

City of Jonesboro City Council
Staff Report – RZ 20-02 2914 McClellan Drive
Municipal Center - 300 S. Church St.
For Consideration by the Council on February 11, 2020

REQUEST: To consider a rezoning of one tract of land containing 16.01 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-3” General Commercial District to “PD-M LUO” Planned Development Mixed Use, Limited Use Overlay.

APPLICANTS/ OWNER: **George Hamman, Civilogic, 203 Southwest Dr., Jonesboro, AR 72401**
 Centerline, LLC, Jonesboro, AR 72405

LOCATION: 2914 McClellan Drive, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 16.01 Acres
Street Frontage: 500.13 feet along McClellan Drive
Topography: Predominately flat
Existing Development: vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 General Commercial District
South	R-1 Single Family Residential – ASU
East	R-1 Single Family Residential – ASU
West	C-3 General Commercial District

HISTORY: Old State of Arkansas Service Center

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. A wider mix of land uses is appropriate in the **High Intensity Growth Sector**. 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 GROWTH SECTORS - 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

No More than 8 - 14 dwelling units per acre for Multi-Family. Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development.

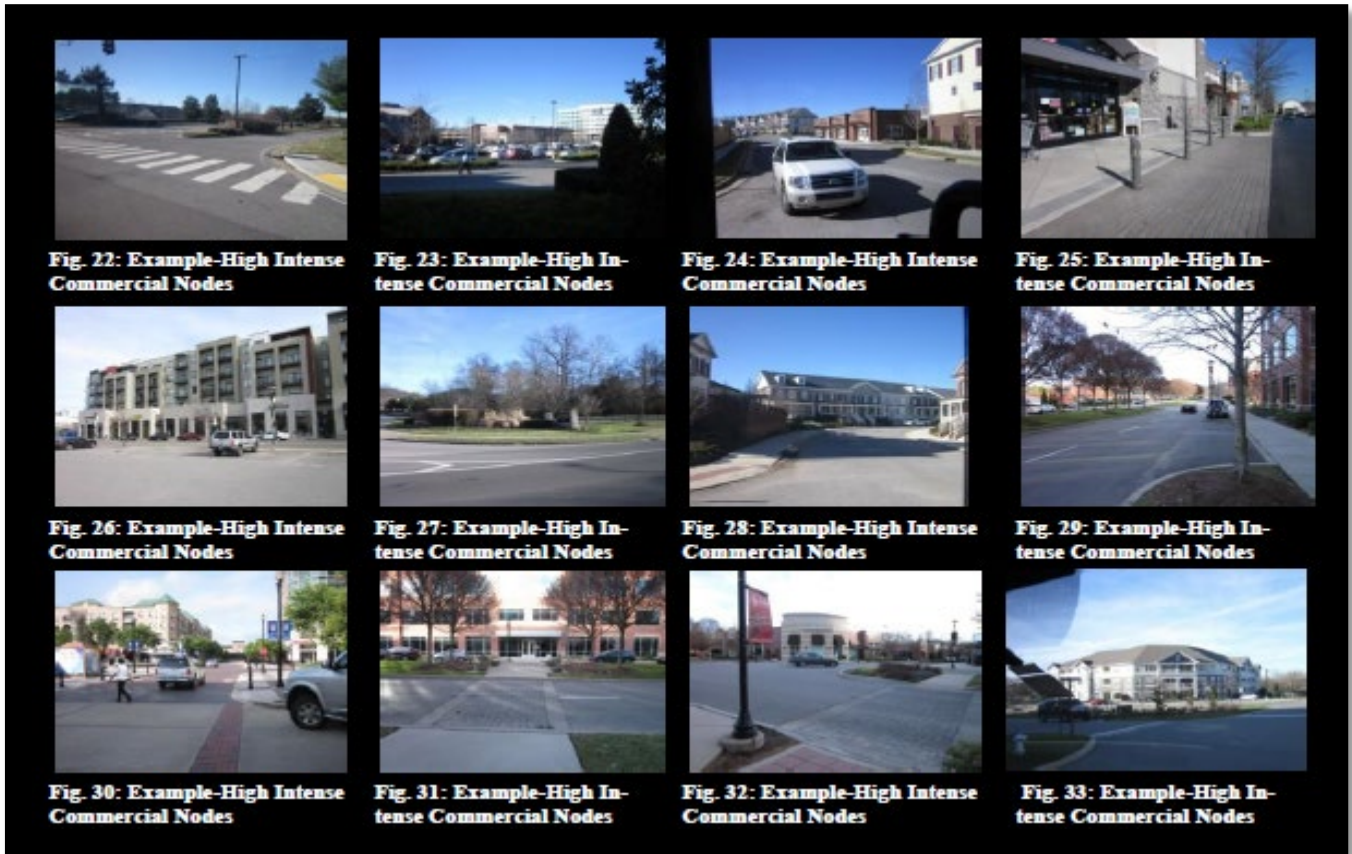
HEIGHT: 150 Feet

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

EXAMPLES:



The sections identified on the land use map as high intensity consist primarily of areas where high intensity uses are already in place and strip development is common.



