

City of Jonesboro Planning Commission
Staff Report – CU 16-11- 211 Cate Ave. & East St. Townhouses
Municipal Center- Council Chambers – 300 S. Church St.
For Consideration by the Planning Commission on June 14, 2016

REQUEST: Conditional Use Request has been requested to construct Townhouses on the ground & upper floors within a C-1 Downtown District, of which such use is allowed only through the Conditional Use process.

**APPLICANT/
OWNER:** MATH Investments, LLC, 230 S Main St., Jonesboro, AR

LOCATION: 211 Cate @ East St. , Jonesboro, AR

SITE DESCRIPTION:

Tract Size:	12,147 s.f./ 0.28 Acres
Frontage:	126' +/- along Union Ave.
Topography:	Flat
Existing Development:	Vacant Land, southern half of property was developed as loft apartments.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-1	Parking, Commercial, Railyard
South:	C-1	Vacant Downtown Commercial
East:	C-1	Central Business District Uses
West:	C-1	Vacant Downtown Commercial

HISTORY: Vacant Land/ future phase of East Street lofts to the South.









Zoning Code Analysis: Conditional Uses:

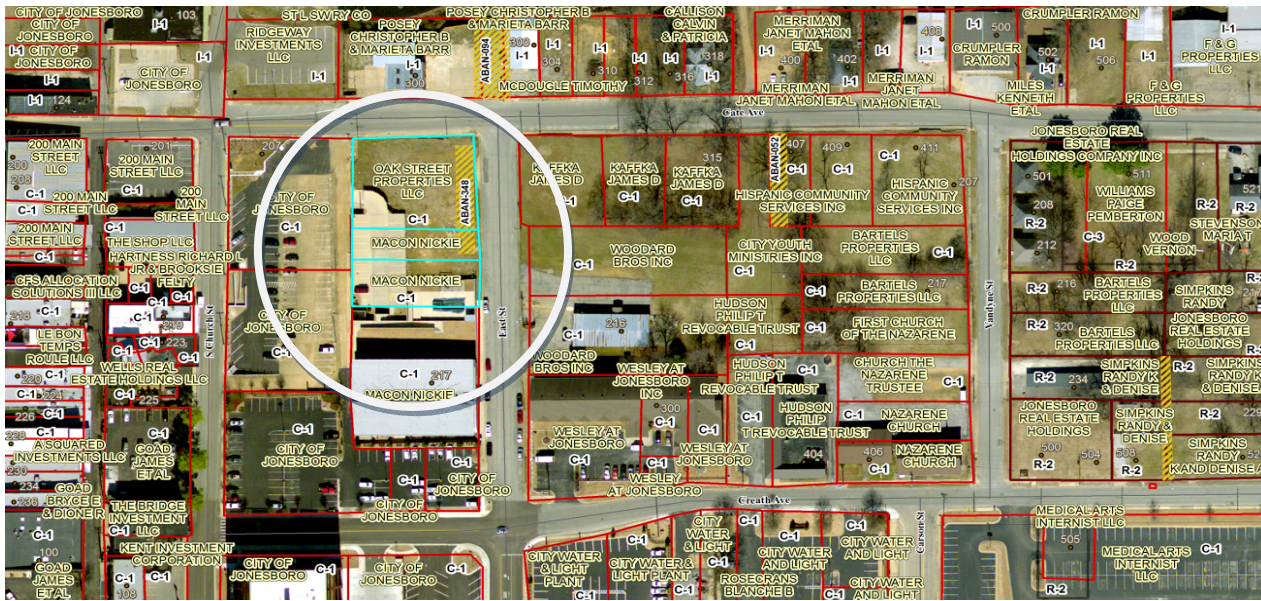
Certain uses may or may not be appropriately located within various districts due to their unusual or unique characteristics of operation and external effects. Given their unusual character, analysis and judgment of the consequences of each development and use must be given so as to provide for such reasonable conditions and protective restrictions as are deemed necessary to protect the character and integrity of the area in which the proposed uses are to be located. Such uses are listed under the various districts herein as conditional uses, and may be located in the districts so designated only in accordance with the procedure described herein.

