



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 19-21: 5201 Stadium Blvd
Municipal Center - 300 S. Church St.
For Consideration by the Commission on January 28, 2020

REQUEST: To consider a rezoning of one tract of land containing 2.96 +/- acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “C-3” General Commercial Density District to “PD-M” Planned Development District – Mixed Use Planned Development.

**APPLICANTS/
OWNER:** C & O Enterprises. LLC, P.O. Box 19068, Jonesboro, AR 72401

LOCATION: 5201 Stadium Blvd, Jonesboro, AR 72401

**SITE
DESCRIPTION:** Tract Size: Approx. 2.96 Acres
Street Frontage: 350 ft. on Stadium Blvd.
Topography: Predominately Flat
Existing Development: Empty Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 City of Jonesboro Softball Field
South	R-1 and C-3 Residential and Church
East	C-3 Businesses
West	R-3 Residential

HISTORY: Flat and Open Lot.

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 High Intensity Growth Sector and it lays in the Special Overlay District. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

High Intensity-Recommended Use Types Include:

Regional Shopping Centers
Automotive Dealerships
Outdoor Display Retail
Fast Food Restaurants
Multi-family
Service Stations
Commercial and Office
Call Centers
Research and Development
Medical
Banks
Big Box Commercial
Hotel

Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Fig. 17: Example High Intense Type- Retail Service



Fig. 18: Example High Intense Type- Retail Service



Fig. 19: Example High Intense Type- Small Lot Res.



Fig. 20: Example High Intense Type- Retail Service



Fig. 21: Moderate High Type- Retail/Office

Overlay Districts

Definition: An Overlay District is hereby established within the city consistent with the objectives of the Land Use Plan adopted by the City. The overlay corridors are the main entryways” into the City of Jonesboro. These access points define how people perceive the City of Jonesboro when coming into our city. As the main entry points these areas should show the best of what Jonesboro has to offer. The purpose of the Overlay District is to protect and enhance the scenic quality of the City’s highways and primary corridors designated below, create design stands for developments, and provide effective land use planning and facilitate traffic flow.

Overlay areas: The following streets will be defined as overlay areas into the City of Jonesboro. These overlay areas will run along the listed streets and shall be adjacent to the streets for a distance of 300 feet from the street right-of-way. If a portion of the property falls within the boundary of the overlay area, the whole property will be held to the requirements of the overlay area.