However, future strip development is discouraged, to be replaced by what the Urban Land Institute calls “pulsed nodes of development,” that are areas of mixed-use residential and commercial development interspersed with stretches of low-intensity land uses or open space as shown below.

High Intensity Commercial Nodes may contain most of the land uses listed under High Intensity, but they are to be clustered in 40-200 acre developments or combinations of developments situated within a ¼-1/3 mile radius of the intersection of arterial roadways. Use of high quality materials, good design, on-street parking, landscaping, and open spaces will be key features of developments contained in these nodes. Good connectivity for bicycle and pedestrian transportation will be featured, as well as appropriately placed bus stops.

TYPICAL LAND USES:

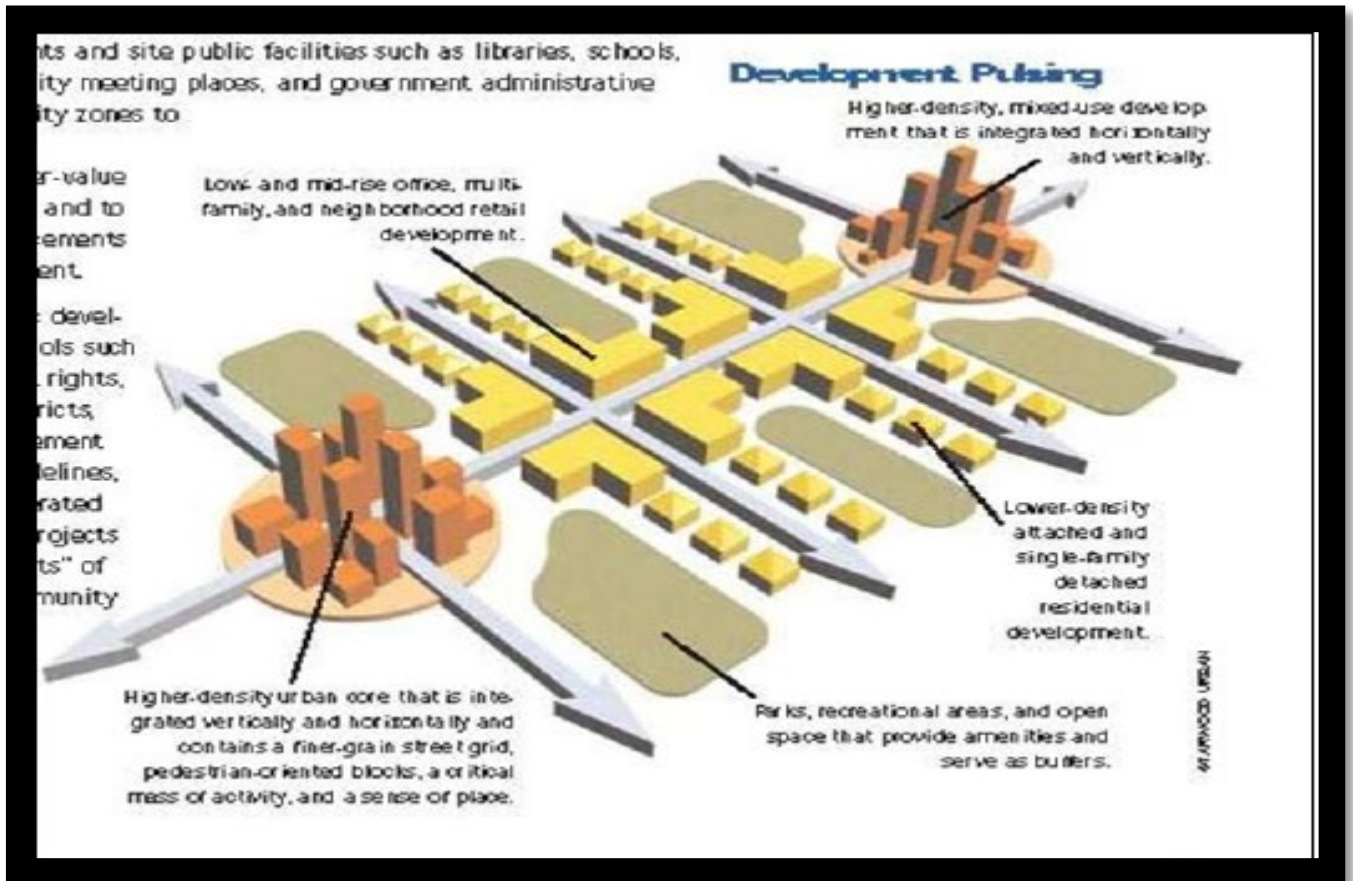
- Multi-family
- Attached single family residential
- Retail
- Medical and Professional, Banks

