

*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 17-35: East of Makala Lane/Old Craighill’s Golf Course**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Commission on December 12, 2017*

**REQUEST:** To consider a rezoning of one tract of land containing 11.22 acres more or less.

**PURPOSE:** A request to consider recommendation to Council by the MAPC a rezoning of 11.22 acres of land located east of Makala Lane on the Old Craighill’s Golf Course property from R-2 Multi-Family Low Density District to PD-RM Multi-Family Residential Planned Development

**APPLICANTS/  
OWNER:** PDW Properties, LLC. 2729 E Nettleton, Jonesboro, AR

**LOCATION:** East of Makala Lane on the Old Craighill’s Golf Course between Russell Hill Drive and Dena Jo Drive.

**SITE DESCRIPTION:** **Tract Size:** 11.22 acres  
**STREET FRONTAGE:** **Street Frontage:** 527 feet  
**Topography:** Flat  
**Existing Development:** Vacant Property

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	R-1 Single Family Residential
<b>South</b>	PD-RM Multi-Family Residential Planned Development
<b>East</b>	R-1 Single Family Residential
<b>West</b>	R-2 and PD-RM Residential Multi-Family Planned Development

**HISTORY:** Vacant property.

**ZONING ANALYSIS**

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

**COMPREHENSIVE PLAN LAND USE MAP**

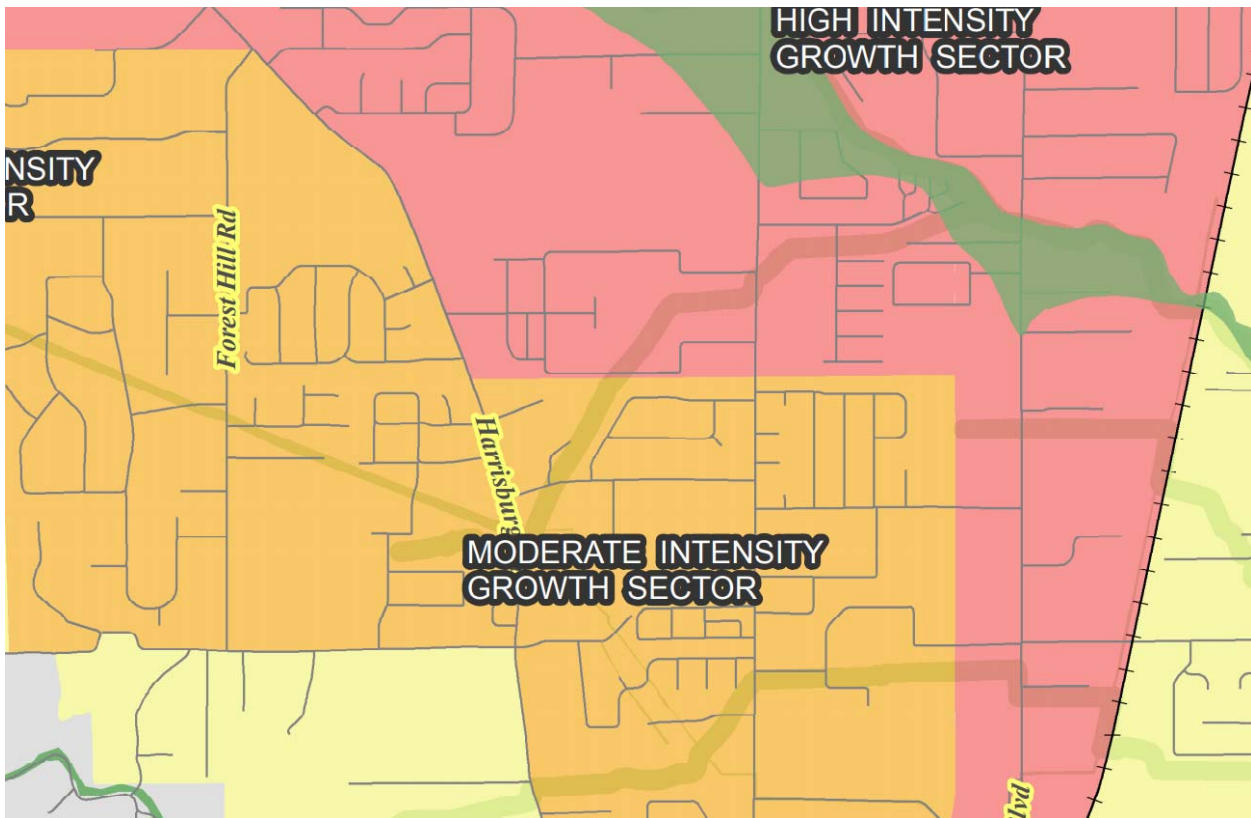
The Current/Future Land Use Map recommends this location as a Moderate Intensity Growth Sector. A wider mix of land uses is appropriate in the moderate intensity sectors. Control of traffic is probably the most important consideration in this sector. Additionally, good building design, use of quality 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. Consideration should be given to appropriate locations of transit shops.

