

CITY OF JONESBORO PROPOSED CODE CHANGES

November 1, 2016



Revise Landscaping Ordinance

- Jonesboro requires all multifamily units of 5 or more and all commercial development to provide one tree and three five gallon shrubs per unit within the development.
- There are no buffer requirements.
- No tree preservation requirements.
- No street tree requirements.

Recommended Changes

- All multi family, commercial, and industrial developments required to landscape.
- Base landscaping on square footage of development.
- Require bufferyards adjacent to different zones.
- Require a guarantee on plant replacement if landscape dies.
- Protect existing trees if possible.
- Install street trees along collector and above roads.



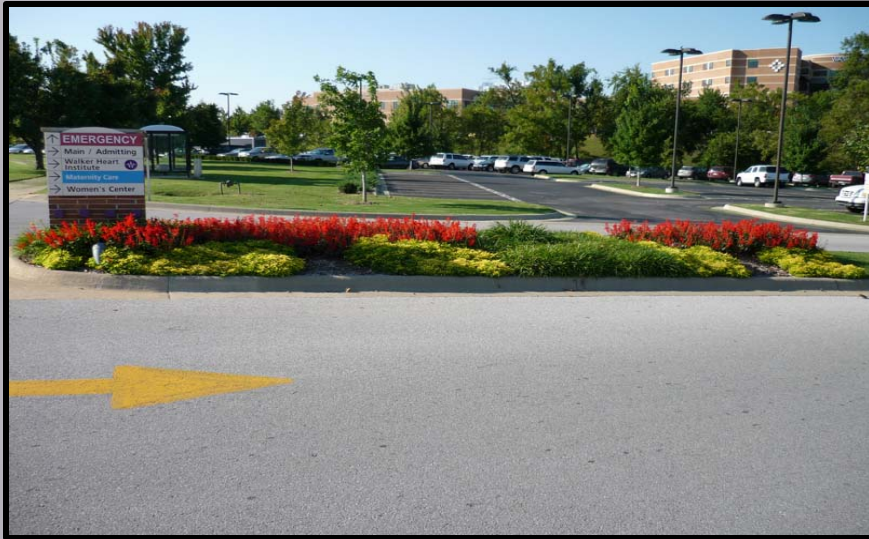
Commercial Landscape



Multi Family Landscape



Multi Family Requirements



**MERCY HOSPITAL
ROADWAY**



Fayetteville AutoPark

Update Sidewalk Ordinance



Recommended Changes

- Include sidewalk on all new development or redevelopment.
- Allow developer to build sidewalk or pay sidewalk fee to the City of Jonesboro. This will be placed in an account to build or repair sidewalks throughout the city.



Sidewalk with required greenspace



Sidewalk installation along state highway



Sidewalk with greenspace and street trees



Sidewalks along State Highway

Revise Sign Codes

Caraway Road going North



Sign Clutter



Reducing signs to monuments and wall signage





Single monument sign



Multi tenant sign



Single tenant sign

Update Detention Requirements

Require grading to begin after plans have been approved.

Require all ponds to be solid sodded, require ditches to be sodded. Require ponds to be a minimum of 20' from edge of structure or property line.



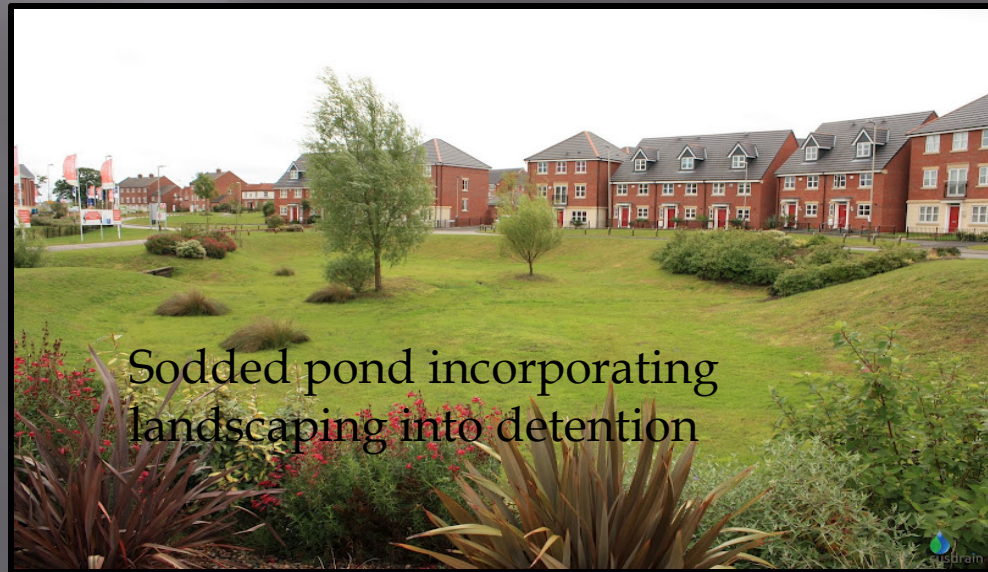
Pond dug directly to edge of road. Signs of erosion



