

City of Jonesboro City Council
Staff Report – RZ 16-03: Cherry/Cobb Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Council on March 15, 2016

REQUEST: To consider a rezoning of one tract of land containing 0.99 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-2” to “C-1” Downtown Core District, L.U.O..

**APPLICANTS/
OWNER:** Midtown Development, LLC, 308 E. Cherry St., Jonesboro, AR 72401

LOCATION: 309/311 E. Oak/1005 Cobb/316 E. Cherry St., Jonesboro, AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx. 0.99 Acres
Street Frontage: 150’ Oak; 323’- Cobb; 112’- Cherry
Topography: Predominately Flat
Existing Development: Single Family Residences, Multi-family, Commercial

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-1 - Medical Office / Parking Lot
South	R-2 / C-1 - Residential/ Apartments and Vacant Land
East	CR-1 L.U.O. / R-2 - Commercial and Residential
West	C-1/ Medical / Offices

HISTORY: None.

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 Downtown Redevelopment Cluster/Medical Center Cluster. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning. This redevelopment cluster.

Moderate Intensity Recommended Use Types Include:

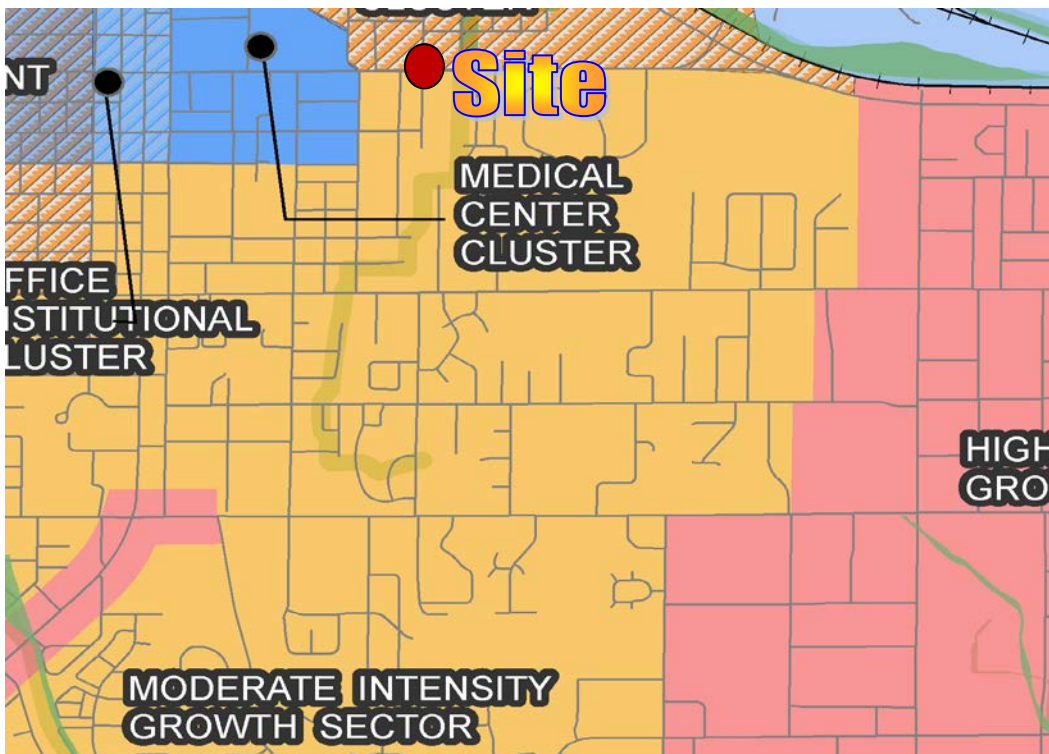
- Multi-family
- Attached Single-Family Residential
- Retail
- Medical and Professional Offices
- Public Plaza
- Pocket Park
- Parking Deck
- Museums and Libraries
- Live/Work/Shop Units
- Sit-Down Restaurants
- Corporate Headquarters
- Conference Center
- Government Buildings
- Commercial, Office, and Service

Density: 6-14 Units per acre for Multi-family

The Medical Center Cluster promotes links between the Medical Center and the other clusters within Downtown, as well as the Arkansas State University Campus.

MASTER STREET PLAN / TRANSPORTATION:

The subject site is served by Oak, Cobb & Cherry Streets, which on the Master Street Plan are defined as a local streets; the street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.










