



**City of Jonesboro Metropolitan Area Planning Commission
 Staff Report – RZ07-49: Double Hill, LLC- PD-M District
 Huntington Building - 900 W. Monroe
 For Consideration by the MAPC on Tuesday, January 8, 2008**

REQUEST: To consider rezoning a parcel of property containing approximately (30.92) acres more or less.

PURPOSE: A request for rezoning from R-1 Single Family Residential to Planned Development District (PD-M) Mixed Use as a retirement community, and make recommendation to the City Council

APPLICANT/ **Owner:** Double Hill, L.L.C, Ms. Connie Hill, 1420 Woodbury, Jonesboro, AR

LOCATION: Northside of Peachtree Ave., b/t Bridger and Pebblewood Dr. North of Kara Dr.

SITE DESCRIPTION: Tract Size: Approx. 1,346,901 sq. ft. (30.92 acres)
 Frontage: Approx. 934.96 ft. on Peachtree Ave.
 Topography: Undeveloped, terrain slopes in a southwest direction.
 Existing Dvlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1, R-3	Residential- Sage Meadows
South:	R-1	Residential Single Family
East:	R-1	Vacant Residential
West:	R-1	Residential Single Family

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Medium Density Residential. This designation includes all future residential uses that are more than three and maximum of ten units per net acre (R-2 Residential). This designation is outdated and is currently being evaluated by the Land Use committee. This site is highlighted as a residential recommended use.

Pertinent Zoning Ordinance sections include Section 14.20.04 “PD” Planned Development District Ordinance (See technical codes, Jonesboro Clerk’s Webpage).

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.

PROPOSAL:

The applicant has proposed to use the property as a planned community, including retirement community, condominiums, single family homes, duplexes and a future assisted living facility. The first lower half of the property under ownership of the applicant lies within the city limits (30.92 acres). The rear portion (40.95 acres) will follow this same application process, once the Annexation procedures are undertaken.

A portion of this proposal includes the construction of two ponds/lakes with standing pools. The lake will be designed in such a manner to over-design or detain storm water runoff from the upstream basin. The purpose of this design is to assist the City of Jonesboro in alleviation of some of the current drainage situations along Bridger Creek.

Approximately 2.2 acres of land has been indicated on the Preliminary Plan as park area, to enhance the development and provide a specific area for traditional park activities. This coupled with the lakes will provide for the open space provisions of PD code regulations which mandates that public common land and open space should be an essential and major element of the plan. More detail on the park area development and timeliness of its phasing should be demonstrated to MAPC and Council.

STAFF ANALYSIS & FINDINGS:

The Land Use Advisory Committee has highlighted Peachtree as a future East/West arterial to provide connection and adequate road improvements to handle future development such as the proposed. As covered in an earlier meeting, the MAPC has stated concerns for roadway right of way considerations for possible road widening. The applicant has delineated additional right of way for dedication to achieve 60 ft. from the centerline of Peach Tree. This will be instrumental if and when Peach Tree is improved in the future.

Staff feels that road improvements are in order to provide upgrades to the existing Peachtree Ave. in which the subject property will front. Possible access improvements should be considered by the developer, to provide a possible turn lane(s) for this development which provides capacity for a large amount of elderly patrons. It would be in order for MAPC to recommend a traffic access management study of the applicant to satisfy *approval criteria (e)* (above) prior to the final development plan review process.

The internal streets within the development are proposed as 60 ft. public street right of ways with the exception of the internal streets serving the four-plexes of which the developer has requested a variation as allowed by the PD regulations

Density:

If the current 30.92 acres of land is developed as of right as a single family subdivision, the property could be developed with approximately 143 single family homes with a 15% net density reduction to provide for infrastructure and easements. At a multi-family density this could be 318 +/- units if it were rezoned to a district compatible with the old "R-2" Zoning District. If Phases I & II are developed as duplexes and four-plexes this leaves the developer with a maximum of 104 units, of which a single family and condominium

product is illustrated on the plan which could potentially reduce that number of units by a large fraction for the 30.92 acreage.

Because this development has been presented as a Planned District (PD), Staff does not feel that the property if developed as planned (an institutionalized retirement community of an elderly population) will cause any detriment to the immediate neighborhood.

CONCLUSION:

