



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 20-19: End of Dena Jo Drive/Old Craighill’s Golf Course
Municipal Center - 300 S. Church St.
For Consideration by the Commission on October 27, 2020

REQUEST: To consider a rezoning of one tract of land containing 5.12 acres more or less.

PURPOSE: A request to consider recommendation of a rezoning of 5.12 acres of land located West of Craighead Forest Road and Savannah Hills Drive and at the end of Dena Jo Drive 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: Sid Pickle owner of PDW Properties, LLC. 2729 E Nettleton, Jonesboro, AR

LOCATION: West of Craighead Forest Road and Savannah Hills Drive and at the end of Dena Jo Drive on the Old Craighill’s Golf Course property.

SITE DESCRIPTION: Tract Size: 5.12 acres

STREET FRONTAGE: Street Frontage: Craighead Forest Road Serves the Development
Topography: Gentle Rolling Terrain
Existing Development: Vacant Property

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-2 Multi-Family Residential
South	R-2 Multi-Family Residential
East	PD-RM Residential Multi-Family Planned Development
West	R-2 Multi-Family Residential

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 Craighead Forest Road and it is a Collector Road. The street right-of-ways must adhere to the Master Street Plan.



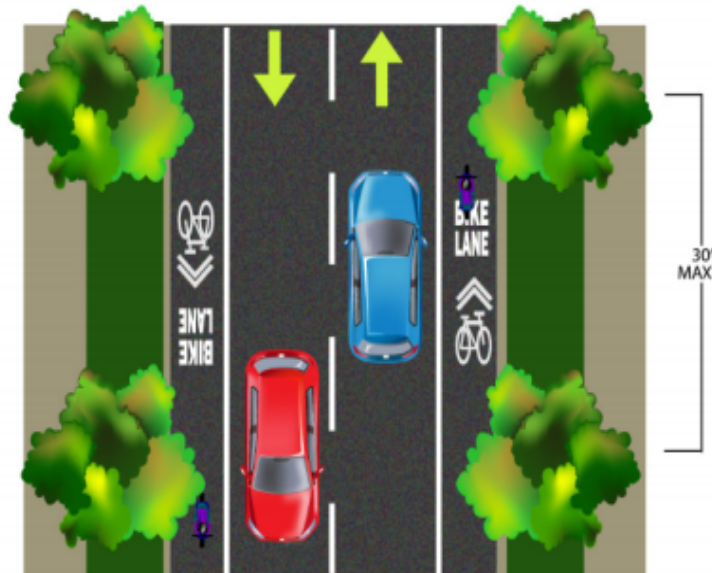
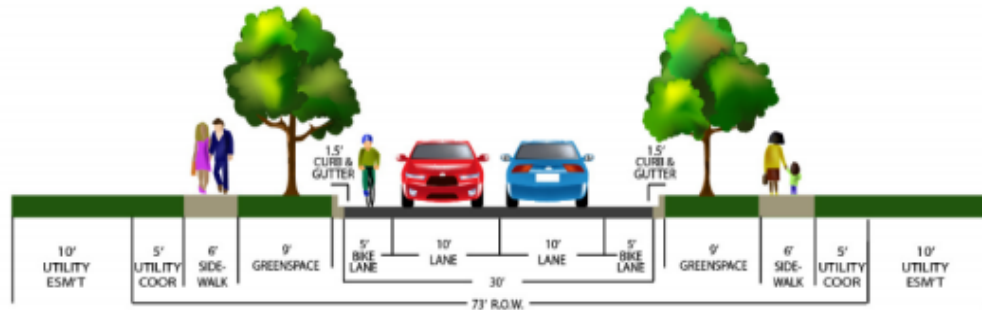
Adopted Land Use Map

