

City of Jonesboro City Council
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 Council on October 27th, 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: N/A
Topography: Gentle Rolling Terrain
Existing Development: Vacant Property

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-2 Multi-Family Residential
South	R-2 Multit-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 stops.

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.



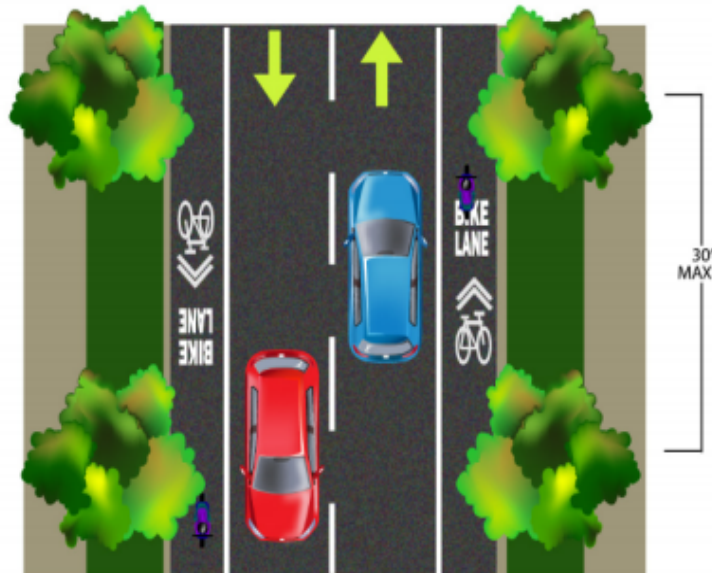
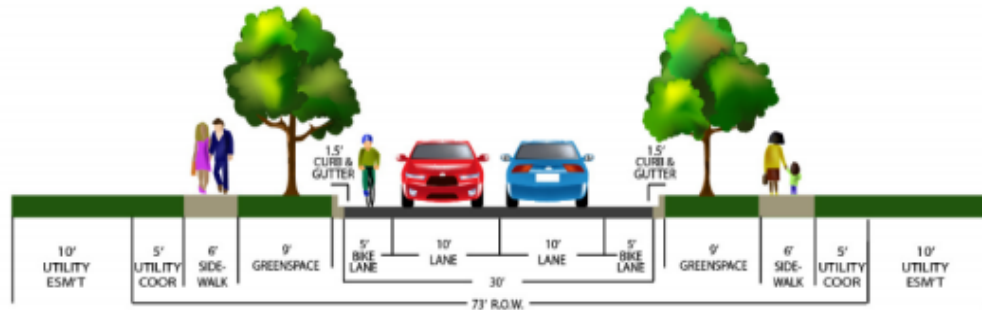
Adopted Land Use Map

