

City of Jonesboro City Council
Staff Report – RZ 10-20: Sid Pickle-Bekah
Huntington Building - 900 W. Monroe
For Consideration by the Council on December 21, 2010

REQUEST: To consider a rezoning a parcel of land containing 28.29 acres more or less (1,232,312 sq.ft.).

PURPOSE: A request to consider recommendation to Council for a rezoning from R-2 Low Density Multi-family to PDM- Planned District Multi-Family.

APPLICANT/ OWNER: Sid Pickle 2729 E. Nettleton Ste. E., Jonesboro, AR

LOCATION: Bekah Dr. North of Craighead Forest Rd., West of Harrisburg Rd., Jonesboro, AR
(formally a portion of Craighills Golf Course)

SITE DESCRIPTION: Tract Size: 1,232,312 sq.ft. Approx.: 28.29 +/- Acres
Frontage: 180 +/- Linear Feet
Topography: Flat
Existing Developmt.: Open area / Formerly a Golf Course

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1/R-2	Residential
West:	R-2	Multi Family

HISTORY: See Below.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Jonesboro Comprehensive Future Land Use Map which shows the area recommended as Low Density Multi-family Residential. This designation typically includes low density attached residential uses.

Approval Criteria- Section 14.44.05, (5a-g) - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (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
- (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.

History

The applicant Mr. Sid Pickle Item presented the initial concept before the Metropolitan Area Planning Commission on March 9, 2010, proposing 108 new apartment units on the subject site, formally known as Craighills Golf Course.

The general plan's objective is not to increase or change anything previously approved by the Planning Commission under the existing R-2, low density multi-family district to consolidate the buildings into a more efficient site plan layout as a Planned Development. The applicant will net the same number of units currently allowed, and the same building square footage. The general street layout will remain primarily the same.

The architect has redesigned and consolidated the typical duplex formally planned on individual lots into 8-plexes with no increase in overall density. A larger amount of green space will result and the applicant proposes to save energy because of the common walls types throughout. The applicant will not increase traffic flow beyond what will be allowed as of right given the R-2 Zoning District.

Mr. Little stated that there will be 108 units (2 units per platted lot); 2/3 bedroom single story with 7% of the total in fully handicap accessible. The townhouse arrangement is also provided that look better and provides more design aesthetics and greenspace.

The Preliminary Plan was approved by MAPC on January 13, 2009. Note that the secondary access to the development was approved to connect with Makala Lane to the north. This public street has not been approved on a final plat to date. Upon approval of the PD-RM District Staff is recommending that a condition requiring the platting and improvement of the Makala Lane/Dena Jo Drive/Bekah Drive streets be satisfied by the applicant.

Master Street Plan

The subject project site contains all local streets directly, however the Craighead Forest Rd. right of way access is categorized as a collector road on the Jonesboro Master Street Plan; and Harrisburg Road is considered a minor arterial road which will be affected by the new apartment homes proposed. Staff anticipates that upon future build-out of this development the City will realize a need to upgrade and improve Harrisburg Road/State Hwy. 1B. The owner of the subject site is permitted and has been developing the current acreage over the last 4 to 5 years under the R-2 Zoning District requirements. Therefore, the current

request will cause such site improvements to continue at that same density, but in a more efficient and with desirable planning principles.

Zoning Code/ Analysis

Note: Four (4) 4-plex buildings are not accounted below because the units are preexisting and were platted in the original subdivision (at the terminus of Sidney and Blair Coves).

Development Details:

Buildings, Flat: 18,849 sq.ft., 0.43 acres
Buildings, 2-story = 135,689 sq. ft. , 3.12 acres
Parking, Drives = 86,684 sq. ft., 1.99 acres
Streets, Public= 38,768 sq. ft. , 0.89 acres
Streets, Private= 43560 sq. ft., 1.00 acre
Open, Green Space= 262,768 sq. ft., 6.03 acres
Percent Green= 45%
Required Green= 20%

Density: Proposed: 8 units/Net Non-residential acreage for 2 story buildings

17 Buildings- Mixed 2 and 3 Bedroom Units/ 2 story and flat buildings
Maintenance Building- 2,538 sq. ft. (footprint)
1 Bedroom Units- 7
2 Bedroom Units- 94
3 Bedroom Units- 7

Parking:

Required= 1.75 spaces per 1 Bedroom Unit
2.25 spaces per 2 Bedroom Unit
3.00 spaces per 3 Bedroom Unit
7- 1 Bedrooms – 13 Spaces Required
94 – 2 Bedroom- 212 Spaces Required
7 – 3 Bedroom – 21 Spaces Required

Under the current R-2 Zoning District, the proposed 28.29 acre site could result 342 gross units at 12 units per acre (290 net units). This calculation would largely be affected by infrastructure and public street requirements had it been designed under the current R-2 requirements.(3,600 sq.ft. lot area required per unit).

