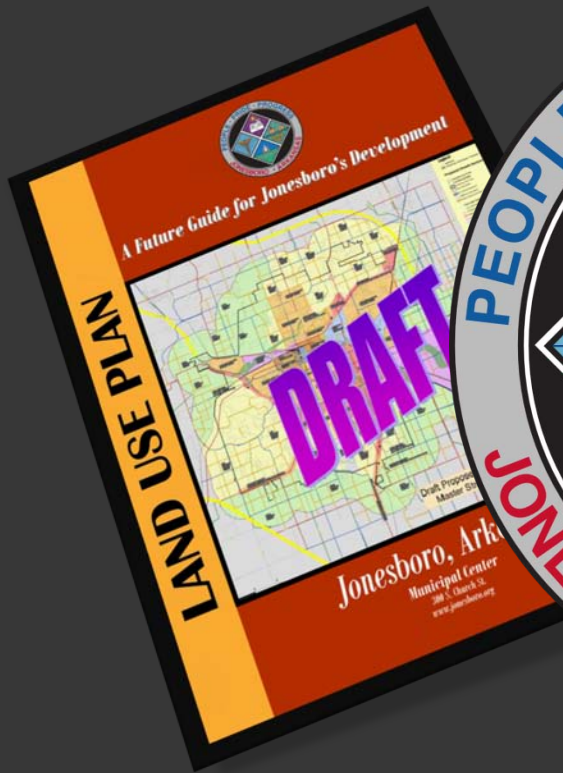


CITY OF JONESBORO, AR



Planning & Zoning Department
Engineering Department

300 S. Church St., Jonesboro, AR 72403

Website: www.jonesboro.org

Proposed Land Use Plan & Master Street Plan

Legend

city_limits

One Mile Buffer



Study Boundary Map

LAND USE STUDY AREA

GROWTH SECTORS:

The idea is to:

- Sort land uses based on their intensity, and the appropriateness of public facilities and resources available in each area to meet the intensity of impacts that result from the land use.
- Lower intensity development would be appropriate in flood prone areas where sewer is lacking;
- More intense uses would be appropriate on major transportation arteries.

The Land Use Advisory in this approach moved away from single-brush land use districts by combining them into growth sectors based on suitability factors and development issues.

Growth sectors also take into a number of factors that determine what uses may be appropriate in a specific location. **This will allow the planning commission to make decisions based physical characteristics, availability of utilities, topography, size and bulk of planned buildings, contextual appropriateness, and efficiency of public resources.**