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

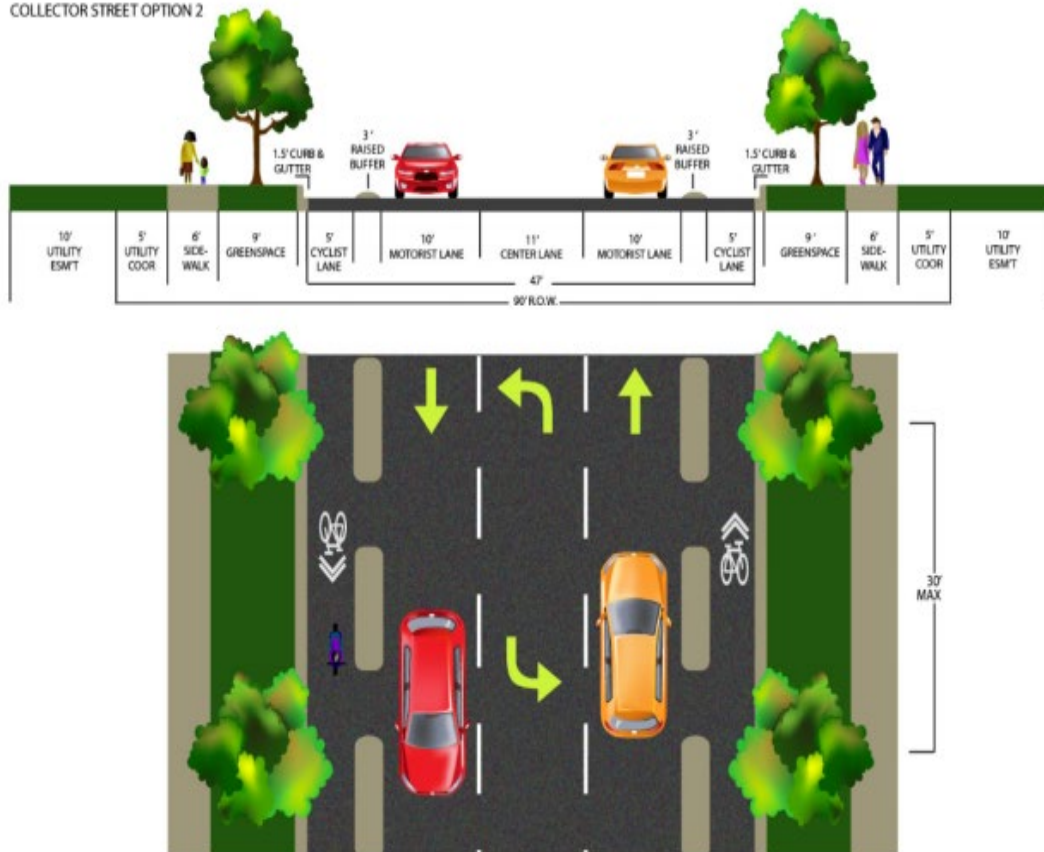
VPD > 3,000



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.