All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition.

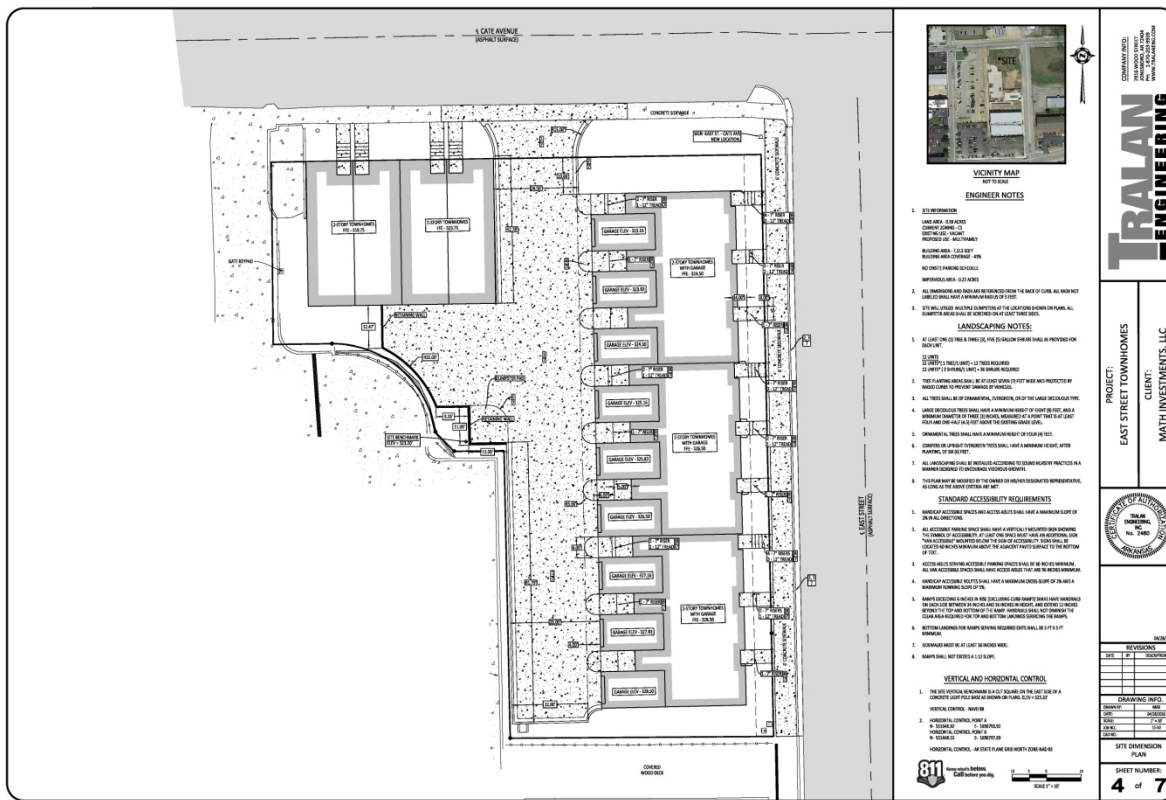
The proposed units will be consistent with the general area; there are very similar uses with the same concept just north of the site.

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, the following required development standards and design specifics for Conditional Use Applications have been reviewed and appear to meet the spirit and intent of the Zoning Ordinance:

Comply Y/N	Development Standards/Review Guidelines
	(1) The proposed use is within the provision of conditional uses as set out in this chapter.
	(2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
	(3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
	(4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
	(5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
	(6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
	(7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter. N/A.
	(8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. N/A.



Zoning/Vicinity Map



Findings:

The applicant proposes to develop 13, 2-story townhomes on the ground level and the upper floor. Downtown redevelopment has occurred at a steady pace in terms of dwelling units on upper floors, and at the perimeter of the Main Street/Church/Union Street corridors on lower floors also as approved by the

MAPC. The current site while not required having parking per the Zoning Code, does accommodate an off-street parking lot / rearer loaded garages.