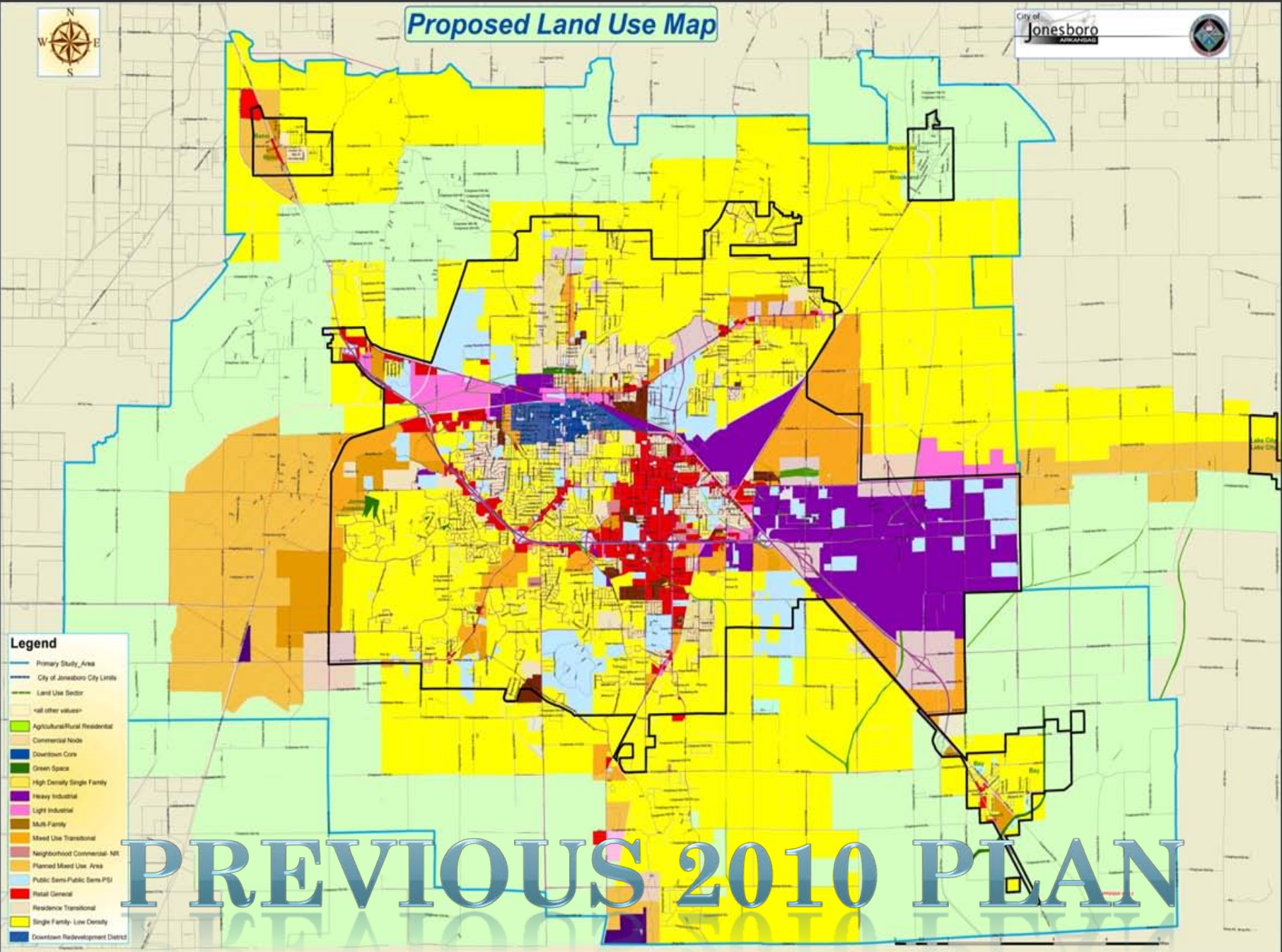
Proposed Land Use Map

City of
Jonesboro
ARIZONA



- Legend**
- Primary Study Area
 - City of Jonesboro City Limits
 - Land Use Sector
 - All other values-
 - Agricultural/Rural Residential
 - Commercial Node
 - Downtown Core
 - Green Space
 - High Density Single Family
 - Heavy Industrial
 - Light Industrial
 - Multi Family
 - Mixed Use Transitional
 - Neighborhood Commercial-NIT
 - Planned Mixed Use Area
 - Public Semi-Public Semi-PSI
 - Retail General
 - Residence Transitional
 - Single Family-Low Density
 - Downtown Redevelopment District

PREVIOUS 2010 PLAN



The **growth sectors** are designed specifically to **address land use issues** in the Jonesboro planning area. Recommendations were made for the committee to consider, and appropriate land uses have been extracted from the pre-existing Future Land Use Plan.

While **this approach serves to offer more flexibility in land use designations**, it **includes clear and concise zoning standards**. These standards would allow the planning commission and city council to make decisions that would protect the health, safety, and welfare of all within the planning area boundary.