As an incentive, the developer is wishing to consolidate or group the units in 8-plexes having combined access drives and parking lots with common green/open areas with benches and inner sidewalks. The Planned District code also requires the developer to set aside 20% open space, in which he has proposed to incorporate a walking trail with a multi-purpose use ball field within the detention area. Other amenities include: Fire Pit/ BBQ/Bike Storage, and a Clubhouse. A landscape plan and lighting plan shall be required depicting final landscaping and screening as part of the Final Development Plan process. As shown on **page II** of this report, the abutting/existing residential homes currently have a privacy fence along the perimeter, additional landscaping should be required within the rear of the 3 most eastern buildings to supplement such fencing.

MAPC Record of Proceedings: Public Hearing Held on December 14, 2010:

Mr. John Easley appeared before the Commission on behalf of Mr. Sid Pickle. In April or May of last year we submitted Craighills Subdivision presented a preliminary. We appeared in March of this year with a conceptual dialogue with the Commission and there were no major concerns. Mr. Pickle is taking the existing subdivision with the number of units allowed and reconfiguring the buildings. He is taking 2 fouxplexes into an 8-plex. Half of the drainage is in. There will be no increase in units; building units will not have separate buildings on separate lots. We have amenities such as grills, park benches, trails.

The streets will be built to city specs., some private and some public.

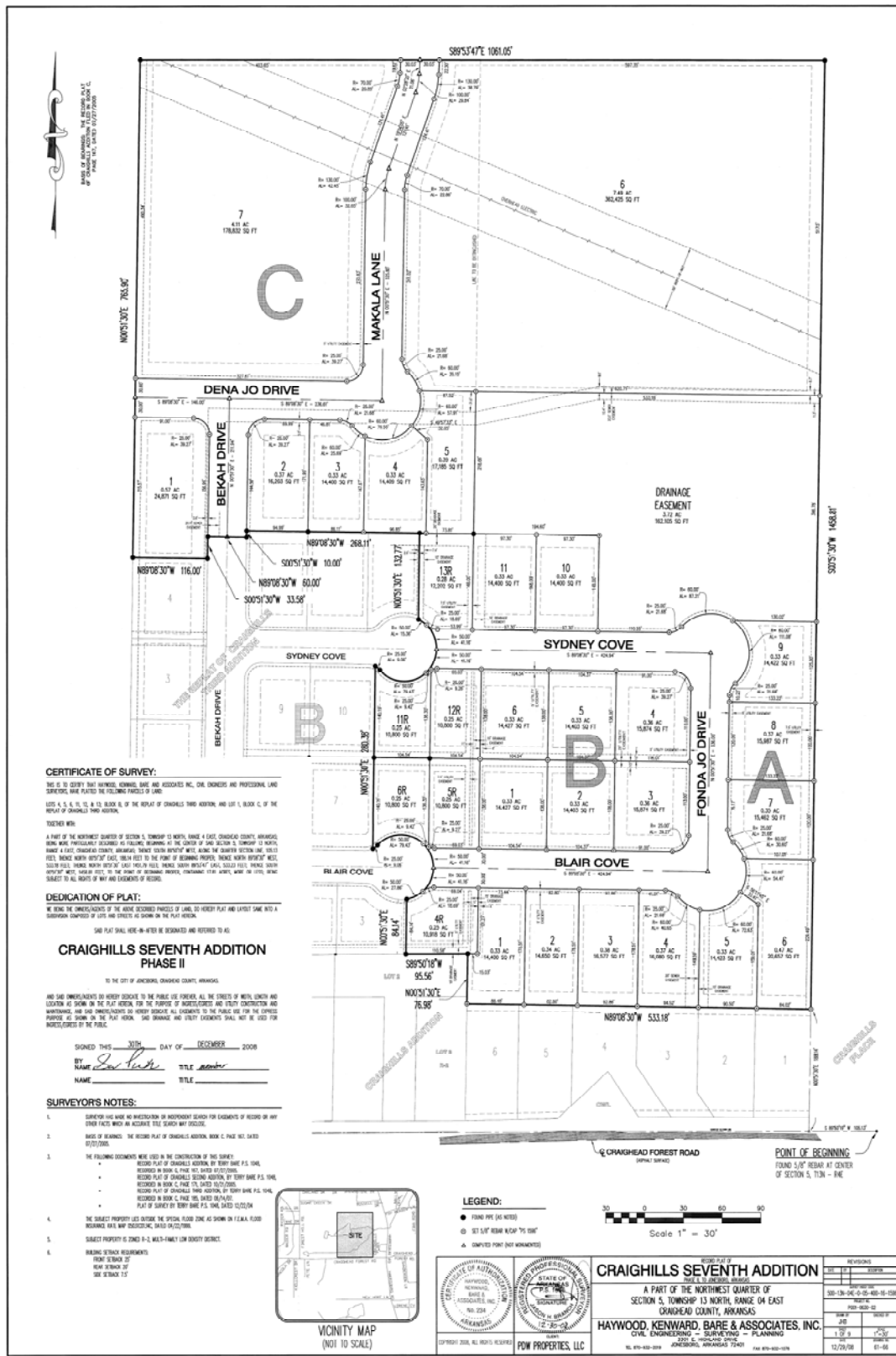
Opponents: NONE.