Southwest Drive (Hwy 18/49) from West City Limits to Culberhouse Road

I-555/Hwy 63 the entire length inside the city limits of Jonesboro

West Washington from I-555 to Gee Street

Stadium Drive (Hwy 1) from city limits to I-555

Red Wolf from I-555 to Johnson

Nettleton from South city limits to Red Wolf

Johnson from North city limits to Red Wolf

Dan Avenue (Hwy 91) from Hwy 63 to Gee Street

Highland (Hwy 18) East city limits to Red Wolf

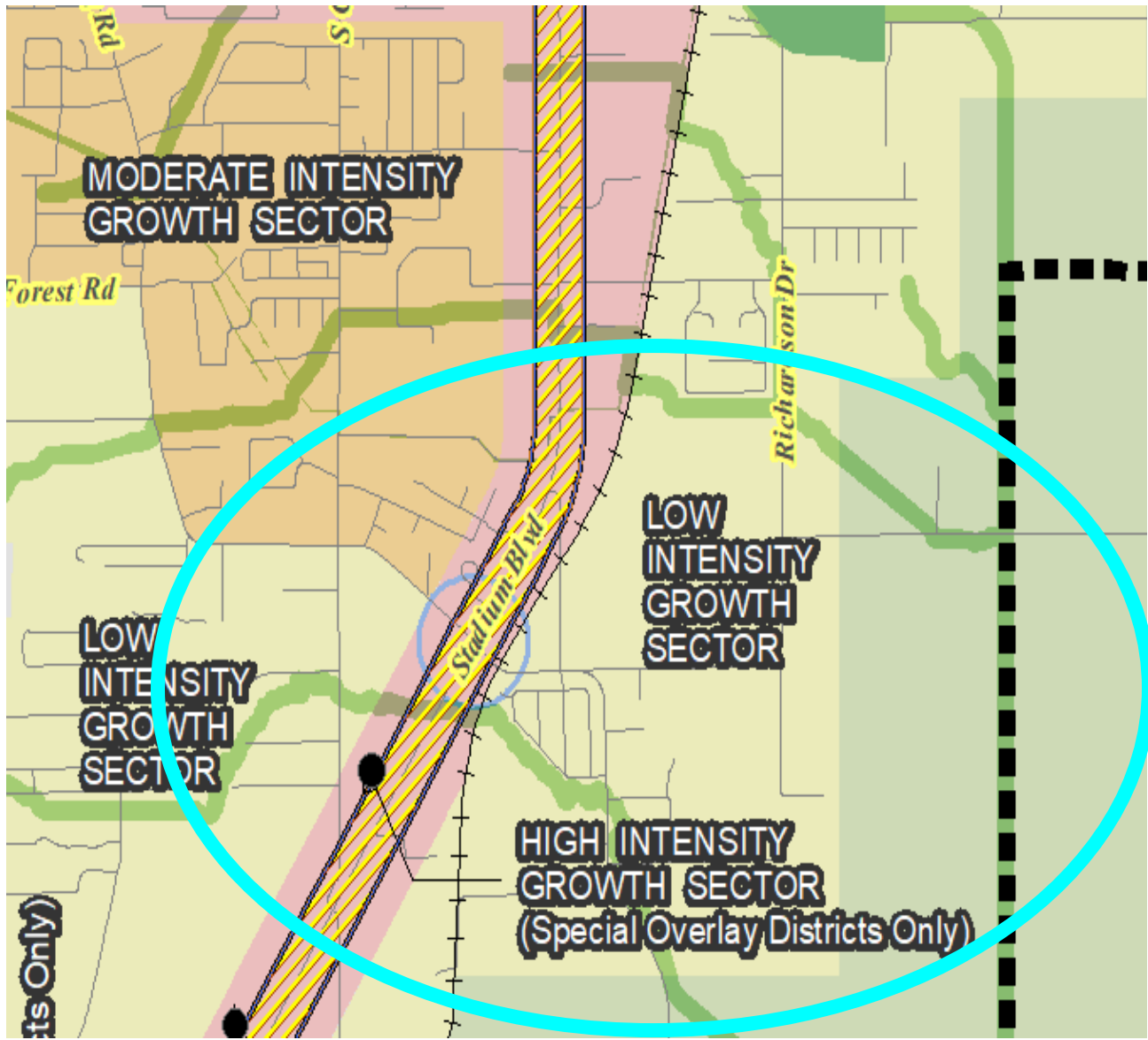
Church (Hwy 141) from North city limits to Johnson

Old Greensboro Road (Hwy 351) North city limits to Johnson (Hwy 49)

Landscape: In addition to the requirements for landscaping in the City of Jonesboro, the property inside the overlay, corridors will be required to add additional landscape. Buffers Yards: All area will be required to have front, rear, and side buffers yards. Front shall be 25’ grass vegetative buffer. Side yards shall be 10’ grass vegetative buffer, Rear yards shall be 10’ grass vegetative buffer, and exterior side yards shall be 15’ of vegetative buffer. In addition to the buffer areas, the front and exterior side yards shall have trees planted on 25-foot centers. Tree species to be planted within these corridors should be consist of plants that are native to the area.

Signage: Monument signs shall be the only type of signage allowed off the buildings in the Overlay District. The monument sign shall be ground mounted and match the architectural features of the building. The maximum height of the monument shall be eight feet in height for a single tenant building, and twelve feet in height for a multi-tenant building. The advertising area of the sign cannot contain over 50 percent of the sign face as changeable copy. Changeable copy can be static or LED but cannot be flashing, rotating, or distracting to “motorists” and/or “road users”. Signs shall be limited to no more than one sign per lot unless the lot width is greater than 300’. If greater than 300’, the lot may be allowed an additional monument sign for every 300’ of frontage.

Design Requirements: All new buildings within the Overlay District shall be required to have exterior features of at least 80% brick, wood or stone. Glass, architectural metals and stucco should only be used as accent features for the building. If parking lots are located in the fronts of the buildings, they should include landscaping islands at a ratio of one island for every ten parking spaces. All parking lot lighting within the overlay district shall be limited to full cutoff fixtures with a pole height not to exceed 18 feet. There shall be no light spillage onto adjacent property within this district.



Adopted Land Use Map

Master Street Plan/Transportation

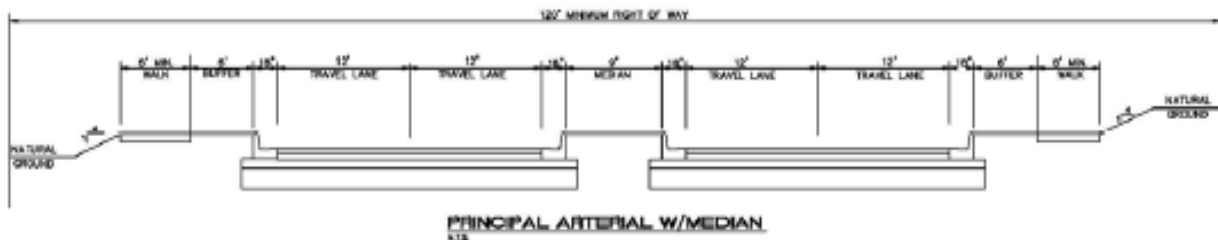
The subject site is served by Stadium Blvd., which on the Master Street Plan are defined as Principal Arterial Street. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.