LAND USE MAP

Legend

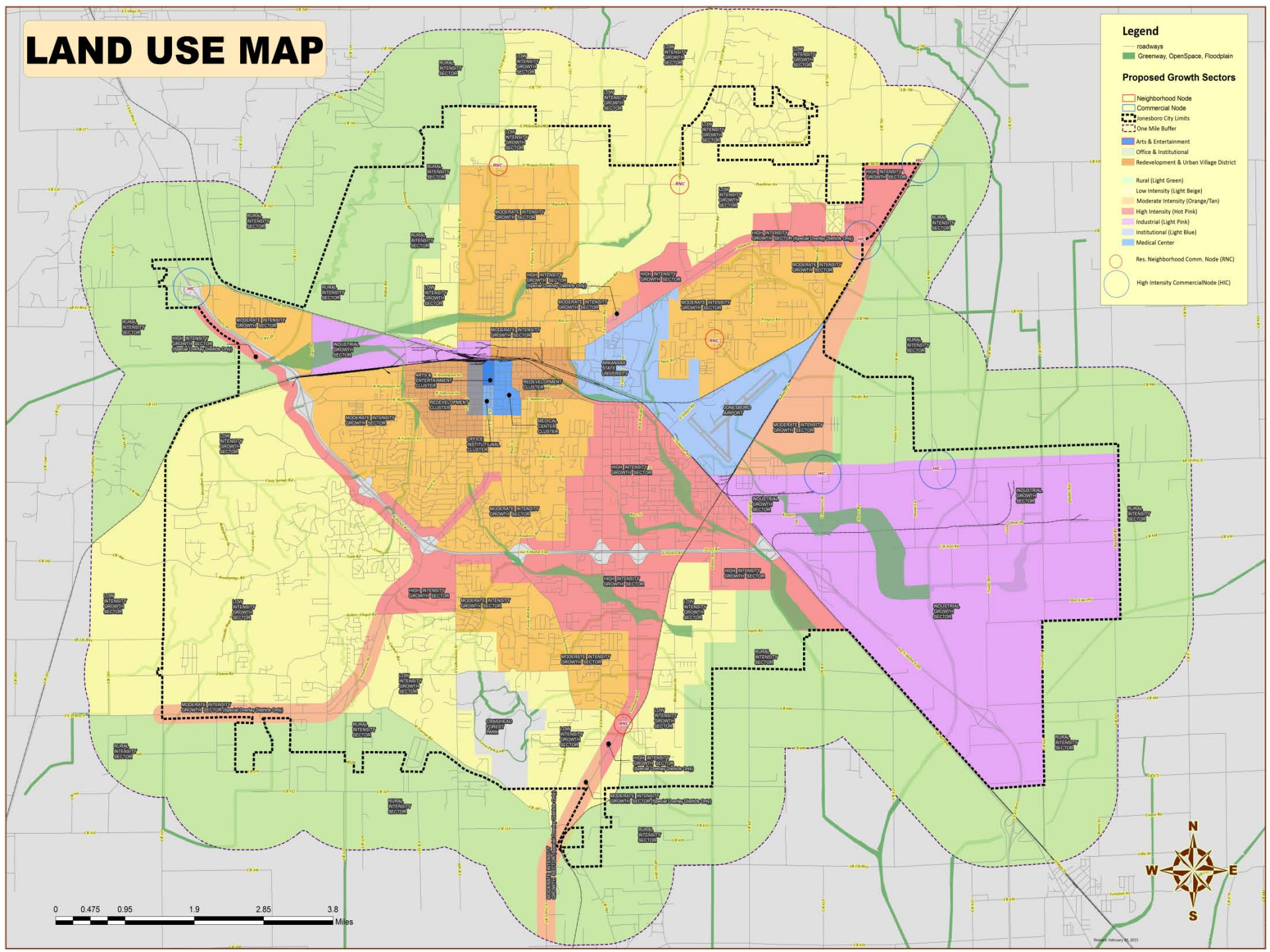
- roadways
- Greenway, OpenSpace, Floodplain

Proposed Growth Sectors

- Neighborhood Node
- Commercial Node
- Jonesboro City Limits
- One Mile Buffer
- Arts & Entertainment
- Office & Institutional
- Redevelopment & Urban Village District

Rural (Light Green)
 Low Intensity (Light Beige)
 Moderate Intensity (Orange/Tan)
 High Intensity (Hot Pink)
 Industrial (Light Pink)
 Office & Institutional (Light blue)
 Medical Center