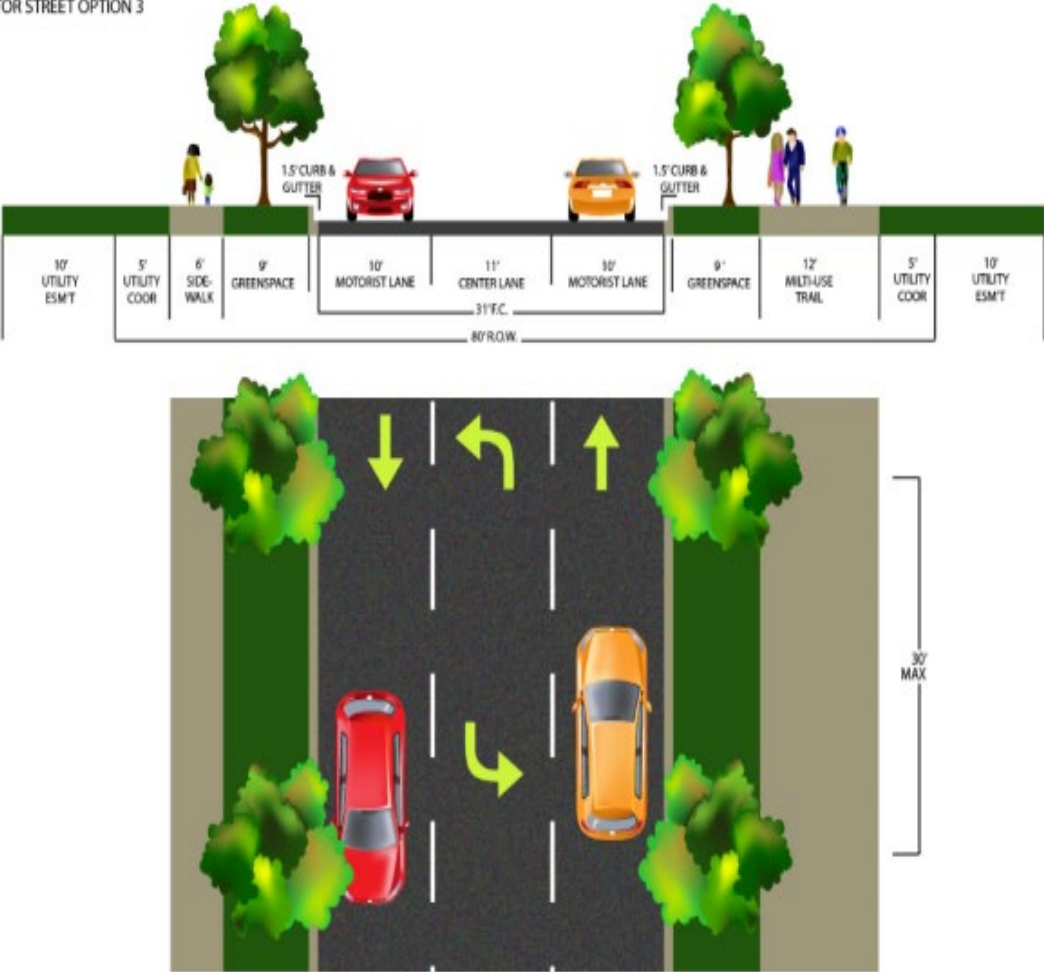
COLLECTOR STREET OPTION 2



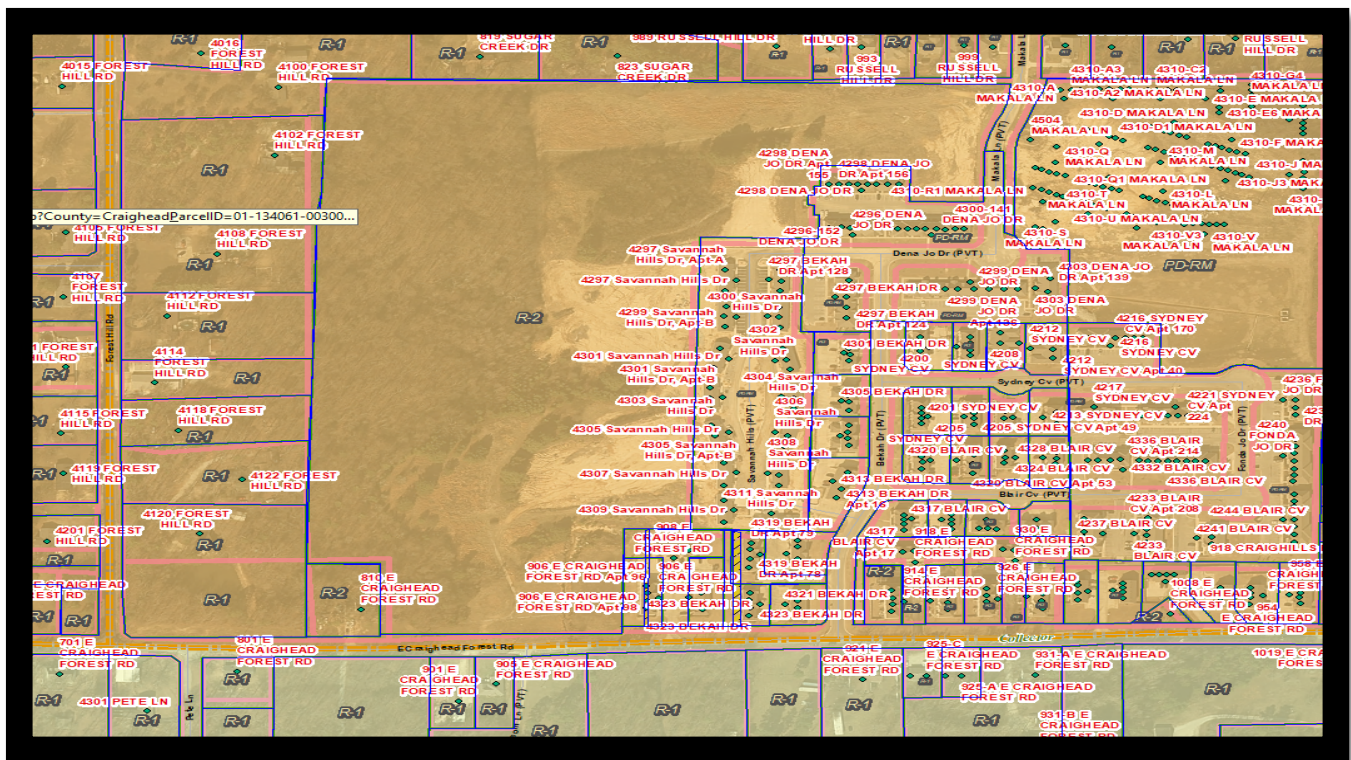
OTHER COLLECTOR DESIGN OPTIONS:

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

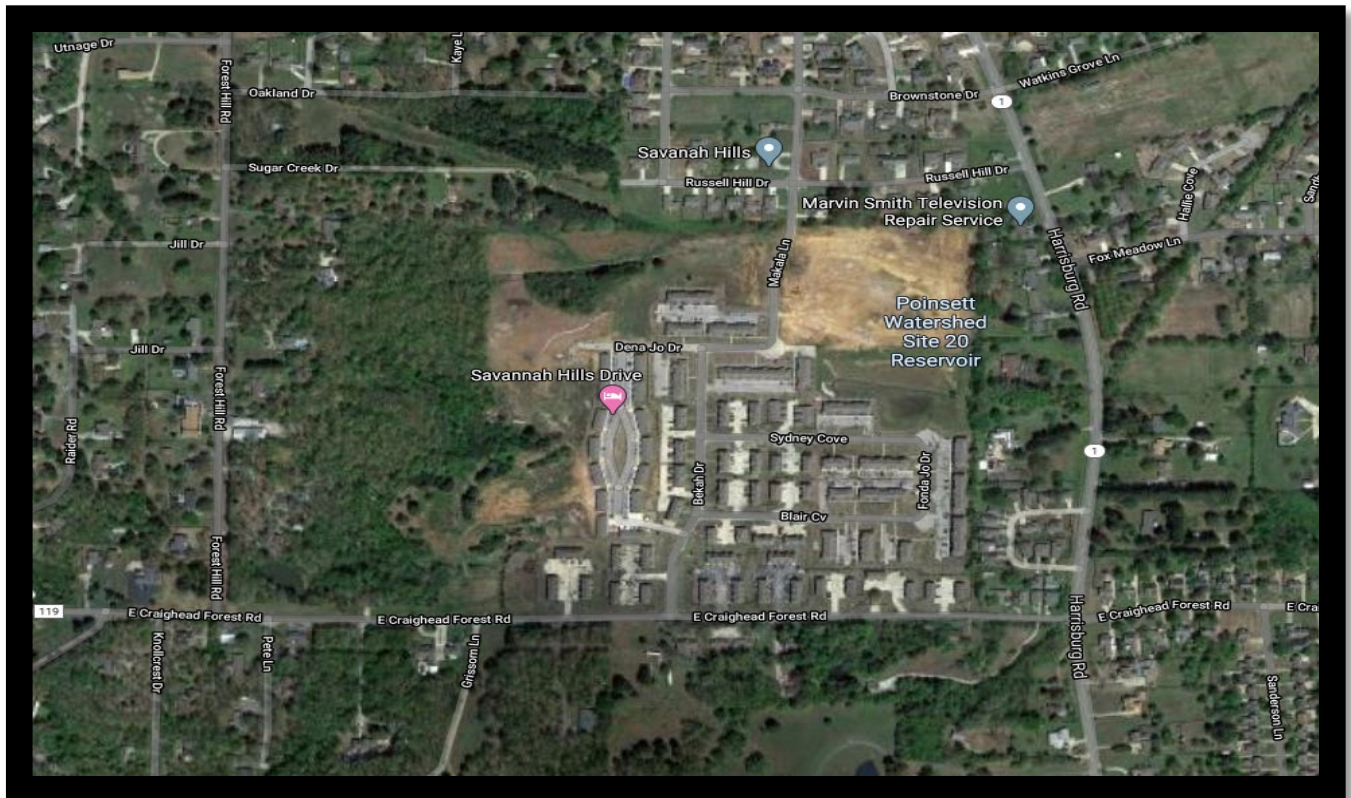
COLLECTOR STREET OPTION 3



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 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 8 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 minimal 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.

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.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON OCTOBER 27TH, 2020

Michael Boggs of Tralan Engineering on behalf of PDW Properties, LLC are requesting MAPC Approval for a Rezoning from “R-2” Multi-Family Low Density District to “PD-RM” Multi-Family Residential Planned Development District for 5.12+/- acres of land located at the West between Dena Jo Drive and North of Craighead Forest Road.