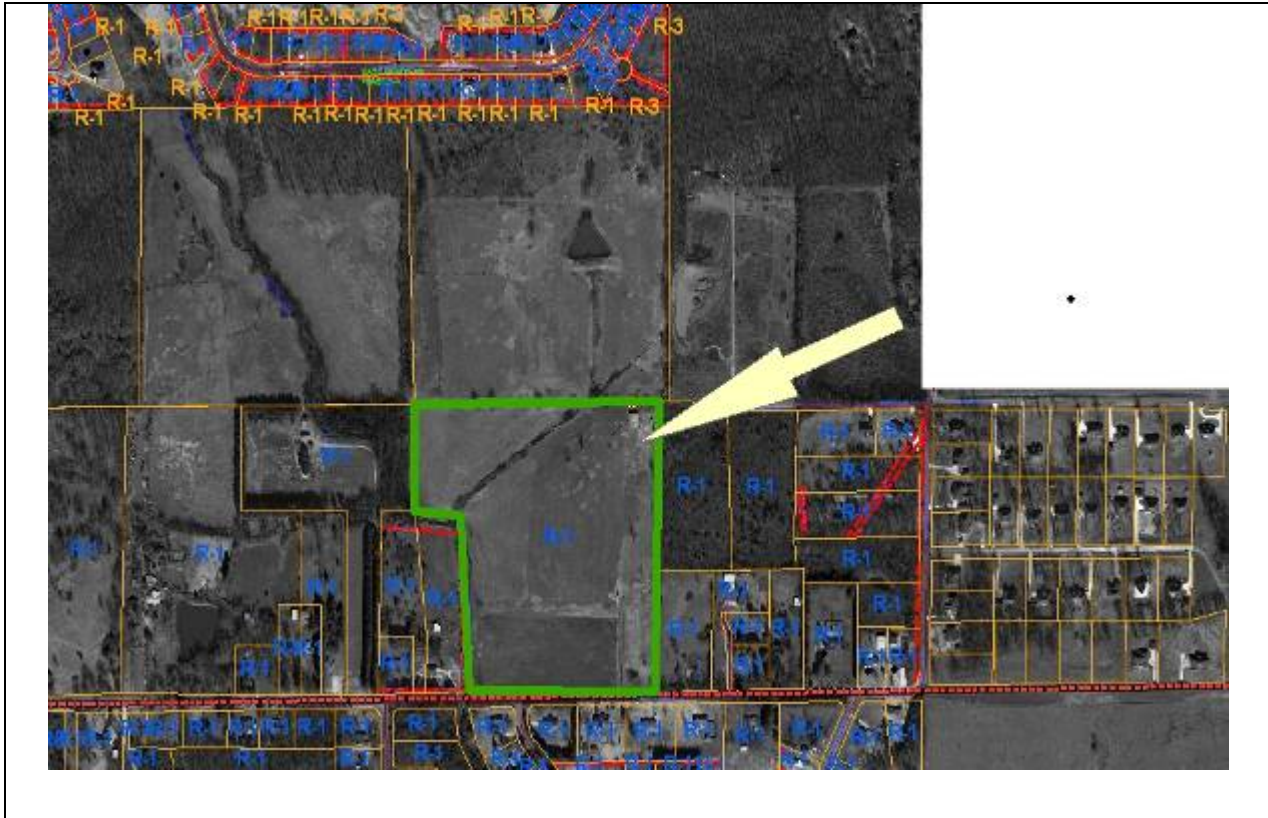
The Planning Department staff finds that the requested zone change submitted by Double Hill, LLC. should be evaluated based on the above observations and criteria in making recommendation to the City Council. The preliminary development plan is consistent with the intent and purpose of the PD Ordinance. Staff feels the request to rezone property from R-1 to [PD- M: Planned District Mixed Use](#) would follow good land use design principles if all of the above concerns are addressed and stipulations below are met.

1. That a traffic analysis study be provided during the Final Development Plan review process. That the applicant/owner provides additional right of way to the North of the center line of Peachtree Ave. as recommended by the MAPC.
2. Single access drive shall be provided on the property complying with Code regulations.
3. That all phases and phasing plan schedule shall be approved by MAPC, and any major modification of the Planned Development shall necessitate re-submittal to MAPC.
4. The Subdivision Regulations and Process shall be completed and complied with by the applicant, with the exception of the PD provisions.
5. The gated entrance shall be designed and installed to meet fire safety code standards in such that emergency and/or municipal access is not hindered to protect the intent of public rights of ways and easements.
6. Trash storage and collection plan shall be addressed.
7. Detailed landscaping plan showing the spacing, size and specific types of landscaping material for all areas of the PD that are designated as common usable open space, plus the landscaping requirements. A detailed lighting and signage plan depicting photometric calculations at property boundary lines and a location and description of all proposed project signage.
8. Ownership of common open space in a PD-R and PD-RM shall be transferred by the developer to a legally established homeowners association. Common areas and park areas shall be maintained by the property owners association.
9. Landscaped median islands shall be irrigated and shall be maintained by the property owners association.
10. This approval specifically covers phases 1 & 2 and only the acreage within the City limits. Future phases shown on the plan shall be labeled for future development to be submitted for approval at a later date.
11. That any part of the planned development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the Planning Commission, left in its natural state.
12. The final development plan shall be submitted within two- years after approval of the preliminary development plan, or the approval of the preliminary development plan will expire and the plan will be deemed null and void.
13. No Zoning Certificate shall be issued for any property in a PD District and no construction, except preliminary excavation, shall begin until a valid final development plan is in effect for that phase or property. The final development plan becomes valid upon approval by the Metropolitan Area Planning Commission.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



AERIAL & ZONING MAP



View of the site looking west



View looking East along Peach Tree



View from the site looking toward the south



View from the site looking toward the south



View of the site looking toward the north