

*City of Jonesboro Metropolitan Area Planning Commission*

**Staff Report – RZ09-24: The Links**

**Huntington Building - 900 W. Monroe**

*For Consideration by the Commission on January 12, 2010*

**REQUEST:** To consider a rezoning a parcel of land containing 25.58 acres more or less, and provide for a Planned District (PD) Development having 240 additional units and 3 additional golf course holes.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from R-1 Single Family Residential to PD-M, (Planned District (PD) Development District).

**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: 10.58 Acres (Approx. 458,031 +/- sq. ft.) + 15.0 acres R-3 property.  
Frontage: Approx. 1030.33' +/- along Harrisburg Rd.  
Topography: Gently Sloping, High point at 320.00' El. North Boundary/High point at 275.00' El. South boundary  
Existing Dvlpmt: Wooded Lot

<b>SURROUNDING CONDITIONS:</b>	<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.

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

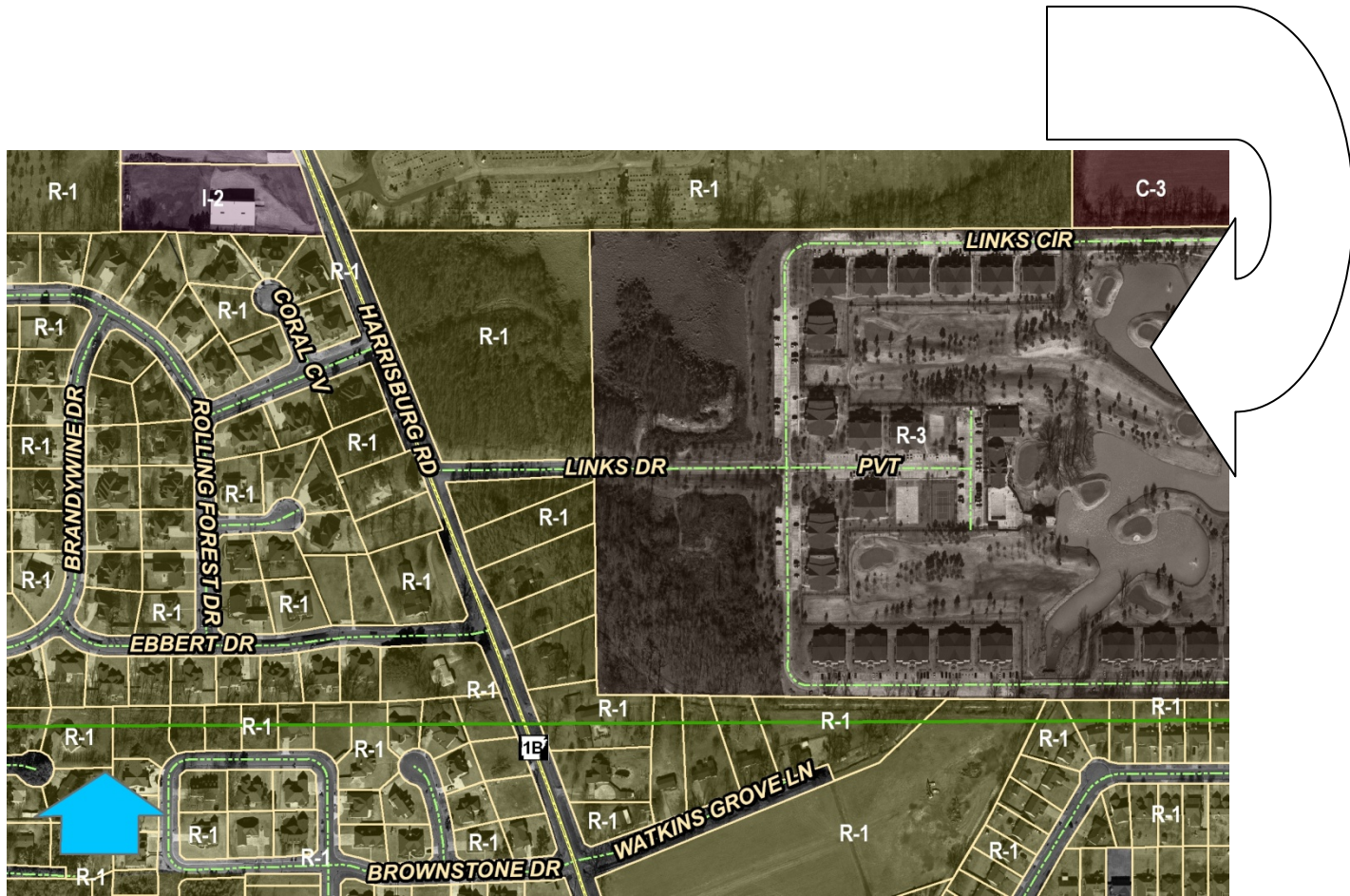
**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Future Land Use Map recommends Multi-family Residential and Single Family for the proposed project site. This designation typically includes medium to low density residential uses encouraging new transitional residential development or redevelopment. Consistency is partially achieved on the acreage that is Multi-family, but inconsistently with the tracts fronting along Harrisburg Road. The current 10.58- acre R-1 Single Family land will have to be revised on the Land Use map as multi-family to bring the map current if the said proposal is approved.

**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.



Existing Aerial & Zoning Map

## **Findings:**

The subject property is currently zoned R-3 High Density Residence and R-1 Single Family Residential. The applicant proposes to develop a Planned District (PD) Development having 240 additional apartment units and additional golf course holes on the subject acreage. An additional apartment clubhouse with a swimming pool is also provided within this phase.