APPLICANT: Sid Pickle owner and developer stated requesting rezoning from “R-2” which has a maximum of 12 units as its zone. To a “PD-RM” With density of roughly 8.2 units is what we are proposing. From my review of what you have is the City report doesn’t show any compliance Issues no object from the Departmental or Agency reviews. We could go over the facts all night against Multi Family. I’m sure we are going to hear some and I can debate those. The facts is this. The vote before MAPC to night is not whether not we want to allow more apartments. It’s not whether not Commissioner’s like it because it’s already zone that way. The Committee and Public need to understand it Zone for 12 Units an acre and I can build that without going through this Rezoning Process. We’re trying to have a better product out there.

Once you except that you would wonder, way I’m doing it. Rezoning this as proposed allows the City to have much more say in the design and layout and as while allowing me as the developer to build much more attractive product. You make also wonder why we would choose to go with lower density from 12 units to 8 units. Well we’re not interested in building a lower quality lower rent units just to maximum the units or maximum per acre. Our goal throughout the entire development has been and continue to be to create a neighborhood not an apartment complex. Everyone cannot or does not want to buy a house and they also don’t want to live in a large apartment complex.

As you seen out there we have gone for the neighborhood feel, and it only slightly units per acre then some Single Family Residential Neighborhood. Another consideration from the City standpoint with this development that the developer continues to be responsible for the street maintenance because it not a city maintain street. So just so we understand vote against this request tell everybody tell the Public that the City prefer more units to be built on the property with the less desirable design with roughly 19 more units on this 5 acre track if I went with the way its zoned as it stands now. So voting against does not stop the project from being develop with multiple units. It also says that you prefer to take on the street maintenance whether then push that to the developer.

COMMISSION: Lonnie Roberts ask do the Commissioner’s have comments

COMMISSION: Paul Ford stated why can’t you build exactly what you want you want to build on R-2. Simply because you could build more units doesn’t mean you have to correct.

APPLICANT: Sid Pickle stated to allows us a little more design flexibility

COMMISSION: Paul Ford stated how is that. How can you not design anyway you want too if it fit within the zone?

APPLICANT: Sid Pickle states the current zoning use have it on each duplex, triplex, fourplex on its own lot. So the setbacks are a little different. It allows us to have some pretty sidewalks in there. The walking trails around the back and it just lays it out better. Again, we can go back to that in our opinion it not attractive.

COMMISSION: Lonnie Roberts stated each building has to be sub-divide onto its own lot is that right.

APPLICANT: Sid Pickle stated that is correct

COMMISSION: Lonnie Roberts stated so as he has the curve and design of the street there those things can't be done when you have to divide them up into each lot they have to stand alone that kind of a short term of saying it.

COMMISSION: Mary Margaret Jackson stated I have a couple of question. First of all, on your questionnaire you indicated that you did not have community meeting. I was curious why you did not have a community meeting.

APPLICANT: Sid Pickle stated he didn't know it was supposed to. I would be glad to have a community meeting.

COMMISSION: Mary Margaret Jackson stated that don't what it says. It said no meeting has been held at this time.

APPLICANT: Sid Pickle stated that is correct

COMMISSION: Mary Margaret Jackson stated if the proposed has not be discuss with neighbors please attach a statement explaining the reason failure to consult with neighbors may result on the delay in hearing the application. I just I think it' always important to hold up to that side of your bargain to work with the public whenever you ask for a rezoning. And then my second question is you're not going to be proposing some kind of density transfer by changing this area to a PUD.

COMMISSION: Lonnie Roberts ask for Staff Comments

STAFF: Derrel Smith stated again this does met our Land Use Plan and it does met all 6 requirement for rezoning. So we would recommend approval, with 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 and 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 submitted to the MAPC prior to any redevelopment.

COMMISSION: Lonnie Roberts ask for Public Comments and I have been informed that would probably be some call-ins comments on this one. So with multiple speakers let try to keep it 5 minutes per speaker.

PUBLIC: Ron Blackburn stated he lives at 798 Brownwood Circle, which is the “R-1” Brownstone addition, which share street with Savannah Hills Apartment Complex and the proposed Rezoning Site. I would like to address a couple of issues that goes with addition of other 66 units alone with the other 100 units there is already under construction. Issue #1 is the inaccurate local street that services our neighborhood and the increase burden that would be place on them. Those streets affected is the 1000 Block Russell Hill, 4200 Block Makala, and Craighead Forest Road. These street need extensive improvements to give safety to all of the citizen who use them curbs, gutters and drains, etc. are needed. An add note of interest is that new streets in this development will be 27 ft. and Russell Hill Road measure 16 ft.