Typical Land Uses:

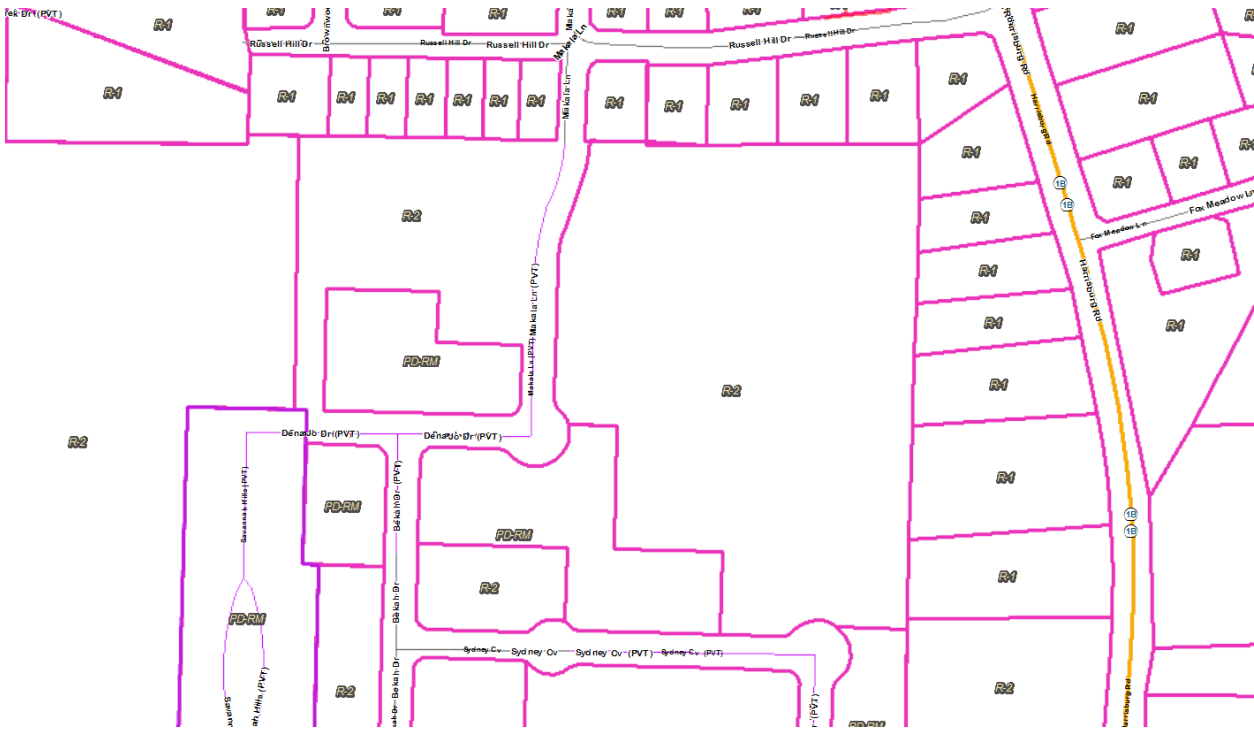
- Single family residential
- Attached single family residential, duplexes, triplexes, and fourplexes
- Neighborhood retail, neighborhood services
- Office parks
- Smaller medical offices
- Libraries, schools, and other public facilities
- Senior living centers/nursing homes, etc.
- Community-serving retail
- Small supermarket
- Convenience store
- Bank
- Barber/beauty shop
- Farmer's market
- Pocket park

**MASTER STREET PLAN/TRANSPORTATION**

The subject site is served by Makala Lane. 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) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map.</b>	The applicant submitted a site plan showing 106 units going on 11.22 acres. This is a density of around 9.4 units per acre. The Land Use Plan identifies this area as a Moderate Intensity Growth Sector and recommends no more than 8 dwelling units per acre.	
(b) <b>Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	Section 117-164 recommends 15 dwelling units per acre for developments with triplexes, fourplexes or terrace housing. The density increases to 18 dwelling units per acre of the development is two story. Either way, with only 9 units per acre, this is consistent with Chapter 117.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	There are other PD-RM zonings in the area as well as several R-2 zonings with other multi-family developments already built.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.</b>	As the surrounding area shows, if this property is not rezoned it could still be developed as multi-family residential under the R-2 zoning guidelines.	N/A
(e) <b>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>	Other than possibly increasing traffic, this request should not be detrimental to the surrounding area. This will just be a continuation of the PD-RM already built along Dena Jo Drive. Property screening should be used to shield the single family residential housing from this development.	
(f) <b>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>	With proper screening in place, this development should have little impact on the surrounding area.	

