

City of Jonesboro City Council
RZ: 10-04 Staff Report-The Links
Huntington Building - 900 W. Monroe
For Consideration by the City Council on April 20, 2010

REQUEST: To consider a rezoning an “R-3” Multi-Family Zoned parcel of land containing 15 Acres more or less, and provide to a Planned District (PD-RM) Multi-family Development having 264 additional units.

PURPOSE: A recommendation of approval by MAPC to rezone and build 264 additional multi-family units.

APPLICANT Kim Fugitt, 1200 E. Joyce Blvd. Fayetteville AR 72703

OWNER: Links at Jonesboro, LLP 1200 E. Joyce Blvd. Fayetteville AR 72703

LOCATION: 3700 S. Caraway Rd. Jonesboro, AR

SITE DESCRIPTION: Tract Size 15 Acres (Approx. 653,400 +/- sq. ft.)

Frontage: NA/ Links Dr. is a private drive

Topography: Gently Sloping

Existing Devlpmt: Wooded Lot

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Cemetery
South:	R-1	Single Family Residential
East:	R-3	Existing Links Apartments
West:	R-1	Single Family Residential

HISTORY: Ordinance 95:621 adopted on July, 1995 rezoning 78.49 acres to R-3 Multi-family residential. This request includes 15.0 acres of that total land previously rezoned.



Existing Aerial & Zoning Map

MAPC Record of Proceedings: Public Hearing Held on April 13, 2010

Applicant Jerry Kelso stated that basically the site plan was approved; it is identical to that plan and the only reason we are rezoning is because CWL requires it be under a PUD for separate water meters. Phase one was built with individual meters. Other than that, everything else is identical to what you approved before.

City Planner Mr. Spriggs stated that MAPC approved the site plan in the last meeting. This is a technicality as you can see for utility purposes. We have carried forth the original conditions from the previous case. Staff is in support of the request for a change to PD-RM. The only thing that has changed is the fact that they can meter each individual unit.

Commission Action:

Motion was made by Mr. Lonnie Roberts to approve as a recommendation to City Council as PD-RM, subject to the conditions (see 19 conditions below).

Roll Call Vote: Mr. Kelton- Aye; Mr. White- Aye; Mr. Hoelscher- Aye; Mr. Roberts- Aye; Chair Halsey- Aye.

Findings:

The subject property is currently zoned R-3 High Density Multiple Residence. The applicant proposes to develop 264 additional units, equaling 17.6 units/acre; 6.7 acres or 45% will remain open/greenspace.

The Links at Jonesboro currently is situated on land zoned R-3 including a vacant tract that is 15.0 acres that has the potential to have an additional 18 units per acres constructed 'as of right' without going through any rezoning process. The MAPC approved a site plan illustrating the proposed 264 units under the Site Plan Approval process outlined in the Zoning Code. The applicant is proposing the "PD" Planned District Overlay on the property to implement the utility desires of the management because of easement constraints required by City Water Light utility company.

The MAPC/Planning Commission approval of the rezoning/preliminary plan is based on the following stipulations:

1. That the Planned District Development shall be limited to 264 apartment units.
2. That 6 ft.- perimeter privacy fencing shall be installed along the southwestern portion of the development where it abuts single family residential properties to remain as such.
3. That a continuous 50 ft. solid screen buffer area shall be maintained along the south/western portion of the site as shown on the development plan.
4. That a tree clearing limits plan be submitted as part of the Final Development Plan Review process to delineate the limits existing tree removal.
5. That a final landscape plan including a completed plant/species schedule of added buffers in all areas shall be submitted as part of the Final Development Plan Review process
6. That a lighting photometrics plan be submitted as part of the Final Development Plan Review process
7. That all proposed signage be submitted as part of the Final Development Plan Review process.

8. That the developer agrees to donate 20 ft. additional right of way distance measured from the center line of Harrisburg Rd. to allow for 60 ft. right of way preservation for future improvements to Harrisburg Road. This shall be demonstrated on a replat of the property.
9. That the common greenspace/openspace area shall remain 6.7 acres (46%).
10. That building setbacks shall remain to the minimums set forth on the Preliminary Plan.
11. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual. Stormwater detention is required to control peak flow at the outlet of a site such that post-development peak flows are equal to or less than pre-development peak flows for the 2-year through 100-year design storms.
13. Minimum turning radius, development circulation, and emergency access management shall satisfy all requirements of the Jonesboro Fire Marshal.
14. No work shall commence prior to Final Development Plan review and approval by the MAPC.
15. That the final development plan shall be reviewed and approved by the MAPC prior to any permit issuance. Such submittal shall include architectural and engineering drawings.
16. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.
17. That prior to any issuance of Certificate of Occupancy of new units, all requirements stipulated by all city, state and local agencies shall be satisfied.
18. That plan details showing school bus drop-off/pickup and circulation shall be depicted on the Final Development Plan as reviewed and agreed upon by the Nettleton Public Schools' administration.
19. A project phasing plan shall be submitted to the MAPC prior to Final Development Plan approval outlining project phasing schedule and completion deadlines.

The MAPC and Planning Staff have no issues with the proposal, and feel that this PD-RM request would be consistent with the zoning currently allowed, and allows an additional layer of control by the City of a site plan that would otherwise be permitted. This request only allows the applicant to provide for separate meters to the individual units as opposed to the overall site plan previously approved which would have only allowed one private easement for a single water meter. The proposed rezoning should be hereby recommended to City Council from R-3 High Density Multi-family to PD-RM Planned Multi-family District with the conditions listed above.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking west towards Site



View Looking Northwest Towards Site



View looking West towards the site



View looking South on Harrisburg



View Looking North



View Looking South towards Site



View looking North



View Looking West



View Looking South