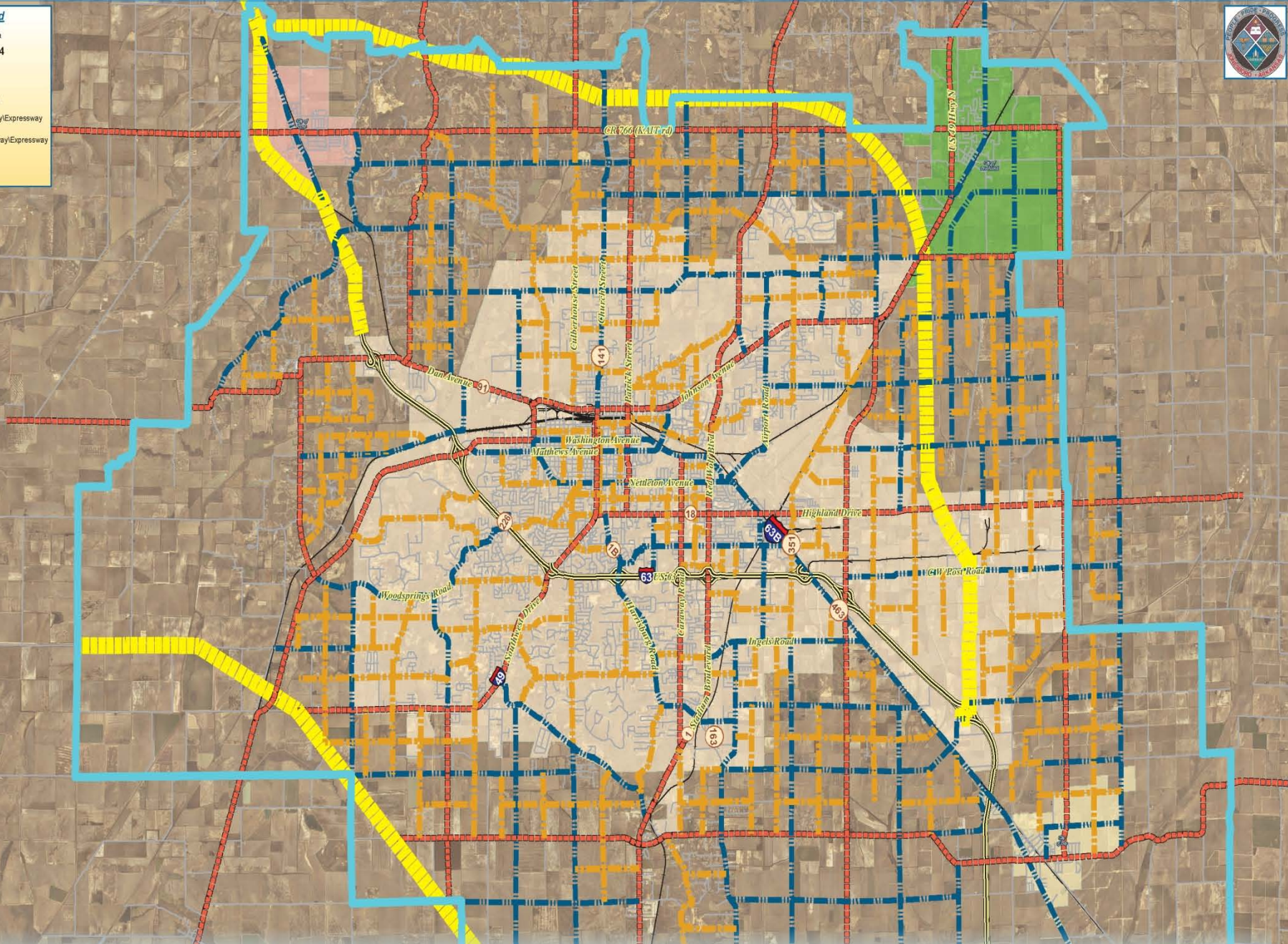
Res. Neighborhood Comm. Node (RNC)
 High Intensity Commercial Node (HIC)