ADOPTED LAND USE MAP



AERIAL ZONING / LOCATION 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 C-1 Downtown District rezoning is consistent with the Future Land Use Plan, which was categorized as Downtown Cluster/Medical Center Cluster 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 C-1 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This is adjacent to Medical the medical core and the proposed uses would compliment said district as noted.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Conventional zoning restraints does not support innovative design ideas for clustering housing in an urban fashion, with reduced front setback and zero lot line parameters.	
(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 midtown area. No detrimental or adverse impacts are predicted.	
(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.	Property is semi-vacant and in transition for redevelopment and revitalization.	
(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.	Minimal impact if rezoned due to the fact that businesses and residential currently exist or did as of recent.	

STAFF FINDINGS:

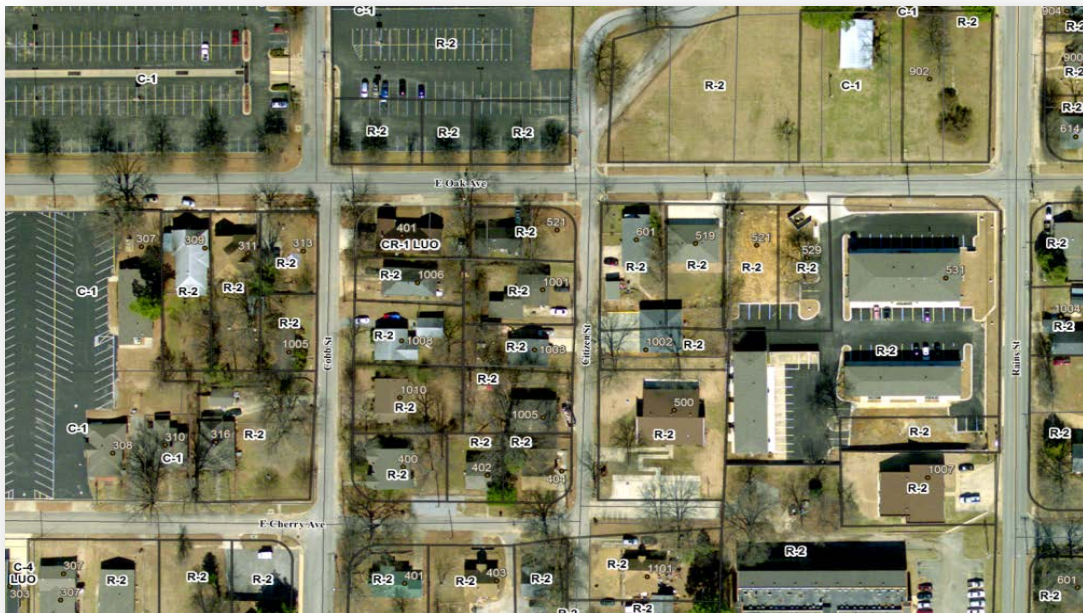
Applicant's Purpose

The applicants hope to consolidate all of the subject property and generate a suitable size area for a mixed housing development which would situate residential attached/or detached dwellings within the development. This theme will be carried throughout as the developers strive to create a living environment that would increase the appeal of the midtown area for professional and developing community. Currently this planning area has a vast amount of land zoned as R-2 Low Density Multi-Family. Current development trends have shown a gradual infill of duplexes and four-plexes in this area as previous homes have been demolished and replaced.

Staff has had an opportunity to speak with the development group and such development has received much success in Northwest Arkansas and will set the mark of how this midtown area could be a Jonesboro asset if implemented smartly. With the suggested Limited Use Overlay, the MAPC will be afforded an opportunity to gain more detailed information that will give assurance of a well-designed infill development that will enhance the area. The applicants propose to build 5 - two bedroom townhomes, 2 - one bedroom townhouses, mixed with 5 single story detached homes.

Chapter 117 of the City Code of Ordinances/Zoning defines C-1/Downtown Core District as follows:

Definition: C-1, Downtown Core Commercial District: This district is characterized by concentrated development of permitted uses, including offices, institutional, service, convenience, specialty retail, entertainment, and housing. Redevelopment of the area is contemplated, with emphasis on an art and entertainment cluster. Accordingly, it is anticipated that one or more overlay or other special districts, will be established to help foster transformation of the area.



View of Larger Area Showing Current Zoning

MAPC RECORD OF PROCEEDINGS: MAPC Meeting Held on March 8, 2016

Applicant: Mr. Josh Olsen, 308 E. Cherry St., appeared before the Commission explaining the nature of the petition for rezoning the property bordered by Oak, Cherry and Cobb Streets.

Mr. Olsen explained the proposal on the handouts, which were passed out. He added that within the Midtown area, his team has renovated several single family homes and duplexes. Most of them were abandoned and renovated as upscale units and rentals. They have even sold some to young professionals. This is the type of project that would jumpstart some infill development in the area.