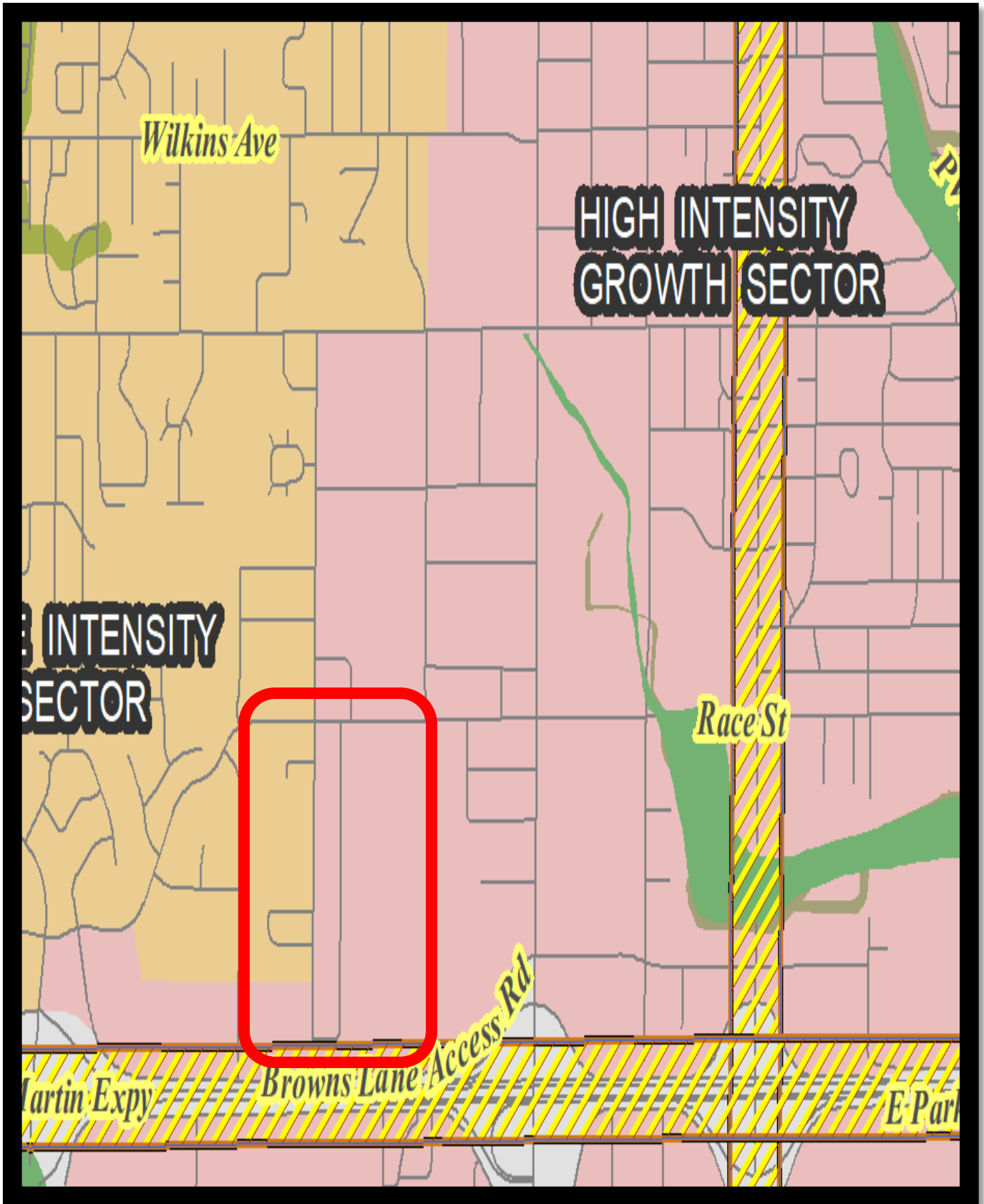
- Commercial, office, and service
- Hotel