COLLECTOR

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

COLLECTOR STREET OPTION 1

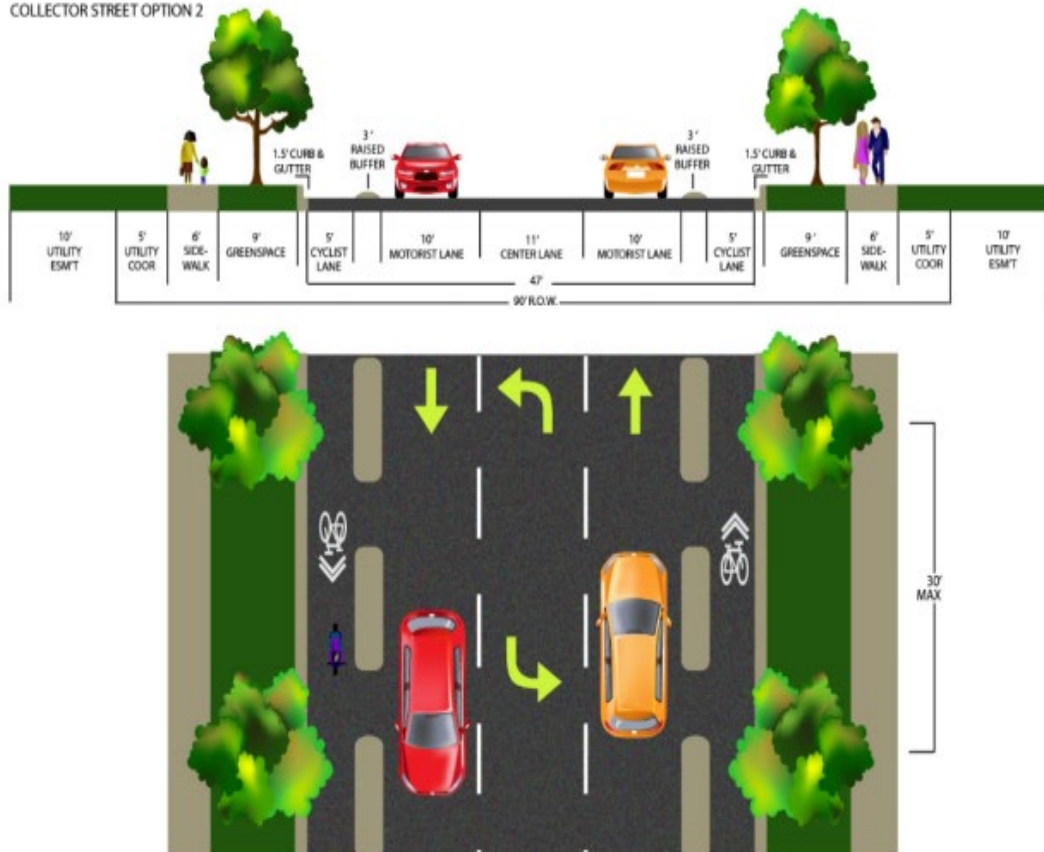
VPD > 3,000



DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

Note: Where VPD is > 3,000 and speed is < 30 mph bike lanes may be utilized.

