

City of Jonesboro City Council
Staff Report – RZ 19-23: 1130 Greensboro Road
 Municipal Center - 300 S. Church St.
For Consideration by the Council on February 11, 2020

REQUEST: To consider a rezoning of one tract of land containing 8.84 +/- acres.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-1” Single Family Residential District to “PD-RS – Residential Planned Development.

APPLICANTS/ OWNER: **Ricky Jackson, 2529 S. Caraway Road, Jonesboro, AR 72401**

LOCATION: 1130 Greensboro Road

SITE DESCRIPTION: **Tract Size:** Approx. 8.84 Acres
Street Frontage: **288.40 feet along Paragould Drive**
Topography: Parcel is predominantly flat with slops to the West & North.
Existing Development: **No Buildings – old concrete slab**

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential
South	R-1 Single Family Residential & RM-8 LUM – Residential Multi-Family
East	R-1 Single Family Residential and I-1 Industrial
West	R-1 Single Family Residential

HISTORY: Old House

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 Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the moderate 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.

MODERATE INTENSITY RECOMMENDED USE TYPES INCLUDE:

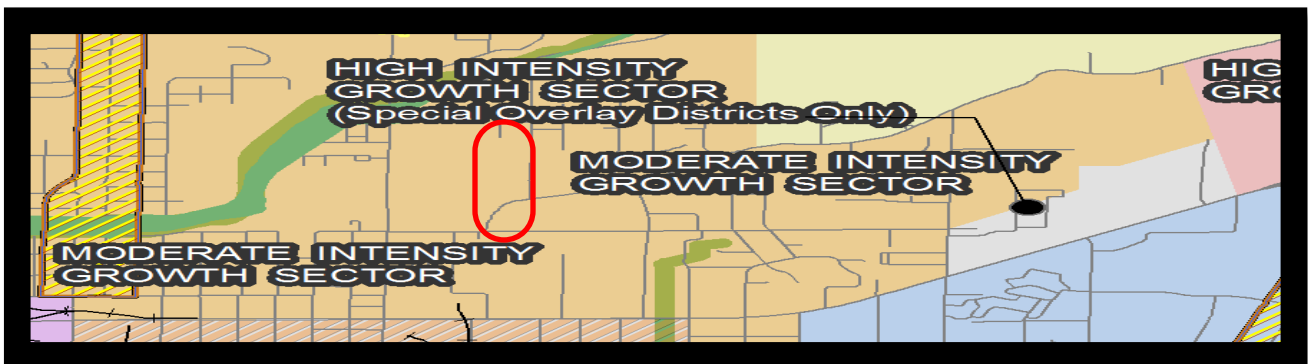
- Single Family Residential
- Attached Single Family, Duplexes, Triplexes and Fourplexes
- Neighborhood Retail, Neighborhood Services
- Office Parks
- Smaller Medical Offices
- Libraries, Schools, other public facilities
- Senior Living Center/Nursing Homes, etc.
- Community-serving Retail
- Small Supermarket
- Convenience Store
- Bank
- Barber/Beauty Shop
- Farmers Market
- Pocket Park

DENSITY: 1/5 to 1/3 acre lots for Single Family

No more than six dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development.

