor



View looking West towards the Subject Site from East Neighbor



View looking West towards the Subject Site from East Neighbor



View looking West towards the Subject Site from East Neighbor



View looking West towards the Subject Site from East Neighbor



View looking West towards the Subject Site Along Johnson Ave. Frontage



View looking West towards Entry of the Subject Site Along Johnson Ave. Frontage



View looking Northwest on the Subject Site at Existing Home



View looking Northwest on the Subject Site towards Wolfcreek Apts.



View looking Northeast on the Subject Site at Existing Home



View looking East on the Subject Site at Existing Home



View looking South from the Subject Site towards University Loop