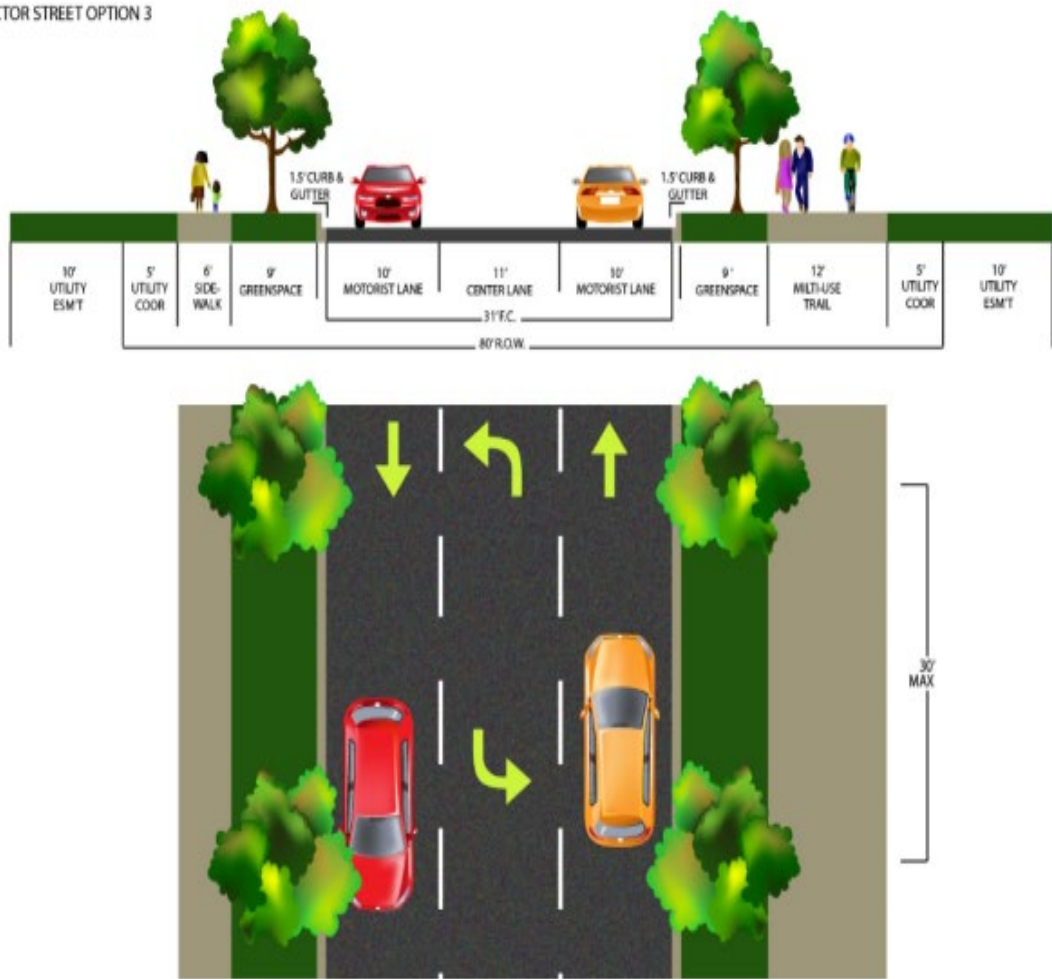
COLLECTOR STREET OPTION 2



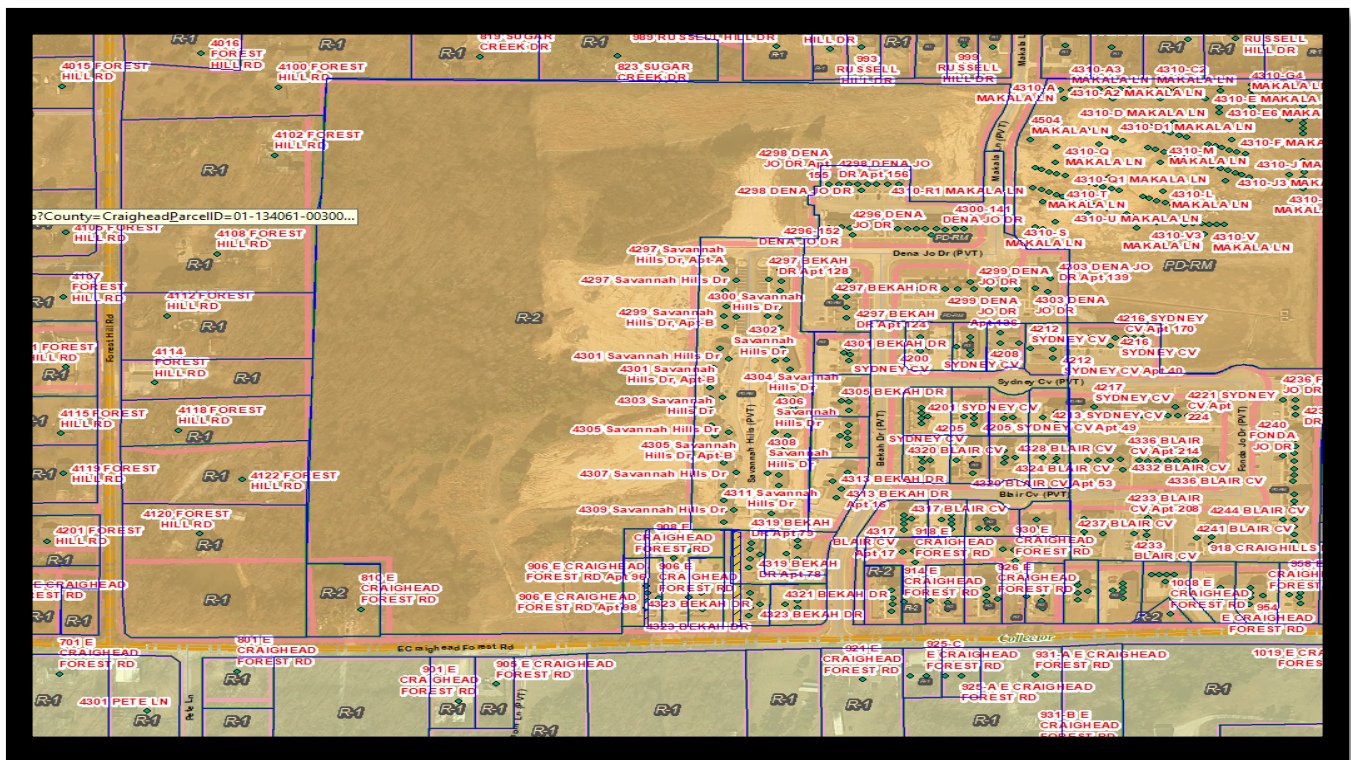
OTHER COLLECTOR DESIGN OPTIONS:

Note: Where VPD is $> 3,000$ and speed is ≥ 30 mph, three foot wide raised buffers should be used..