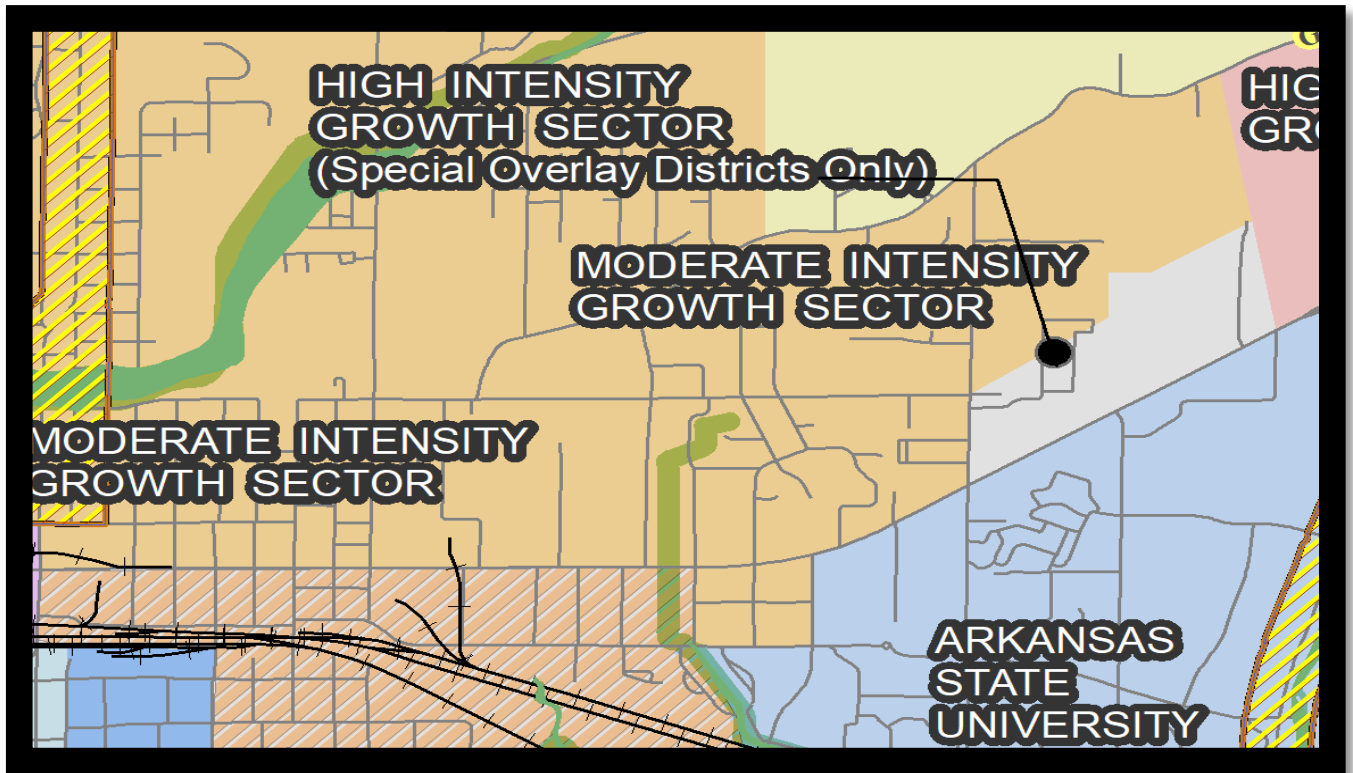
HEIGHT: 4 stories

TRAFFIC: Approximately 300 peak hour trips - (Commercial Only)