DENSITY: 6-14 units per acre for Multi-family

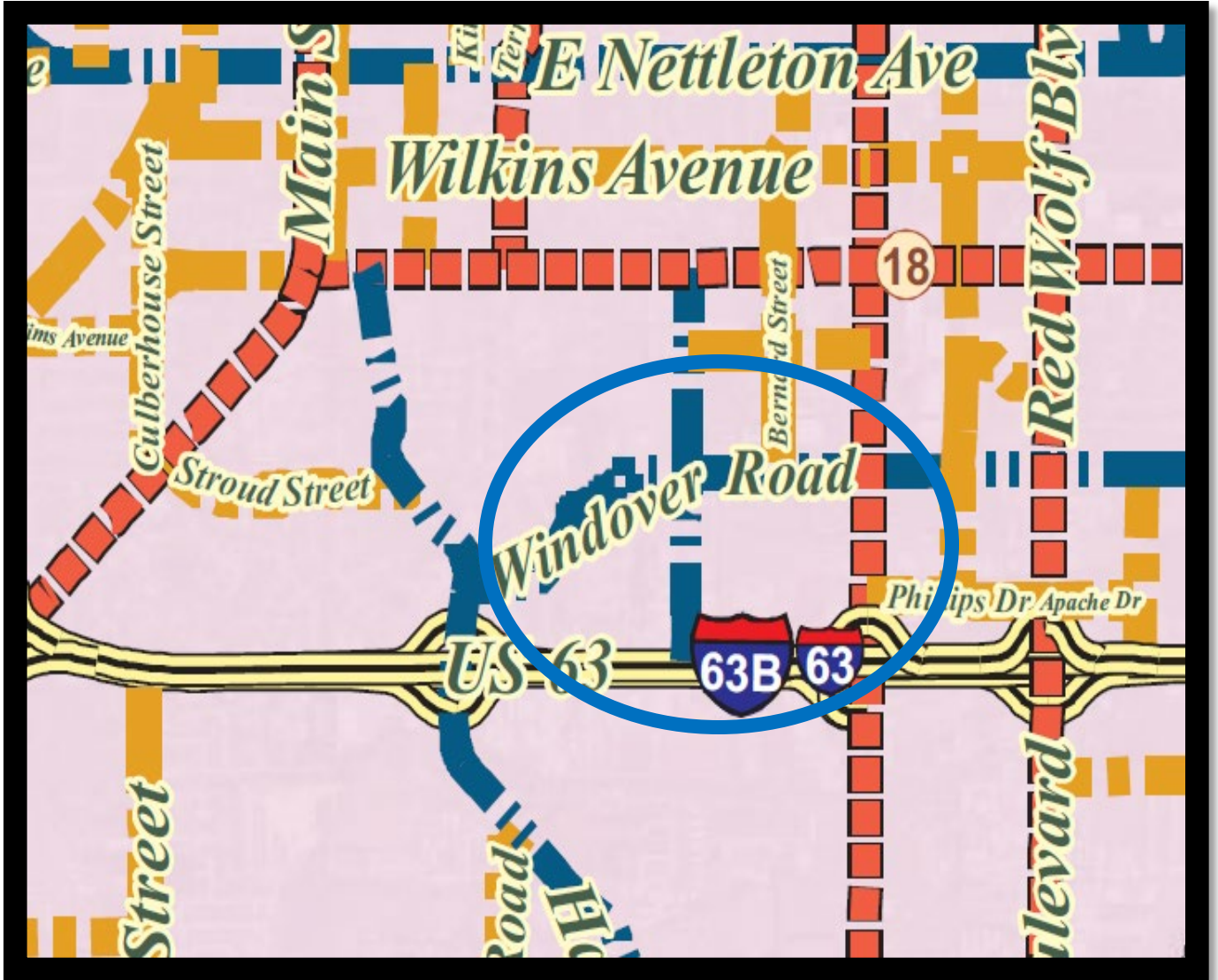
HEIGHT: 150 feet

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





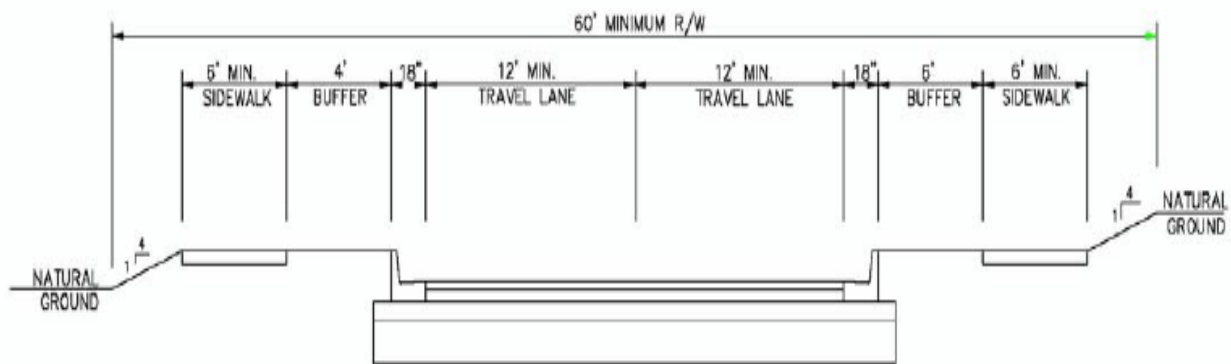
MASTER STREET PLAN TRANSPORTATION



Master Street Plan Map

Master Street Plan/Transportation

The subject property is served by McClellan Drive. McClellan Drive on the Master Street Plan is classified a Local Street. The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized. The standard Local Street is to be used in all cases.