The 2020 Master Street Plan for Jonesboro suggest a Transportation Impact Study would be necessity when a proposed development of this size is offered. I like to read some inserts from the chapter in the Master Street Plan that address impact studies. Mr. Blackburn refers several pages from the 2020 Master Street Plan.

The second item I have an issue with is inform of a question. Is the site plan mirror image of what we done 4 years ago. If it yes and it is then you need to know the design guidelines for Multi-Family Residential Development adopt by the City Counsel in early 2018 would require upgrades that would prevent duplication of the one story triplex portion of your plan. Mr. Blackburn is given reference to the Jonesboro Ordinance for Multi-Family qualification at this time.

PUBLIC: Sherry Ray stated she live at 810 East Craighead Forest Road. The picture at the top is a very old picture and the reason it’s an old picture because they put a walking trail from the entry to the apartment all the way down Craighead Forest Road. Sherry Ray stated I need a more pacific answer for the purpose of rezoning, because you say the “R-2” Is 12 apartments but to rezone is only 8 apartments. What is the benefit to the community to be rezone from “R-2” to “PD-RM”?

The next one on this questionnaire it says: What will the proposed rezoning effect nearby property, and I would say all the property around it is all property value.

My next one is question 13 how the neighbors feel about the rezoning. There was no meeting there was nobody that come around that said hey how you feel about this rezoning. It would have been very beneficial to the community to have a neighborhood meeting.

The Tree ordinance that was pass January 2019, the reason I pointed out that picture because it’s a very old picture the lot there’s ton of trees down there where that line is. The ordinance is the Tree preservation for the general health safety and wellness of the community.

PUBIC: Patty Lack 4108 Forest Hill Road stated that we was up here a month ago and I told you about the history and all that of this property and the thing kind of concern with again is I looked at when we came on July 14th on the one he was trying to rezoned and the information on staff summary was incorrect on that. One concern that I have is the entry and exit and I know Derrel we talk about this and when their start to be more of those units because there going to be over 500 already on that property. All those units goes out to private residential streets unlike the links they have a wide street that they have they using a residential street.

So what I'm concern with we don't have a compliance plan, because what going to happen if we build these 42 units that we have. We have 12 that we just had approve just about a month ago so when you add the number of cars its concerning. But where is the other exit entry going to be when we keep on building and building because all it can do is go into the back. So that's a concern of mines where's the next exit going to be and I think that was question to Mr. Boggs the last time.

Also, on that December 14th it says that amendment was pass but it failed on that one. So I just wanted to make a note of that. But when we was here on September 22nd is that I stood up here and I told you the history of that property and when I look on the minutes of MAPC for that is none of the stuff I talked about from Mayor Perrin had promised been the obligation to the citizen to improve Makala and Becca. Patty Lack is refer to a hand out from January 2nd 2018 of Mayor Perrin referencing to Street Improvement.

COMMISSION: Lonnie Roberts ask for Commissioner's Comments

COMMISSION: Mary Margaret Jackson stated she would like to know why Traffic Study hasn't been trigger with all these additional addition to this development first of all and I would like the City answer why a traffic study has not been trigger for this area because all the new development. Second, I would like the City to address the prior question about the tree ordinance and how the city would work to enforce the tree ordinance on this property.

STAFF: Derrel Smith stated the reason we haven't done a traffic study yet is because we don't have plans and we don't a traffic study on the rezoning we doing when the plans come through. As you probably didn't here I read into the minutes that a traffic study would be required. The Tree ordinance will be look at when we get actually plans to look at. We will look at the Grading Plan and occurring to the grading plan they have to have a tree preservation plan with it. We would look at it and see if it met requirement, if it doesn't we will have them make changes and if it does, we will issue the permit.

COMMISSION: David Handwork stated if the traffic study says that we need to do improvement of the all the street that is connect to this development then what happens

STAFF: Derrel Smith stated the Ordinance states that if improvement are required it is up to the developer to make the improvement.