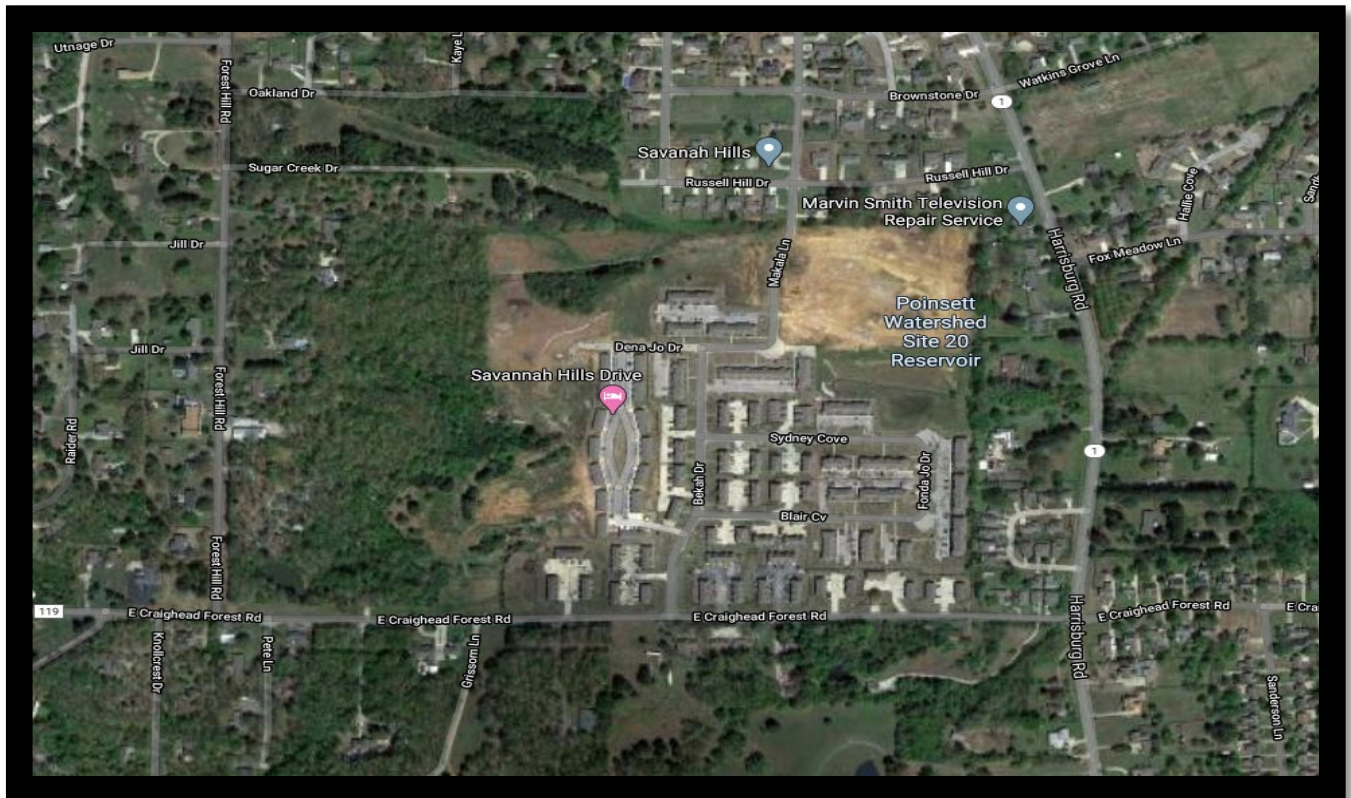
COLLECTOR STREET OPTION 3



Note: Where VPD is > 3,000 or speed is ≥ 35 mph, utilize multi-use trail..









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) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The applicant submitted a site plan showing 42 units going on 5.12 acres. This is a density of around 8.20 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) Consistency of the proposal with the purpose of Chapter 117-Zoning.	Section 117-164 recommends 15 dwelling units per acre for developments with triplexes, fourplexes or terrace housing. With less than 9 units per acre on the Site Plan, this is consistent with Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	There are other PD-RM zonings in the area as well as several R-2 zonings with other multi-family developments already built.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	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.	
(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.	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 and R-2 already built along Dena Jo Drive. Property screening should be used to shield the single-family residential housing from this development.	
(f) 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.	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. The Site Plan shows 14 Triplex Buildings, which is 42 units on 5.12 acres.

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.

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 20-19, 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, Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
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 MAPC approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure sidewalks, etc. shall be submitted to the MAPC prior to any redevelopment.

Respectfully Submitted for Planning Commission Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 20-19 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.