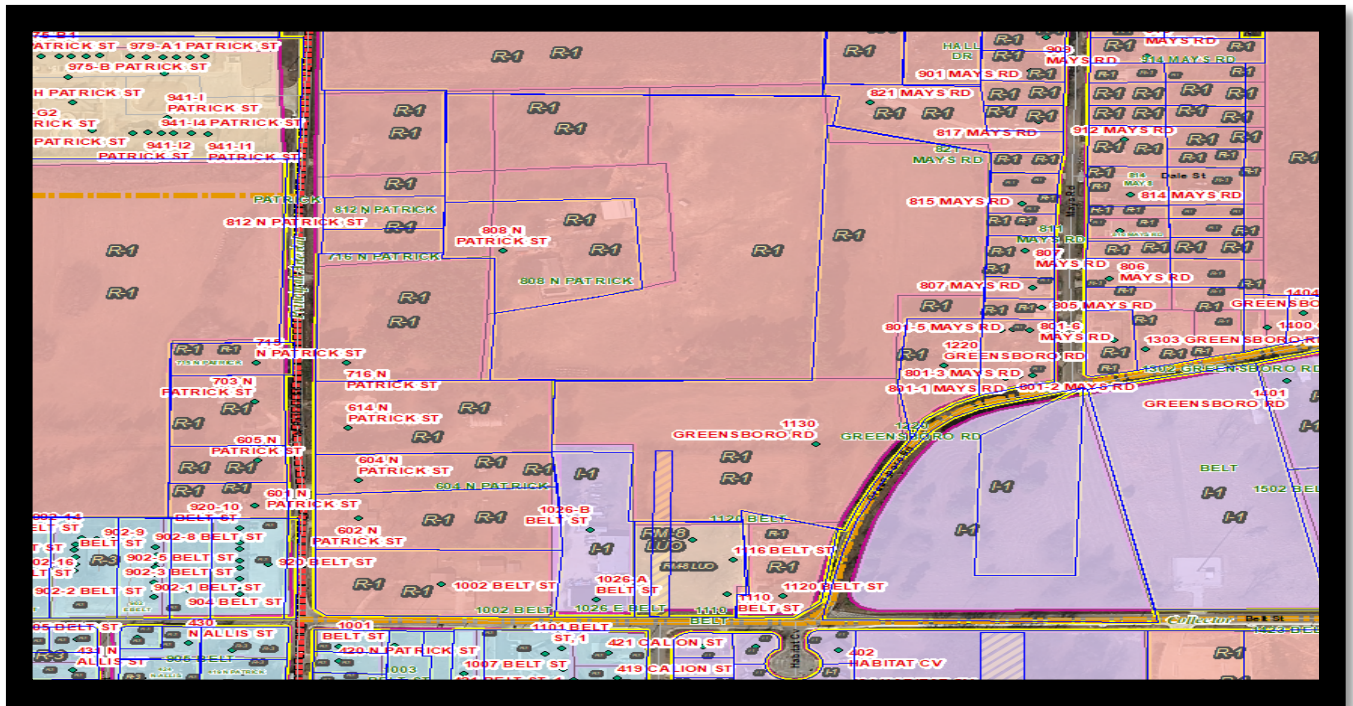


MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Greensboro Road, which is a Collector Street on the Master Street Plan. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.









Adopted Land Use Map



Aerial/Zoning Map

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 “PD-RS Planned Development Residential Development. This does match the Land Use Plan for this type of development. This location is an empty field with an old concrete slab that looks to have been an old house that was torn down.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will comply with consistency with the purpose of Chapter 117, with compliance of “PD-RS”.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with “PD-RS” Planned Development Single Family. The land is “R-1” Single Family Residential, RM-8 LUO, I-1 Industrial and R-3 Multi-Family surrounding all sides of this property.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This zoning is “R-1” Single Family Residential District. Single Family is allowed on this zoning. The Planned Development is more restricted when it comes to green space etc. This can be developed as R-1 with 48 houses as it is Zoned now.	
(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.	Other than possibly increasing traffic, this request should not be detrimental to the surrounding area. Property screening should be used to shield the single-family residential housing from this development. The elements will be taken care of thru the development site plan with the appropriate departments.	
(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.	With proper screening in place, this development should have little impact on the surrounding area. The elements will be taken care of thru the development site plan with the appropriate departments.	