The Links at Jonesboro is currently situated on land zoned R-3 Multi-family including a vacant tract that is 15.0 acres that has a potential of an additional 270 units constructed 'as of right' without going through any rezoning process. The PD District code allows the Planning Commission and Council to insure a more comprehensive type development that takes into account the surrounding uses as well as good site design principles.

Under the PD standards the developer has proposed to cluster the buildings on the feasible portions of the site which totals 25.58 acres, while preserving the natural areas of the site for openspace/greenspace. The total proposed greenspace including golf course is: 18.0 acres (70%); The impervious site area (apartments/buildings/parking/drives/walks is: 7.5 acres (30%). The minimum threshold requirement for common greenspace/openspace in a PD application is 20% of the total area.

The applicant has also informed MAPC that the new building design will incorporate a larger percentage of brick on the exterior facades along with brick colonnades. This should be demonstrated during the final development plan process.

### **PD (Planned Development District) Compliance Section 117-166:**

The developer under the advisement of Engineering, Fire Inspections and Planning Staff has satisfied the minimum provisions of Section 117-166 of the Jonesboro Code of Ordinances. The PD provisions 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.

As the Zoning Map indicates, the owners could indeed develop the property, maximizing the current allowance for 18 units per acres (in R-3), without going through the rezoning process. Staff feels that the PD Code is an ideal compromise to make the existing multi-family more compatible with the general planning area.

Realizing that there are traffic impact challenges in this region of the City, as well as other deficient corridors within the City limits, Staff feels that the PD-M request is the better approach to guide and control this large development.

### **Landscaped Buffers:**

The applicant has proposed a continuous 50 ft. buffer along the Southwest portion of the site. Staff recommends that a tree clearing limits plan be submitted as part of the Final Development Plan Review process to delineate the limits of existing tree removal. A completed plant/species schedule of added buffers in other areas shall be submitted as part of the Final Development Review process, as well as a lighting photometrics plan. Any additional signage details shall also be included as part of the Final Development Review process.

Fencing details were not shown on the plan, however, perimeter fencing should be implemented to the southwestern segment of the proposed project. This requirement should be evaluated and determined by MAPC.

**Access Management:**

The proposed site will be accessed off Harrisburg Road which has been proposed as a Minor Arterial on the soon-to-be adopted Master Street Plan for the City. During the concept stage and review by the MAPC, the developer demonstrated willingness to donate additional right of way from the center line of Harrisburg Road to allow for adequate right of way preservation if and when Harrisburg Road is ever improved. Along that segment of Harrisburg Rd. the City would need a minimum of 100 ft. of right of way, and given existing conditions the current right-of-way line should be increased by 20ft. to accommodate future road improvements. If the applicant agrees, this shall remain a stipulation in any approval of this case.

Customarily school system coordination is vitally important for safety and capacity concerns. It is our understand that the applicant has initiated contact with the Nettleton Public School System and final bus drop-off/pickup and circulation will be addressed prior to the Final Development Plan review process.

**Engineering Review:**

The Engineering Department has stated that the development must satisfy all requirements of the current Stormwater Drainage Design Manual. Stormwater detention is to protect downstream properties from flood increases due to upstream development. 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. The developer has met with the Engineering Department and has shown conceptually where detention ponds will be implemented on site to address drainage concerns.

**Parking Lot:**

<b>Multi-family Parking Code Requirement Formula:</b>	1.25 per efficiency unit
	1.75 per one-bedroom unit
	2.25 per two-bedroom unit
	3.00 per three-bedroom and larger units

A similar building composition as the existing will be utilized for the expansion, there will be in each building: 8- two bedroom units and 4, one bedroom units. This results in 80- one bedrooms= 140 parking spaces required; and, 160 two-bedroom units=360 parking spaces required. Therefore, 500 additional parking spaces will be required with the current proposal, having 429 proposed parking spaces.

The previous phase of the Links required 952, but 1036 spaces were provided. Thus leaving a surplus of approximately 84 spaces, which would make up for the amount lacking in this new phase. If approved by MAPC staff is recommending that a pedestrian walk be supplied to tie the existing parking lots to the newly proposed buildings.

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by Kim Fugitt, on behalf of Links at Jonesboro should be evaluated based on the above observations and criteria, of Case RZ09-24, a request to rezone property from “R-1” and “R-3” to PD-M Planned District Multi-family District, and should be recommended to the Jonesboro City Council with the following stipulations:

**List of PD Conditions:**

1. That the Planned District Development shall be limited to 240 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 18.0 acres (70%) Impervious area (apartments/buildings/parking/drives/walks is: 7.5 acres (30%).
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.
12. A pedestrian walkway/trail shall be provided to tie the existing parking lot with the newly constructed units.
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.

**Respectfully Submitted for Commission Consideration,**

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking South along Harrisburg



View looking East towards Site from Harrisburg



View looking East towards Site from Harrisburg



View Looking West From Site



View looking from Harrisburg at Drainage Channel



View looking South along Harrisburg



View looking South on Harrisburg



View looking North along Harrisburg



View Looking East on Site



View looking North on project site



View Looking North on Site from interior drive



View Looking West along interior drive



View looking Southwest on site from drive



View looking North along Harrisburg



View looking Southeast towards Site along Harrisburg



View Looking North/West from site



View Looking South/West from site





View Looking West from Site



View Looking Northwest from Site Entrance