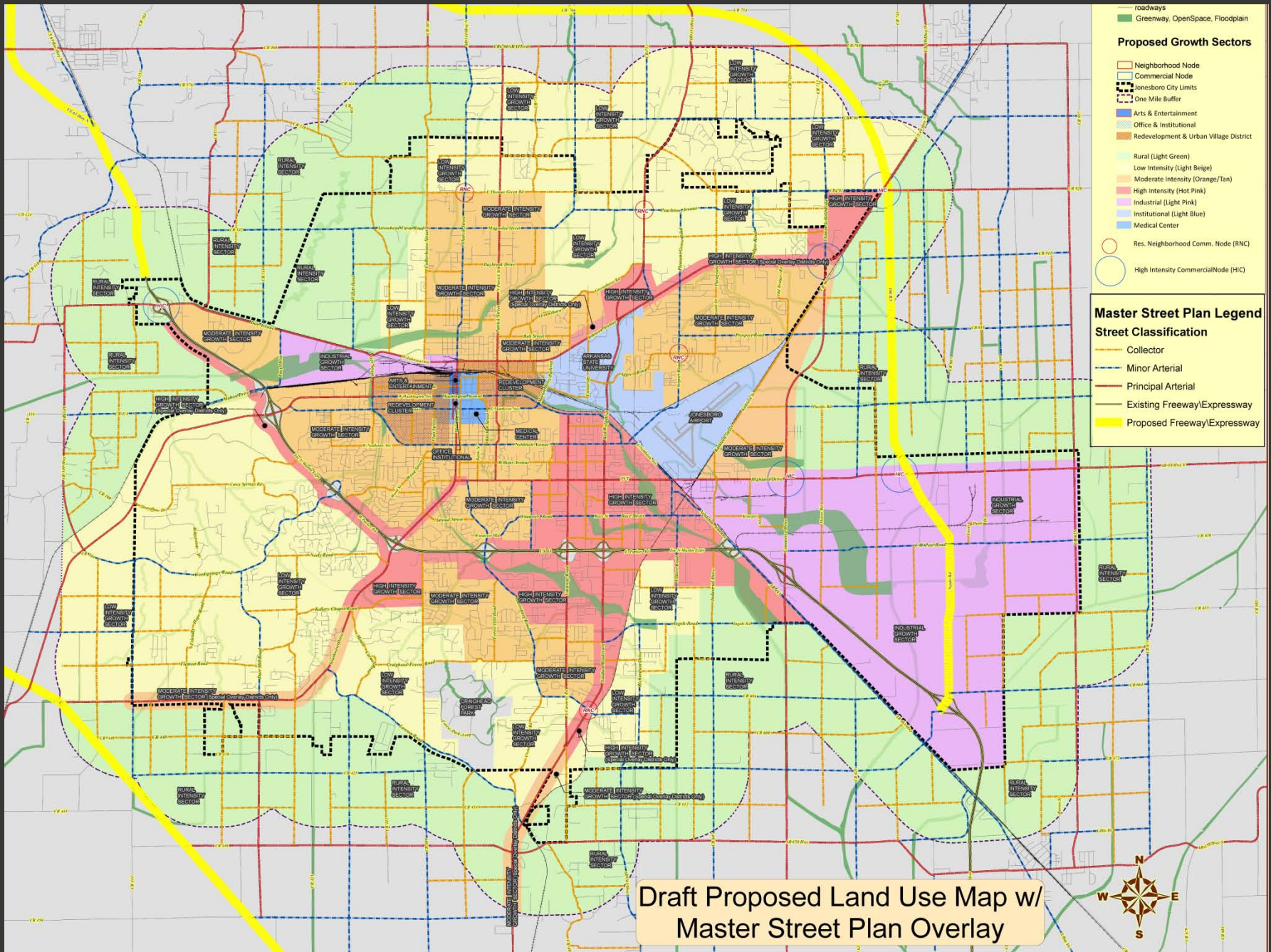
Legend

-  MPO Study Area
- MSP Dec. 18, 2014**
-  Collector
-  Minor Arterial
-  Principal Arterial
-  Existing Freeway/Expressway
-  Proposed Freeway/Expressway
-  Existing Roads
-  Railroad



1 inc

PROPOSED MASTER STREET PLAN



roadways
Greenway, OpenSpace, Floodplain

Proposed Growth Sectors

- Neighborhood Node
- Commercial Node
- Jonesboro City Limits
- One Mile Buffer
- Arts & Entertainment
- Office & Institutional
- Redevelopment & Urban Village District