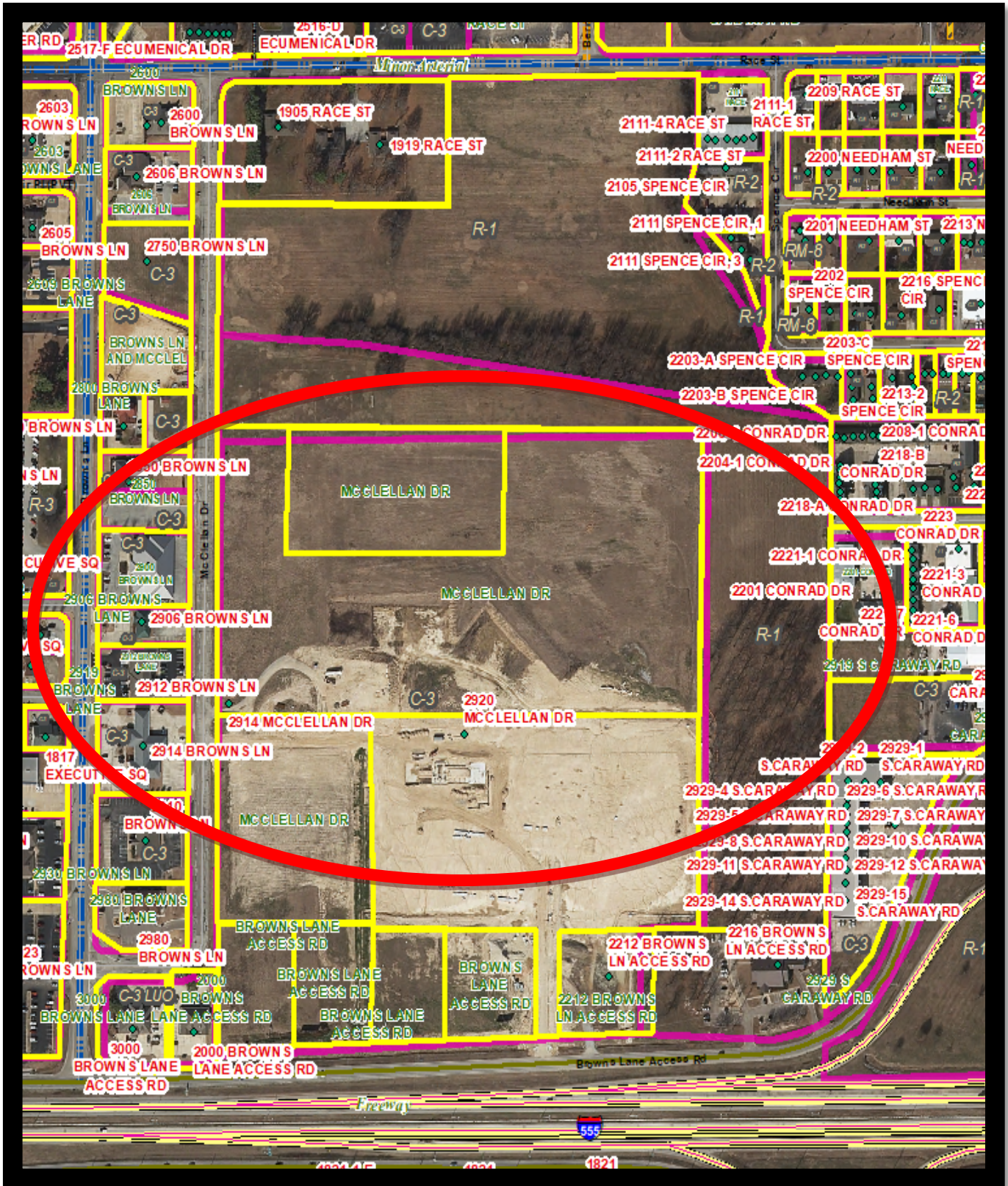
LOCAL STREET SECTION

N.T.S.

NOTE: MINIMUM PAVEMENT WIDTH FOR ALTERNATING SIDE, ON-STREET PARALLEL PARKING IS 28 feet back-of-curb to back-of-curb
 MINIMUM PAVEMENT WIDTH FOR PARALLEL PARKING ON BOTH SIDES OF STREET IS 36 feet back-of-curb to back-of-curb

DESIGN STANDARDS:







Design Speed	25 mph
¹ Lane Width	12 Feet
Maximum Centerline Grade	10%
Minimum Stopping Sight Distance	150' or latest AASHTO Policy on
Geometric	Design Manual
Min. Horizontal Radius at Centerline	200' (normal crown)
Min. Horizontal Radius at Centerline	N/A (super-elevated)
Min. Horizontal Tangent Distance between	50'
Reverse Curves	
¹ Service Volumes	700 AADT
² Standard Right of Way	60'
Minimum Pavement Width (BC to BC)	27'
Intersection Curb Radius	25'
Sidewalks Required	Both Sides



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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a High Intensity Growth 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 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there are C-3 General Commercial Zoning in this area.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	This property could develop as C-3 Commercial. The development that the applicant desires to develop as a mixed use of Commercial and Residential with the residential being designed, built and marketed, as units for individual ownership could not be developed within a C-3 Zoning.	
(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;	No detrimental or adverse impacts are predicted, if proper planning is implemented. Commercial and Industrial is on all sides of this property.	
(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 in this area.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as a “C-3” General Commercial District. The applicant wants to rezone the property to Planned Development Mixed Use with a Limited Use Overlay.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already Commercial Businesses located in the area.