STAFF FINDINGS

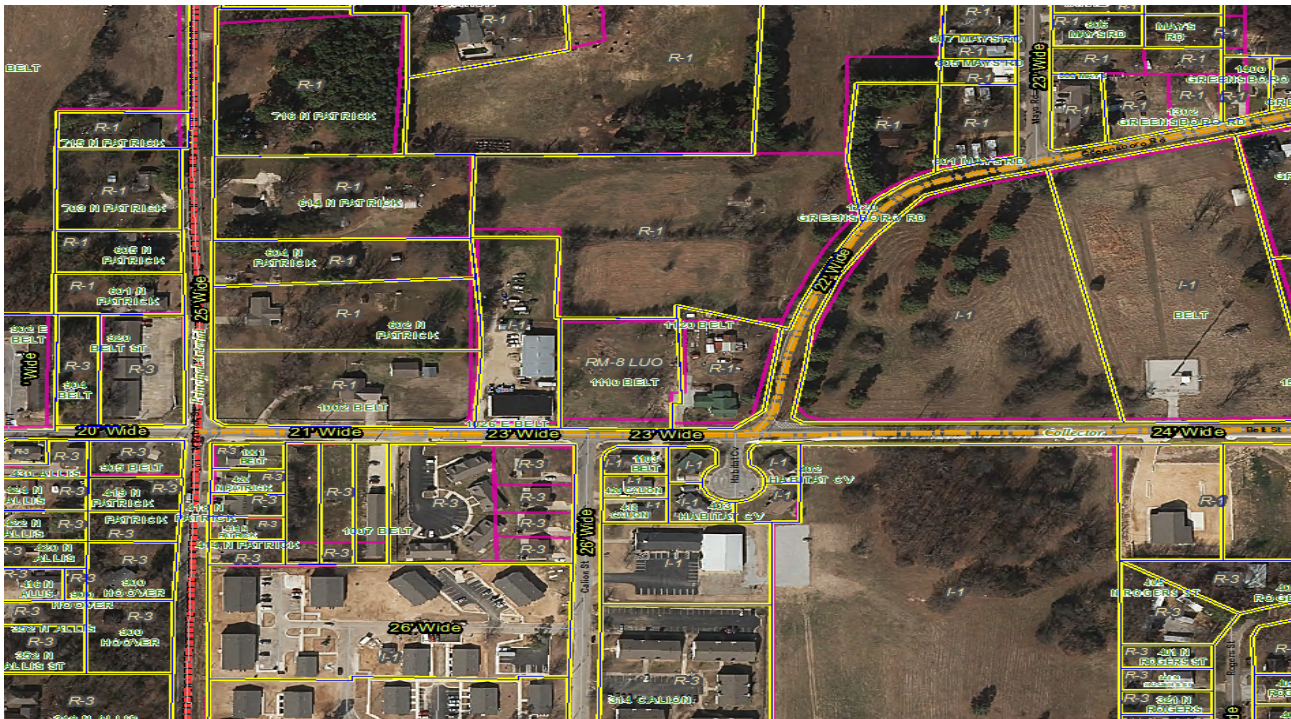
Applicant's Purpose

MASTER STREET PLAN/TRANSPORTATION:

The subject site is served by Greensboro Road, which is a Collector Street on the Master Street Plan.

Chapter 117 of the City Code of Ordinances/Zoning defines PD-RS District as follows:

Definition: PD-RS – The purpose of this district is to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such developments, while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan for development of the city. The PD provisions herein established, are intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open space than would otherwise be possible through the strict application of other district regulations and to produce: (1) A maximum choice in the type of environment and living units available to the public; (2) Open space and recreation areas, active and passive; (3) A pattern of development which preserves natural features, prevents soil erosion, and protects water quality; (4) A creative approach to the use of land and related physical development; (5) An efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs; and (6) An environment of stable character. The PD regulations are designed to provide for small- and large-scale developments incorporating a single type or a variety of residential, commercial, and related uses, which are planned and developed as a unit. Such development may consist of individual lots or it may have common building sites. Private or public common land and open space should be an essential and major element of the plan, which is related to and affects the long-term value of the homes and other development. A planned unit shall be a separate entity with a distinct character.



View of Larger Area Showing Current Zoning

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 FEBRUARY 12, 2020

Rickey Jackson is requesting MAPC Approval for a Rezoning from R-1 Single Family Residential District to PD-RS Residential Planned Development for 8.84 Acres +/- of land located at 1130 Greensboro Road.

APPLICANT: Rickey Jackson stated he is requesting rezoning for the 8.84 acres of land at 1130 Greensboro Road. This will allow them to place 40 units inside the development. They are looking to maximize the density in the development.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated it does meet all the criteria for the zoning requirements. It meets the land use plan for that area. He stated they would recommend approval with the following conditions:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Storm water 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. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Road right-of-way.**
- 4. A final site plan illustrating compliance with Planned Development District requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the MAPC prior to any redevelopment.**

COMMISSION: Lonnie Roberts Jr. asked for public comments.

PUBLIC: Patti Lack stated people will say she does not live on the north side of town. She asked if this rezoning is going to affect her. She stated it is because this is her city and we have to look at how things are planned. There were 28 certified letters sent out on this property. It will affect those 28 people. She asked that they think about if this is going to improve Jonesboro. She was reviewing the information for the meeting and stated she saw a notification sent to the schools, but did not see an email from Kim Wilbanks or Jonesboro schools saying they approve of this.

STAFF: Carol Duncan stated the school district does not have to approve. They just have to be given notice in case they want to provide feedback if they have any.

PUBLIC: Patti Lack stated she read in the paper this property was going to be rezoned two years ago for apartments. Now they want to put in 41 smaller houses. She stated when you see the PD-RS, it is not multifamily and it is not apartments, but it is smaller units. The measurements of the first group of houses is 34x24. There are 20 units at the very beginning of the development. She stated she googled what size of a building would a 34x24 building be for

a house. She stated you can put three cars in that measurements and that is a pretty small house to purchase. There are 11 that are 44x24. She stated this is like a portable school-size building. It showed ten tables and a teacher's table. That is how big that unit will be. She stated it is not very big. There are four that are 48x36. At the far end are the largest buildings. They are 48x50. What is shows on google is a two-car garage with a workshop. She stated those are a little bigger, but not much. The map shows a detention pond on the left and bottom. She stated she does not know if that means there are issues with flooding there. That would be a concern of hers. She stated it is going to create more traffic on Greensboro, which is not needed. She stated she does not know what the detention ponds are. She asked the commission if putting 41 small houses there would improve Jonesboro today or in the future.

PUBLIC: (Unintelligible name) stated she travels from Mays to Greensboro frequently and stated one of the driveways is going to be right on her neighbor's property line. She stated there is no drainage there. Water pools at the corner of Mays and Greensboro. She stated it looks too crowded. It looks like too many people in too small of a space. She stated she is concerned as a homeowner in the area.