PRINCIPAL ARTERIAL

FUNCTION: The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

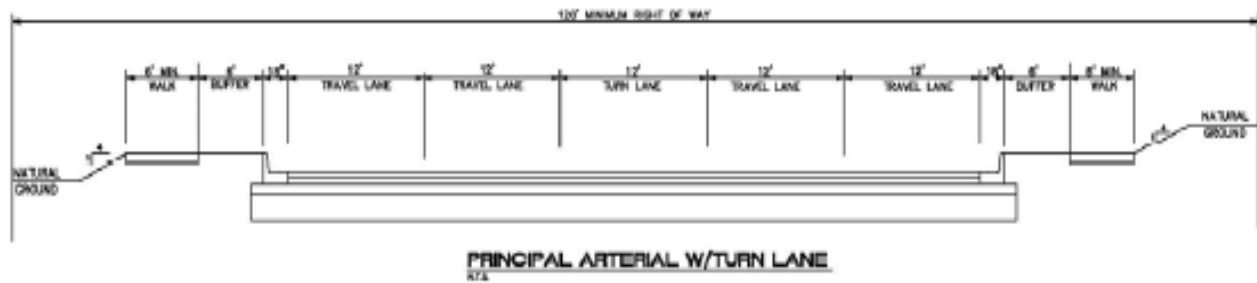
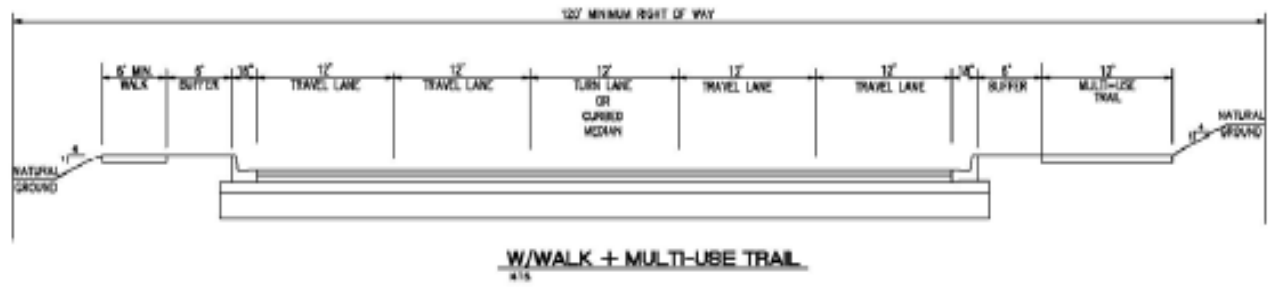
DESIGN: The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used



DESIGN STANDARDS:

Design Speed	45 mph
¹ Lane Width	10 - 12 Feet
Maximum Centerline Grade	7%
Minimum Stopping Sight Distance	475' or latest AASHTO Policy on Geometric Design Manual
Min. Horizontal Radius at Centerline	1400' (normal crown)
Min. Horizontal Radius at Centerline	850' (super-elevated)
Min. Horizontal Tangent Distance between Reverse Curves	400'
¹ Service Volumes	7,000 - 27,000
Standard Right of Way	120'
Intersection Curb Radius	30'
Sidewalks Required	Both Sides
Driveways	Deceleration Lane required

OTHER PRINCIPAL ARTERIAL DESIGN OPTION:











Aerial/Zoning Map

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 proposed PD-M rezoning is consistent with the Future Land Use Plan, which was categorized as High Intensity and Overlay District Sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all PD-R District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This is adjacent to other Residential uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	The C-3 Zoning does not support the intended use of the property as Single Family Houses. PD-M allows for the owner to do 31 Residential Units with 19 detached and 12 attached.	
(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.	The proposed uses are said to compliment and increase curb appeal to the area. No detrimental or adverse impacts are predicted.	
(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.	Minimal impact if rezoned due to the fact that businesses and residential currently exist or did as of recent.	