Erosion and edge of bank is too close to loading dock



Sodded pond with concrete channel



Sodded pond incorporating landscaping into detention

Consider Access Management Standards

Access Management Suggestions

- Limit driveway opening based on speed of the street
- Require shared driveways
- Close existing curb cuts during redevelopment



Hwy 49
continuous curb
openings



Red Wolf Blvd
offset driveways



Johnson Rd. no
defined curb
openings



Southwest Drive
no defined curb
openings

Conway
redevelopment
requiring the
closing of
driveways



New construction
limiting access based
on design speed



By limiting access points
drivers have less turning
conflicts



Evaluate Zoning Codes Encourage New Urbanism Type Development

Possible Changes to Zoning

- Study Smart Growth or New Urbanism Zoning
- Provide design flexibility in existing codes
- Encourage building closer to the street and placing parking at the rear or side of buildings
- Create a range of housing opportunities and choices
- Encourage Mixed Use Development

Building closer to the street and require parking at rear and side



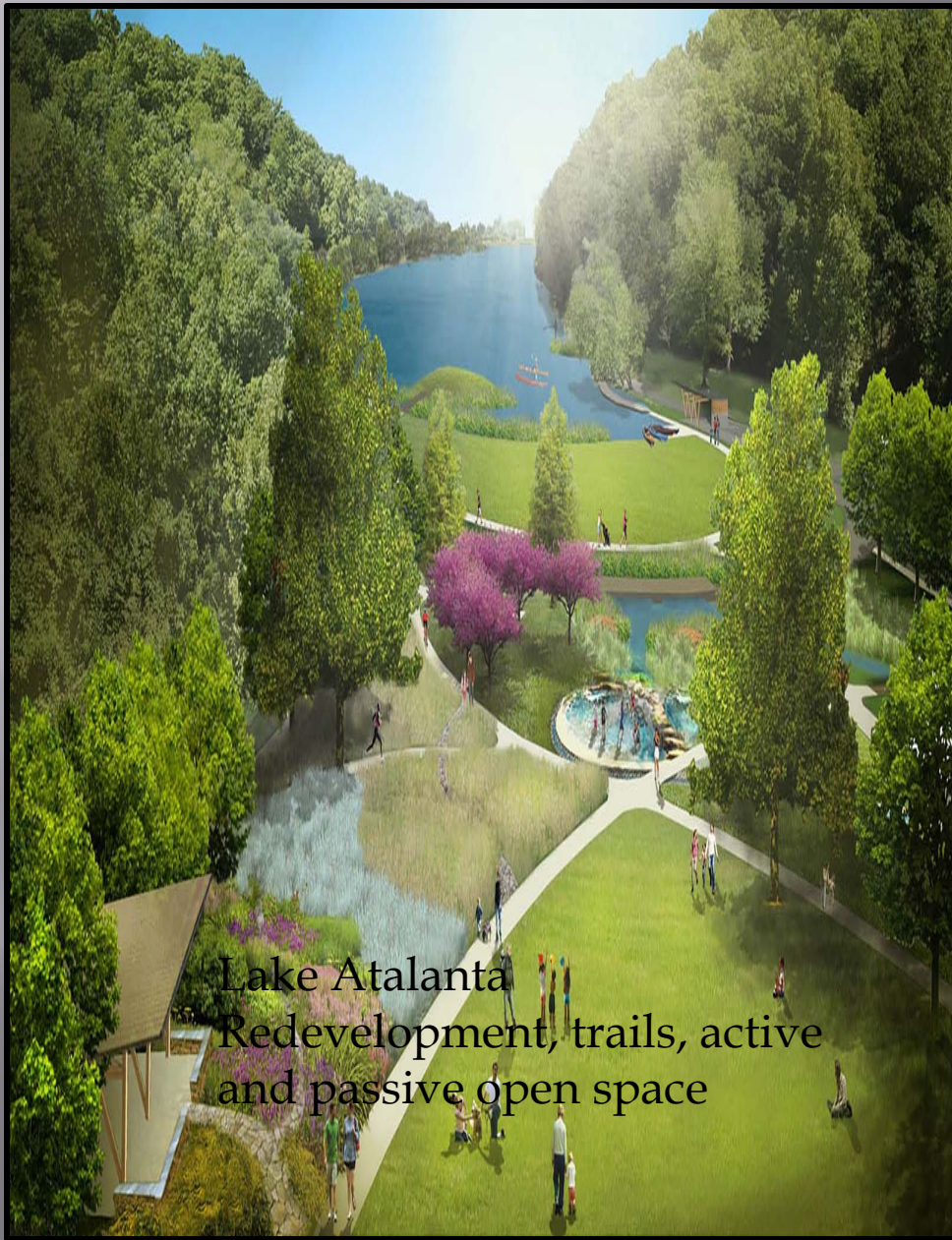
Fayetteville multi family/Mixed Use project



Update Subdivision Ordinance

Work with staff and the development community to review the existing ordinance and make modifications as needed

Work to Encourage Quality of Life Projects



Lake Atalanta
Redevelopment, trails, active
and passive open space



Single tract trails



Multi Use Trails



Dog Park



Splash Pads



Multi Use
Buildings



Aquatic Facilities



Shooting/ Archery
Range

Questions?