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

Definition of Planned Development Mixed Use District - The purpose of this district 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: maximum choice in the type of environment and living units available to the public; Open space and recreation areas, active and passive; A pattern of development which preserves natural features, prevents soil erosion, and protects water quality; A creative approach to the use of land and related physical development; An efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs; and An environment of stable character. The PD regulations are designed to provide for small- and large-scale developments 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.

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	Reported no issues.	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	Reported no issues.	
MPO	No issues were reported	
Jets	Reported no issues.	
Utility Companies	Reported no issues.	CWL
Code Enforcement	Reported no issues.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON FEBRUARY 12, 2020

George Hamman of Civilogic, LLC on behalf of Centerline, LLC is requesting MAPC Approval for a Rezoning from C-3 to PD-M Limited Use Overlay for 16.01 Acres +/- of land located at 2914 McClellan Drive.

APPLICANT: John Mixon of Cooper and Mixon Architects stated they are requesting rezoning for this area. It is part of the high intensity sector of the land use plan. The property is currently called Centerpark. It is conceived of in two phases. Phase one is a five acre development. It is a four story building with a small portion of commercial on the first floor that is a light use business such as financial office or something similar. There will also be amenities for the tenants above. Above are condominiums. The other buildings in the next phase would have the same look and feel as well as the same use.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated it does meet all the criteria but one for the zoning requirements. It meets the land use plan for that area. He stated they 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 Storm water 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 Planning Department, prior to any redevelopment of the property.**
- 3. Any change of use shall be subject to Planning Department 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 Planning Department prior to any redevelopment of this property.**
- 5. The request is for a Limited Use Overlay. The Proposed Limitations are: A) Prohibited Uses: Animal Care, Bed and Breakfast, Cemetery, Construction Sales and Service, Adult Entertainment, Funeral Home, Golf Course, Motel, Commercial Parking Lot, Pawn Shop, Recreation/Entertainment Outdoor, RV Park, School, Service Station, Billboard, Vehicle and Equipment Sales, Vehicle Repair.**
B) Privacy fencing (six foot height) to be placed where abutting existing residential lots or structures.
C) Parking for residential portions of the development are to be fenced and gated for security.

D) Building setbacks are to be in accordance with C-1 Zoning.

E) Parking requirements for both the commercial and residential portions of this development are to be established by the design professionals representing the client.

COMMISSION: Lonnie Roberts Jr. asked for public comments.

PUBLIC: Patti Lack stated this rezoning and what they are proposing to put there is really going to help Jonesboro. She stated she thinks it will make Jonesboro a better place. She stated the group she represents supports this.

PUBLIC: No more comments.

COMMISSION: Lonnie Roberts Jr. asked for commissioner comment.

COMMISSION ACTION:

Mr. Kevin Bailey made a motion to approve Case: RZ: 20-02, 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 Storm water 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 Planning Department, prior to any redevelopment of the property.**
- 3. Any change of use shall be subject to Planning Department approval in the future.**
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E) Parking requirements for both the commercial and residential portions of this development are to be established by the design professionals representing the client.

The MAPC find to rezone property from “C-3” General Commercial District to a “PD-M” Planned Development Mixed Use for 16.01 +/- acres of land. Motion was seconded by Mr. Jim Little.

Roll Call Vote: 7-0, Aye’s: Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little; Dennis Zolper

Absent: Jim Scurlock

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 20-02 a request to rezone property from “C-3” General Commercial District to “PD-M” Planned Development Mixed Use with Limited Use Overlay; the following conditions are recommended:

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 Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
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 - D) Building setbacks are to be in accordance with C-1 Zoning.
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Respectfully Submitted for City Council Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 20-02 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” Planned Development Mixed Use with Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.

