



City of Jonesboro City Council
Staff Report – RZ07-18: Betty Shaw/Marie Allison
 Huntington Building - 900 W. Monroe
 For Consideration by the Council on Tuesday, May 15, 2007

REQUEST: To consider rezoning three parcels of property containing approximately 14.0 acres more or less.

PURPOSE: A request to recommend approval to the Metropolitan Area Planning Commission for rezoning of tract 1 from R-1 Single Family Residential, tract 2 from C-3 General Commercial and tract 3 from C-4 Neighborhood Office to P.U.D. – R.M. Residential Multi-family Planned Unit Development.

APPLICANT: Betty Shaw/Marie W. Allison, 2311 Johnson Ave., Jonesboro, AR 72401

OWNER: Betty Shaw/Marie W. Allison, 2311 Johnson Ave., Jonesboro, AR 72401

LOCATION: East of Caraway Rd., between Johnson and Davis

SITE DESCRIPTION:

Tract Size:	Approx. 14.0 acres,
Frontage:	Approx. 733' on Caraway
Topography:	Sloping terrain
Existing Dvlpmt:	Trailer Park and vacant land

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-4, R-1	Commercial, Residential
South:	C-3	Commercial
East:	C-3, C-4, R-1	Commercial, Residential
West:	R-1	Residential

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

MAPC RECORD OF PROCEEDINGS;

Betty Shaw came forward as proponent for this item. The proposal is to let a Campus Crest come in to place a 192 apartment complex on this area. This is a true market development which will be targeting college students. Mr. Tom Odai from Campus Crest Communities stated that they are proposing 10 residential buildings and one clubhouse building. He discussed the amenities of the complex.

Mr. Wayne French, Alex Drive, came forward to ask about the cars of the students that will live in the apartments and the impact on traffic. Mr. French also asked about if any surveys were done as far a need for these apartments and if the residents will use all the amenities.

Mr. Greg Simmons came forward to talk about the traffic study that had been done prior. Mr. Simmons discussed the impact of traffic on this area.

Mrs. Shaw stated that there will be 5 acres of buffer between this development and any neighbors.

City Planner Otis Spriggs stated that there was excessive amount of parking in their plan and the developer has reduced the numbers closer to the required amount. They also provided a walking path to connect to the University with adequate buffering. The Fire Marshall had some suggestions for accessibility and will talk to the developers about that when the final site plan is submitted.

City Engineer stated that there have been no detailed designs that have come through to engineering but that they have spoken with the developers and feel that their overall concept of detention will be acceptable.

Craig Davenport, City Fire Marshall came forward to state that the placement of fire hydrants and truck access are the only concerns that he had.

Mr. Day made a motion to recommend this item to City Council contingent upon the approval of the PUD Ordinance. Mr. Harpole seconded this motion. Mr. Day voted aye. Mr. Roberts voted aye. Mr. Krennerich voted aye. Mr. Halsey abstained. Mr. Harpole voted aye. Mr. Collins voted aye. Mr. Norris voted aye. Mr. Tomlinson voted aye.

This item was approved to be recommended to City Council.

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Village Residential. This designation includes all existing and residential uses, and multiple residential. Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

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.

Findings:

Consistency is achieved with the Comprehensive Plan where the PUD-RM is requested. However consistency is not necessary due to the fact that the plan is outdated. The applicant is proposing to construct quality student housing which will be maintained and owned by a renown company having experience in this form of housing concept. Staff feels that the use will compliment and correspond to the university village area. Site amenities have been provided to provide consideration of screening as well onsite amenities which would promote City connectivity regarding pedestrian traffic. The applicant is proposing to maintain the existing fence and brush line along the west and east property lines to serve as a natural buffer.

The preliminary plan proposed is asked to be approve by City Council which will provide parameters which must be made in the Final Development Plan review process which will ultimately be approved by the MAPC. The applicant is proposing 21% open greenspace on the site. There will be a resulting density of 13.7 units per net acres (72- 2 bedroom units and 120- 3 bedroom units).

Total parking spaces required is 522; with 587 provided and 12 handicap included. Other site amenities include: swimming pool, volleyball and Basketball courts, fire pit/barbecue, bike storage @ each building, clubhouse, walking path, and resident assistants.