PUBLIC: Jeff Jordan stated he lives on the property that will be surrounded on two sides by this development. There are drainage issues down Mays. The water also runs across Greensboro off his property and off the property he is talking about. The extra driveways, streets, and roofs will cause more of this problem. He stated there would not be any grass left to soak up any of the water. It shows retention ponds, but he built some apartments and it is all concrete. There is a small retention pond that never holds water. It all flows onto Belt St. He stated there would be roughly eight acres of rooftops and concrete. He stated he is opposed and would like to just leave it R-1.

PUBLIC: David Gatlin stated he is worried about the Stormwater runoff. He stated as soon as it rains, the ditch gets very full. He stated he is also worried about the traffic on Greensboro Rd. He travels that road daily and the corners are pretty dangerous. He stated they did this about nine months ago and the commission voted it down. He stated he would prefer R-1 instead of HUD homes.

PUBLIC: Billy Brown stated there have been changes from the first presentation, but very little changes. He stated they still have a high population density development going in across the road from him. They still have runoff problems. When it rains, water flows through this area. The two drives that come into Greensboro Rd. is all downhill and it runs toward Mr. Gatlin's property. With the rooftops and pavement, there is no way to stop the water from running off there and flooding everything below that. Greensboro Rd. is an old highway that was a county road before Jonesboro incorporated in into the city. It is a narrow road and people sometime drive off the road making those turns. It is dark. There are no sidewalks. Increased foot traffic would be very hazardous. He also stated the property values would be affected by the high-density housing. He stated he is opposed to moving this from an R-1 zoning.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comment.

COMMISSION: Mary Margaret Jackson stated the concept of this type of development is needed in our town. There is a market for smaller houses. She stated she wishes, as a city, we could come together and figure out where we want to focus density. She stated this is the first

plan she was seen with the sidewalks on one side. She understands that was the compromise, but does not like it. With 41 units, greenspace, dogs, you are going to have a lot of people around. Public safety is important and you really do need sidewalks on both sides of the street. She stated this is the same property or adjacent to the property that was considered before with flood issues. She asked engineering if this has been addressed.

STAFF: Derrel Smith stated what they are considering is a rezoning. You will not look at designs until after the rezoning is done. They will build to city codes. He stated they do not look at flows or detention rates when looking at a rezoning. That will be looked at if the rezoning is approved.

COMMISSION: Mary Margaret Jackson stated she would not be able to support this development. She stated it is foolish of them to not be progressive thinking and look at what has flooded in the past in the city. The land use map does not address flooding. She stated she wishes there was something in place that looked at things comprehensively for future development.

APPLICANT: Rickey Jackson stated it seems as if there has been a stigma put on development in north Jonesboro. I say it is HUD houses is an opinion. To say we would not come in and develop it correctly is another opinion. He stated they sent out the required letters to notify. They did their due diligence to make sure that placing a development here would be to the highest and best use. When looking at safety, that happens all over the city. Wherever a development takes place there is going to be a concern about safety, there is going to be traffic flow. With this development, there is not a runoff of a whole lot of water. The retention ponds are there to slow the water down. It is not going to be something that pools up and fills up. The development will have to follow city code and he stated they would do everything properly.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case: RZ: 19-23, 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 Storm water 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. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Road right-of-way.**
- 4. A final site plan illustrating compliance with Planned Development District requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the MAPC prior to any redevelopment.**

The MAPC find to rezone property from “R-1” Single Family Residential District to a “PD-RS” Residential Planned Development for 8.84 +/- acres of land. Motion was seconded by Mr. Jim Little.

Roll Call Vote: 6-0, Aye’s: David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

Nay’s: Mary Margaret Jackson

Absent: Jim Scurlock

CONCLUSION:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case: RZ 19-23, a request to rezone property from “R-1” Single Family Residential District to “PD-RS” Single Family Residential Planned Development subject to the following:

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 Planning Department, prior to any redevelopment of the property.
3. The applicant agrees to comply with the Master Street Plan recommendations for the Greensboro Road right-of-way.
4. A final site plan illustrating compliance with Planned Development District requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the MAPC prior to any redevelopment.

Respectfully Submitted for City Council Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-19-23 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 “R-1” Single Family Residential District to “PD-RS” Single Family Residential Planned Development 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 Planning Staff in the future.

Pictures of Area