## STAFF FINDINGS

**APPLICANT’S PURPOSE:** The applicant thinks a rezoning would allow them to development the property to its highest and best use.

**Chapter 117 of the City Code of Ordinances defines PD-RM as:**

***PD-RM Multi-family Residential Planned Development:*** The intent of Planned Developments 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 cost
6. An environment of stable character. The PD regulations are designed to provide for small and large-scale developments incorporating a single type of a variety of residential, commercial and related uses, which are planned and developed as a unit. Such development may consist of individual’s 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 home and other developments. A planned unit shall be a separate entity with a distinct character.
- 7.

## 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.	
School System	No objections to this rezoning to date.	

# CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the MAPC decide to approve based on the above observations and criteria of Case RZ 17-35, a request to rezone property from R-2 Low Density Multi-family Residential to PD-RM Multi-family Residential Planned Development, 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.
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.

Respectfully Submitted for Planning Commission Consideration,  
The Planning Department

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## Sample Motion

I move that we place Case: RZ 17-35 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 R-2 Low Density Multi-family Residential to PD-RM Multi-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 MAPC in the future.



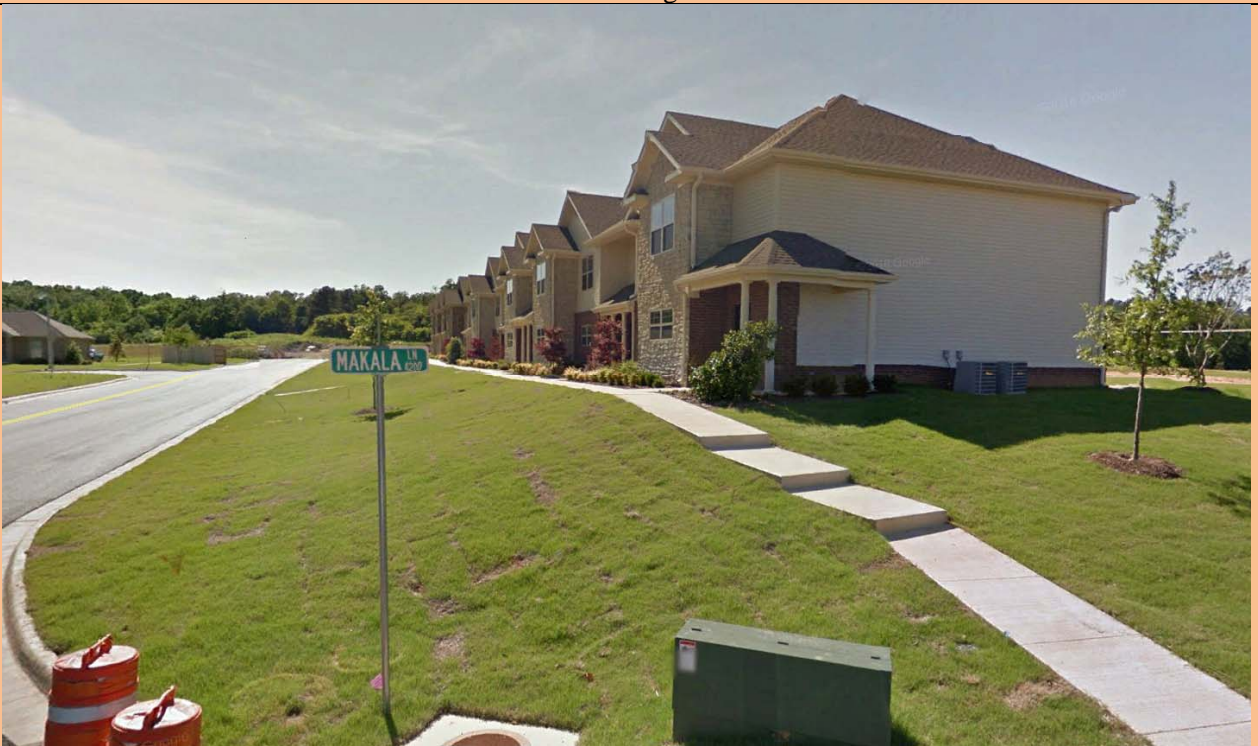
View looking North



View looking South



View looking East



View looking West