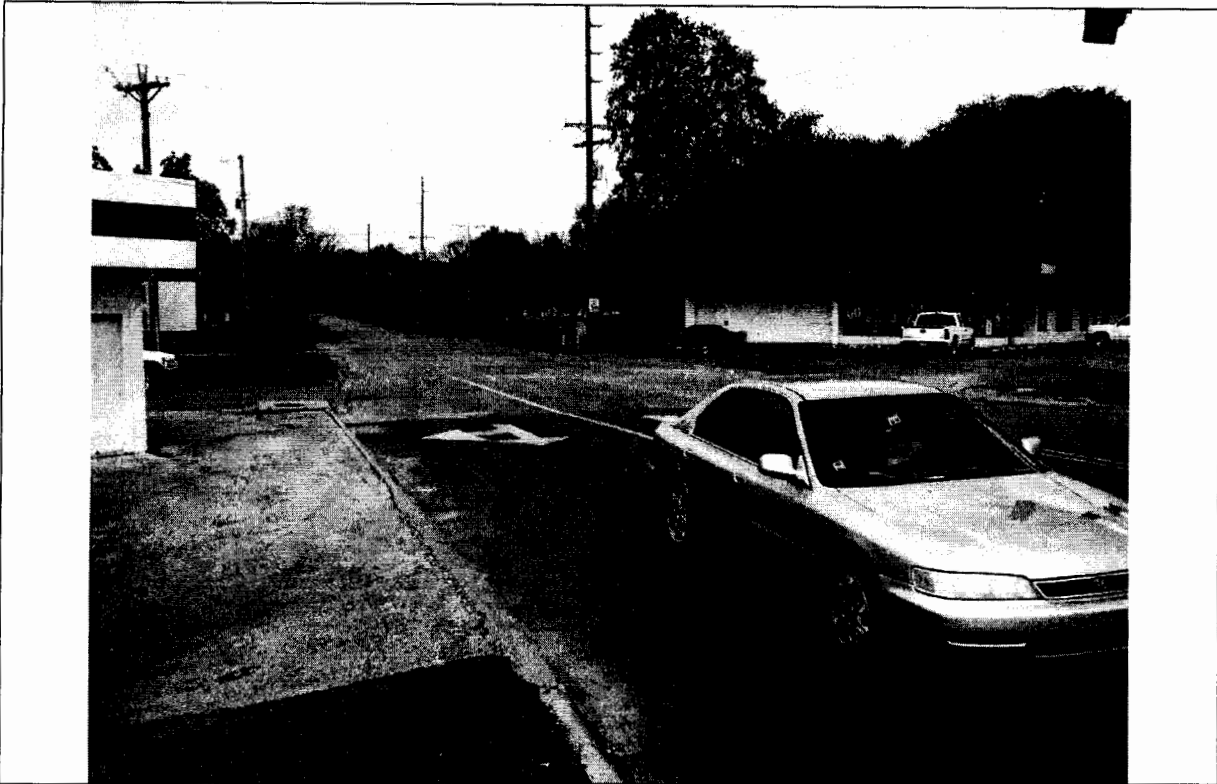
Conclusion:

The MAPC and the Planning Department staff finds that the requested P.U.D. Zone Change submitted by Marie W. Allison and Betty Shaw should be reviewed based on the above observations. In the Case of RZ07-18, a request to rezone property from R-1, C-3, and C-4 to P.U.D.- RM, is recommended for approval by the Jonesboro City Council.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View from Johnson Ave. looking north toward site



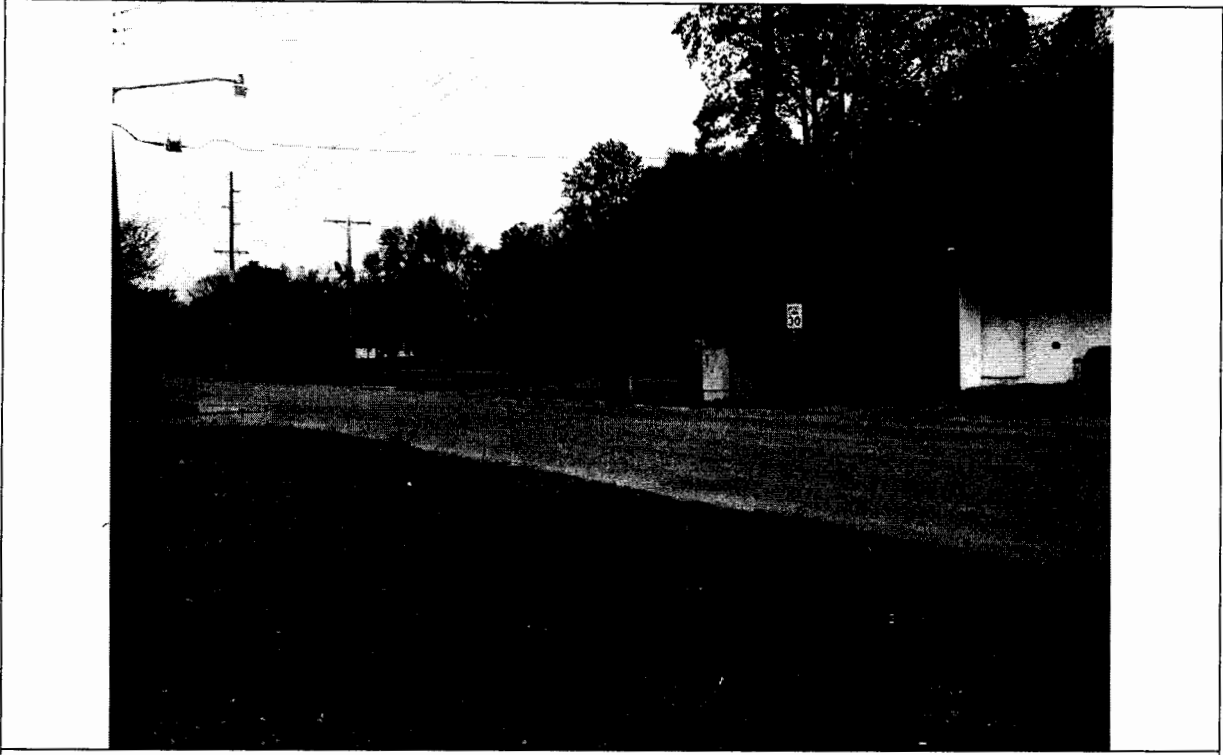
View from the site looking west



View of the site looking northeast



View from the site entrance looking to the north



View looking Northeasterly towards the project site