COMMISSION: David Handwork stated a follow up question far as the traffic study so there's been obviously there several units out here in this area already what-how would the traffic study account for that separately from this addition how do you do that?

STAFF: Derrel Smith stated he would require the engineer who does the study will have to take all that in count. They would have look at existing conditions and future condition and make a determination.

COMMISSION: David Handwork ask is there way for the Traffic Study to be made condition prior to the change in zoning.

STAFF: Derrel Smith stated no we're looking at Land Use only and we can't trigger a Traffic Study until actual site of plan is submitted

COMMISSION: David Handwork reference question to Mr. Pickle. How many units are in this proposed development and how many traffic parking spot are there.

APPLICANT: Sid Pickle state 42 units and 95 spaces no 112 spaces

COMMISSION: Mary Margaret Jackson state how can the City legally inforce the road improvement.

COMMISSION: Carol Duncan stated I don't consider after the fact because it's being requested prior to once you get the site plan. I mean it is after the rezoning, but it's part of the rezoning. So it's not after the fact on the new development does that make sense.

COMMISSION: Lonnie Roberts ask for anymore Commissioner's comments

PUBLIC: Patty Lack stated this was the report I gave there almost 3 years ago and we knew that those two streets and Craighead Forest Road is not adequate to handle the traffic from all these apartment units and if you look at the ones back in 2018 that was over 100 units that was being built and still being built.

So you figure 2 car per unit that 200 and you add the 80 some that going to over Craighead Forest Road that another 160. So you add up that total you almost 400 cars more on those two streets on those neighborhoods. So it just poor planning of the City that 3 years ago we should have done something about it and we didn't , but we can do something about it now instead of just keep on building.

COMMISSION: Mary Margaret Jackson stated she would like the City to develop to answer why what are the requirement for the public meeting and why a public meeting wasn't held and who inforce that.

STAFF: Derrel Smith stated there is no requirement for the City that they hold a public meeting it's a suggestion from the City it's not a requirement. Therefore, if they don't hold one we can't hold them up.

COMMISSION: Mary Margaret Jackson stated the developer said he was not aware of that he needed a public meeting. Would the developer be willing to a public meeting?

APPLICANT: Sid Pickle stated it wasn't required

PUBLIC: Sherry Ray stated on the questionnaire said failure to consult with neighbors may result in delay in hearing the application

APPLICANT: Sid Pickle stated regards to the traffic study I think it should be noted and I don't remember the time, but I know the City in expanding and widening Harrisburg Road sometime between 2018 -2020 proposed widening Harrisburg Road even farther down which would elevated a lot of the traffic issues.

Some of the people on Forest Hill and around there didn't want Harrisburg Road widen and ended up getting vote down at the Council. So I think we're getting into sticky area with the City tried to do it and make improvement the member talk the City out of it and now said we going to have a traffic study the developer has to do it. Also a question for Derrel, did you say that a traffic study was required if I'm not doing this as a rezoning.

STAFF: Derrel Smith stated if you producing more then 100 trips a day on any of your development you will be required to do a traffic study.

COMMISSION: Lonnie Roberts ask for Commissioner's comments

A motion was made by Mary Margaret Jackson to Table the consideration of this proposed until a public meeting is held, seconded by Paul Ford that the matter be tabled. The Motion Denied by the following vote:

Aye: 3- Paul Ford, Mary Margaret Jackson, David Handwork

Nay: 4 – Kevin Bailey, Jimmy Cooper, Jim Little and Dennis Zolper

COMMISSION: Lonnie Roberts stated would everyone like to give a favorable recommendation from Planning Commissions

COMMISSION ACTION:

Mr. Kevin Bailey made a motion to approve Case: RZ: 20-19, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and 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 submitted to the MAPC prior to any redevelopment.

The MAPC find to rezone property from “R-2” Multi-Family Low Density District to “PD-RM” Multi-Family Residential Planned Development District for 5.12 +/- acres of land. Motion was seconded by Mr. Dennis Zolper.

Roll Call Vote: 6-1, Aye’s: Mary Margaret Jackson; David Handwork; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper.

Nay’s: Paul Ford

Absent: Jerry Reese

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 and Flood Plain Regulations regarding any new construction.
- 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 Planning Commission approval in the future.
- 4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Council 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.