Mr. Otis Spriggs gave staff comments. The applicant is attempting to utilize the PD standards of the code to deal with the existing R-2 constraints on the providing of a better site design. In this instance, the City would result in less City public streets that will need maintenance; although the interior streets will only serve this private apartment project. Photos of the existing development to date were shown. With the PD open space will be set aside, and an alternative emergency access drive will be completed as a result.

There were residents to the north that had concerns about the Makala Dr. being connected to Brownstone Dr. within the Single Family subdivision to the north. Staff has listed 6 conditions tied to this approval recommendation to Council as PD-RM. Mr. Scurlock made the observation that there is much improvements needed by the City/State through MPO for Harrisburg Rd. which is seeing alot of new development in this surrounding area.

A motion was made by Lonnie Roberts Jr. with the 6 conditions, seconded by Ron Kelton, that this matter be Recommended to Council . The motion carried by the following vote: 6 to 0.

ACTION: Ayes: Margaret Norris; Lonnie Roberts Jr.; Brian Dover; Paul Hoelscher; Ron Kelton and Jim Scurlock; Chair, Jerry Halsey Jr.- No Vote;
Absent: 2 - Joe Tomlinson and John White



Preliminary Plan – Approved by MAPC; Jan. 2009 - Final Subdivision not yet filed or approved.



Zoning/Vacinity Map

Findings, cont.

The applicant has not filed a final subdivision plan for the connecting local streets which would provide an alternative ingress/egress to the development. Staff is asking that a requirement of the record plat filing be done in the near future due to the number of units that have been developed to date, for public safety purposes.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Sid Pickle should be evaluated based on the above observations and criteria, of Case RZ10-20, a request to rezone property from “R-2” to PD- RM, to be recommended to the Jonesboro City Council with the following conditions:

1. That a Final Development Plan shall be filed and approved by the Planning Commission and no new work shall commence prior to Final site Plan review and approval by the MAPC on the undeveloped unplatted acreage.
2. A detailed lighting plan and landscaping plan shall be submitted to the MAPC, including a 20 ft. landscape buffer, including privacy fencing where the site abuts existing residential uses.
3. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
4. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all city, state and local agencies shall be satisfied.
5. The development shall be limited to 108 units within the legal boundary of this request.
6. That a Final Subdivision Plat shall be approved by the Planning Commission with the assurance that all public road improvements are completed in a timely manner.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking south along Stadium Blvd.



View Looking north along Stadium Blvd.



View looking north of the rear yard.



View looking west of the home from the rear.



View looking west of the home from the rear.



View looking west of the subject property from the rear.



View looking south of the rear yard.



View looking north along Stadium Blvd.



View looking north along Stadium Blvd.



View Looking east at the subject property.