Staff Findings:

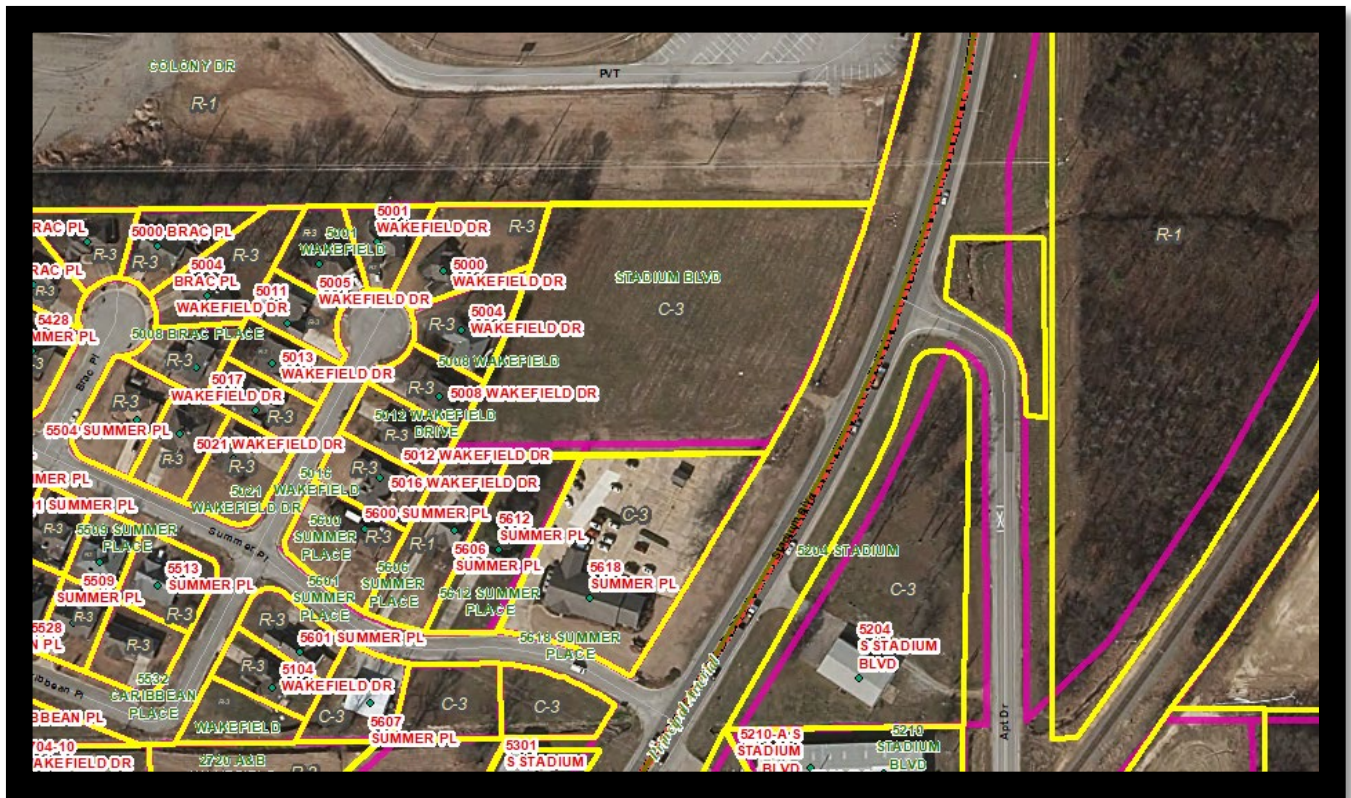
Applicant's Purpose

The applicants are requesting to rezone this to allow the redevelopment of the existing property to put single-family homes. The Applicant is wanting to put 31 residential units with 19 detached and 12 attached.

The property is surrounded by a combination of R-1, R-3 and C-3 Properties. The request for rezoning to PD-M would be compatible with the existing zoning, uses and character of the surrounding area that consist of single family houses.

Chapter 117 of the City Code of Ordinances/Zoning defines Planned Development – Mixed Use Planned Development District as follows:

Definition: *General description.* It is the intent of this division to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such development, 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 costs; and (6) An environment of stable character. The PD regulations are designed to provide for small- and large-scale development incorporating a single type or a variety of residential, commercial, and related uses, which are planned and developed as a unit. Such development may consist of individual 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 homes and other development. A planned unit shall be a separate entity with a distinct character.



View of Larger Area Showing Current Zoning

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	Concerns about potential access driveway to State Highway.	This site can only have one access drive.
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	Worried about placement of driveway.	No other concerns, but drive.
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

Conclusion:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 19-21, a request to rezone property from “C-3” General Commercial Density District to “PD-M” Mixed Use Planned Development District, subject to final site plan approval by the Planning Department subject to the following:

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 illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.
3. Any Change of use shall be subject to Planning Department approval in the Future.
4. This is a Planned Unit Development and will have to comply with those standards.
5. This Development is in the Overlay District and will have to comply with those standards.

Respectfully Submitted for Planning Commission Consideration,

The Planning Department

Sample Motion:

I move that we place Case: RZ-19-21 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “C-3” General Commercial District to “PD-M” Mixed Use Planned Development District, 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.