Rural (Light Green)
Low Intensity (Light Beige)
Moderate Intensity (Orange/Tan)
High Intensity (Hot Pink)
Industrial (Light Pink)
Institutional (Light Blue)
Medical Center

Res. Neighborhood Comm. Node (RNC)
High Intensity Commercial Node (HIC)

Master Street Plan Legend
Street Classification

- Collector
- Minor Arterial
- Principal Arterial
- Existing Freeway/Expressway
- Proposed Freeway/Expressway

Draft Proposed Land Use Map w/
Master Street Plan Overlay



Zoning Categories that Fit w/ Existing Land Uses (Newest Ordinance)	Growth Sector Categories- Table 1					
	RURAL --This sector has low intensity uses that occur in areas traditionally devoted to agriculture. Typically no sewer is available. Limited development is advisable in some areas due to possible flooding. Small-scale businesses may be allowed at crossroads to serve needs of surrounding residents. Agricultural businesses may also be allowed at crossroads.	LOW INTENSITY --In this area transportation arteries are few and services like sewer are sparse. People move to these areas because they like the open feel, so that limited commercial development is allowed only at the crossroads of arterial and collector roads.	MODERATE INTENSITY -- A wider mix of land uses is appropriate in this sector. Control of traffic is the most important consideration. Where commercial abuts residential, limits on hours of operation, lighting standards, screening, etc. is appropriate.	HIGH INTENSITY --A wide range of land uses is appropriate in this zone.	INFILL/REDEVELOPMENT -- Receiving areas for redevelopment, where existing development has either been removed or has become functionally or physically obsolete.	DOWNTOWN , historic neighborhoods, Annexed neighborhoods with historical identity
Current Zoning Districts	Rural	Low Intensity	Moderate Intensity	High Intensity	In fill/Redevelopment	Downtown
Agricultural	X	X				
Rural Residential	X	X				
R-O Single-Family Low Density		X				
R-1 Single Family Medium Density RS-1 Thru RS-8 Single Family			X			
R-1A Single-Family High Density				X		X
R-2 Multi-Family Low Density RM-4-12 Low Density			X			X
R-2A Multi-Family Medium Density				X		X
R-3 Multi-Family High Density RM-16 or Higher Density Multi-Fam.				X		X
C-5/CR-1 Neighborhood Commercial			X	X		
C-4 Neighborhood Commercial	X	X	X	X		
C-3 General Commercial				X		
C-2 Downtown Fringe Commercial			X			X
C-1 Downtown Core Commercial				X		X
I-1/I-2 Industrial Districts				X		
Residential Neighborhood Commercial Nodes (RNC)	[Yes for Planned Districts/Town Center/Village Residential only]	[Yes for Planned Districts/Town Center/Village Residential only]	[Yes for Planned Districts/Town Center/Village Residential only]			
High Intensity Commercial Nodes (HIC)				[Yes for Planned Districts/Town Center/Village Residential only]	[Yes for Planned Districts/Town Center/Village Residential only]	[Yes for Planned Districts/Town Center/Village Residential only]

**Applicant
Submits
Zoning/Land Use/
Project Proposal**

**Appropriateness
of the proposed
project is checked
with the Matrix
and Map**

**Staff checks that the proposed
project meets traffic count
(AADT) requirements (see spe-
cifics requirements under
each Growth Sector).**

**Appropriate
conditions may be
added –screening,
lighting, hours of
operation, etc. – to
commercial uses
that abut
residential.**

**Is the Project
Consistent
With the
Proposed
Land Use Plan?
Yes or No**

THE PROCESS

C. Moderate Intensity

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, duplexes,
 triplexes and fourplexes
 Neighborhood retail, Neighborhood services
 Office parks
 Smaller medical offices
 Libraries, schools, 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

Density:
 Residential

1/5 to 1/3 acre lots for Single Family

No more than 8 Dwelling Units per acre
 for Multi-Family

Height:

4 stories

Traffic:

Approximately 300 peak hour trips
 (Commercial Only)



Sample

END