Sidewalks Required: Per the Jonesboro Code of Ordinances, sidewalks are required and provided on this development as illustrated on the development site plan.

Landscape Review:

SITE INFORMATION

LAND AREA - 0.39 ACRES CURRENT ZONING - C1 EXISTING USE –VACANT PROPOSED USE – MULTIFAMILY

BUILDING AREA - 7,313 SQFT
BUILDING AREA COVERAGE -43%

NO ONSITE PARKING REQUIRED BUT PROVIDED.
IMPERVIOUS AREA - 0.22 ACRES

2. All DIMENSIONS AND RADII ARE REFERENCED FROM THE BACK OF CURB. All RADII NOT LABELED SHALL HAVE A MINIMUM RADIUS OF 5 FEET.
3. SITE WILL UTILIZE MULTIPLE DUMPSTERS AT THE LOCATIONS SHOWN ON PLANS. All DUMPSTER AREAS SHALL BE SCREENED ON AT LEAST THREE SIDES.

LANDSCAPING NOTES:

1. AT LEAST ONE (1) TREE & THREE (3), FIVE (5) GALLON SHRUBS SHALL BE PROVIDED FOR EACH UNIT.

12 UNITS

12 UNITS* (1 TREE/1 UNIT): 12 TREES REQUIRED
12 UNITS* (3 SHRUBS/ 1 UNIT) = 36 SHRUBS REQUIRED

2. TREE PLANTING AREAS SHALL BE AT LEAST SEVEN (7) FEET WIDE AND PROTECTED BY RAISED CURBS TO PREVENT DAMAGE BY VEHICLES.
3. ALL TREES SHALL BE OF ORNAMENTAL, EVERGREEN, OR OF THE LARGE DECIDUOUS TYPE.
4. LARGE DECIDUOUS TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT (8) FEET, AND A MINIMUM DIAMETER OF THREE (3) INCHES, MEASURED AT A POINT THAT IS AT LEAST FOUR AND ONE-HALF (4.5) FEET ABOVE THE EXISTING GRADE LEVEL.
5. ORNAMENTAL TREES SHALL HAVE A MINIMUM HEIGHT OF FOUR (4) FEET.
6. CONIFERS OR UPRIGHT EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT, AFTER PLANTING, OF SIX (6) FEET.
7. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES IN A MANNER DESIGNED TO ENCOURAGE VIGOROUS GROWTH.
8. THIS PLAN MAY BE MODIFIED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE, AS LONG AS THE ABOVE CRITERIA ARE MET.

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

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 issues were reported to date	
Streets/Sanitation	No issues were reported to date	
Police	No issues were reported to date	
Fire Department	No issues were reported to date	
MPO	No issues were reported to date	
Jets	No issues were reported to date	
Utility Companies	No issues were reported to date	

Conclusion:

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That upon issuance of the Conditional Use Approval, all future alterations and additions to the structure shall be subject to Planning/Engineering/Fire/Inspection Dept. approvals in the future.
2. That prior to any issuance of Certificate of Occupancy, all permits and approvals required from local or regional agencies shall be acquired.
3. Maximum number units shall be limited to 13, 2-story townhomes.
4. Final Occupancy shall be achieved within an 18 month time limit.
5. A Final Site Plan shall be submitted as part of the Commercial Permit State illustrating compliance to the Code of Ordinances regarding site, parking, access, drainage and landscaping requirements.

Sample Motion:

I move to place Conditional Use Case CU 16-11 on the floor for consideration as presented for 2-story townhouses utilizing the ground and upper floor within a C-1 Downtown District at the said location; and we, the MAPC find that the use falls within the provisions for conditional use, and meets the minimum code requirements. This approval is contingent upon the satisfaction of the conditions as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



Along East St. adjacent from subject site



217 East St./subject site prior to redevelopment to the south



View from site looking west/Church St. properties



View looking south from Creath Ave. prior to redevelopment of East Street Apartments



View looking South at Site



View looking South At vacant Site