Staff:

Mr. Spriggs summarized the findings of the Staff Report noting the Land Use Plan recommendations as Medical Sector and Downtown Redevelopment Cluster. The uses will compliment those sector recommendations. Consistency was achieved with the Land Use Plan as well as the *List of Criteria for Rezoning* within the report. The typical uses were read. Master Street Plan recommendations would be Local Street right of ways which would have to be complied with during the replatting process.

It was noted that this type of development promotes situating the structures close to the right of way line and providing for zero-lot line improvements; the downtown C-1 District would accommodate that. The applicants propose to build 5 - two bedroom townhomes, 2 - one bedroom townhouses, mixed with 5 single story detached homes. During the pre-meeting, the question was raised regarding available parking. Although C-1 Districts do not require on-site parking, the applicant is providing some on-site parking spaces. The permitted uses of C-1 Districts were provided; however, this is a Limited Use Overlay, specifically for mixed residential and that's what will be permitted in the future. No objections were raised by the Agencies and Departments contacted for review. The conditions were read.

Mr. Bailey asked Engineering, how do you address the stormwater with the whole site falling from the south to the southeast?

Mr. Michael Morris: Stated that the applicants would have to consider underground detention/storage.

Mr. Kelton: Commended the applicants for such a brilliant approach on how to redevelop property such as this. Cobb Street is extremely narrow and widens out. Is there a way to keep people from parking on the street? Mr. Olsen: Any possible on-street parking would be on Oak Street. We want to dress up the corridor for those leaving the school. Can we petition the city to put up *No Parking signs*? Staff concurred.

Public Input: None Present.

Mr. Stripling evoked that this is a good project and made the motion recommending approval to Council with the noted staff conditions; Motion was seconded by Mr. Kelton.

The motion PASSED with the following vote.

Voting Aye: 7 - Mr. Ron Kelton; Mr. Hoelscher; Mr. Jim Scurlock; Mr. Kevin Bailey; Mr. Brant Perkins; Mr. Jimmy Cooper; and Rick Stripling. Lonnie Roberts was Chair. **Absent: 1** – Mr. Reece.

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.	

ZONING CODE ALLOWABLE USES:

Below is the Table of Permitted Uses regarding the requested C-1, Downtown Core District. Certain commercial uses are permitted as of right - “P”, while others require a Conditional Use - “C” approval by the MAPC, or not permitted where blank within the Zoning Ordinance Chapter 117:

Uses	C-1	Uses	C-1
Loft apartment * Conditional Use for Apartments on First Level	P/C	Utility, major	C
Bed and Breakfast	P	Utility, minor	P
Hospital	P	Vehicle repair, limited	C
Auditorium or stadium	C	Vocational school	P
Automated teller machine	P	Agriculture, farmers market	P
Bank or financial institution	P	Sign, off-premises*	C
Cemetery	P	Retail/service	P
Church	C	Safety services	P
College or university	P	School, elementary, middle and high	P
Communication tower	C	Service station	C
Funeral Home	C	Museum	P
Convenience store	C	Office, general	P
Day care, limited (family home)	P	Parking lot, commercial	P
Day care, general	C	Parks and recreation	P
Golf Course	P	Nursing Home	C
Government service	P	Post office	P
Hotel/Motel	P	Recreation/entertainment, indoor	P
Library	P	Carwash	C
Medical service/office	P	Restaurant, fast-food	C
		Restaurant, general	P

CONCLUSION:

The MAPC and the Planning Department Staff find that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 16-02, a request to rezone property from “R-2” Single Family to “C-1, L.U.O.”, Downtown Core District, Mixed Residential Use, Limited Use Overlay should be approved, subject to final site plan approval by the MAPC 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 Conceptual layout of the residential product should be presented to the MAPC for approval of the maximum 12 units (townhomes and single family residences).
3. 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.
4. The following uses shall be prohibited: Carwash, Cemetery, Communication Tower, Service Station, and Vehicular Repair.
5. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said site, unless waivers are granted by the MAPC.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking Southwest on Cherry St.



View looking East towards Site on Cherry St.



View looking Northeast toward Site



View looking Southeast Across Cherry Street



View looking Southwest of the Site



View looking Across Cherry from Site Area



View looking East toward site



View looking West of the Site



View looking at intersection of Cherry/Cobb



View looking East of Site



View looking North on Cobb



View looking West at Home on Site/Cobb St.



View looking West toward Site along E. Oak St.



View looking Southeast Toward Site along E. Oak St.



View looking East along E. Oak St., Site on Left



View looking Northeast of Site along E. Oak St.