

City of Jonesboro City Council
Staff Report – RZ 17-32: 527 West Washington
Municipal Center - 300 S. Church St.
For Consideration by the Council on December 19, 2017

REQUEST: To consider a rezoning of one tract of land containing 0.338 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 0.338 acres of land located at 527 West Washington from C-2 Downtown Fringe Commercial District to C-1 Downtown Core Commercial District.

APPLICANTS/ OWNER: Pam Ford, 105 Rose Street, Jonesboro, AR 72401
JNC Investments, Inc. P.O. Box 1912 Jonesboro, AR 72403

LOCATION: 527 West Washington, Jonesboro, AR

SITE

DESCRIPTION: Tract Size: 0.338 acres
STREET FRONTAGE: Street Frontage: 110 Feet
Topography: Flat
Existing Development: Office space

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-2 Downtown Fringe Commercial District
South	C-2 Downtown Fringe Commercial District
East	C-2 Downtown Fringe Commercial District
West	R-2 Multi-Family Low Density District

HISTORY: Used as office space.

ZONING ANALYSIS

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP

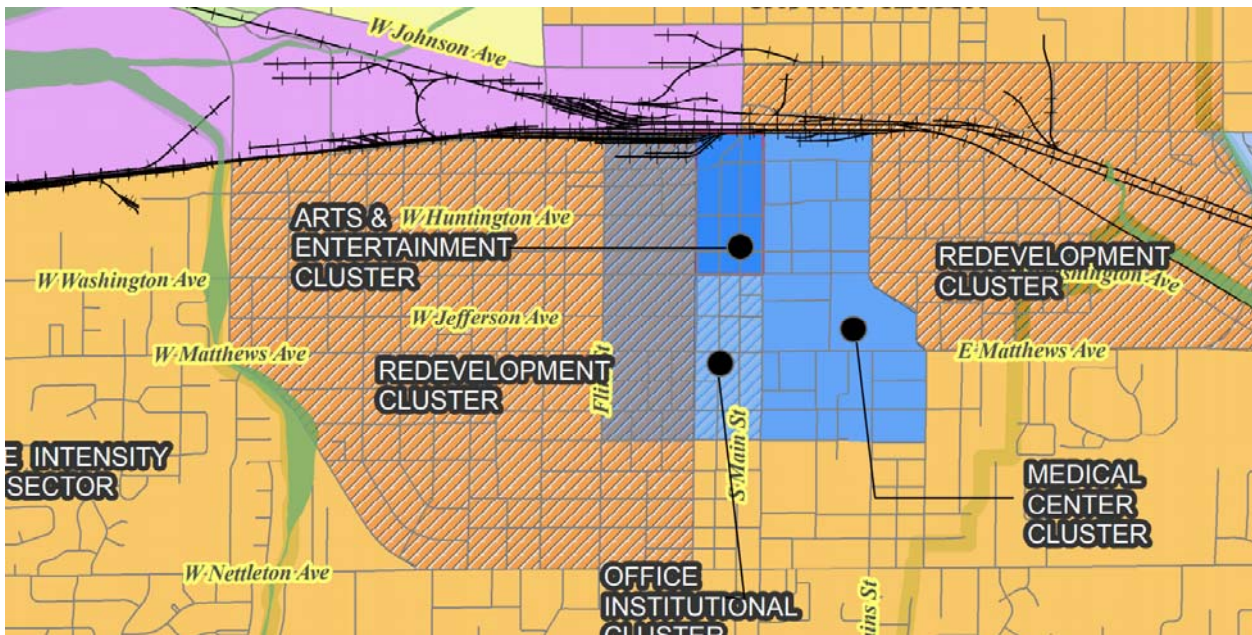
The Current/Future Land Use Map recommends this location as a Redevelopment Cluster. The enhancement of this area represents a longer-term effort. Investment in the Redevelopment Cluster will increase after the values increase in the remainder of Downtown. In other words, enhancement of the Downtown Redevelopment Cluster will become feasible after the balance of Downtown's market has been strengthened.

Typical Land Uses:

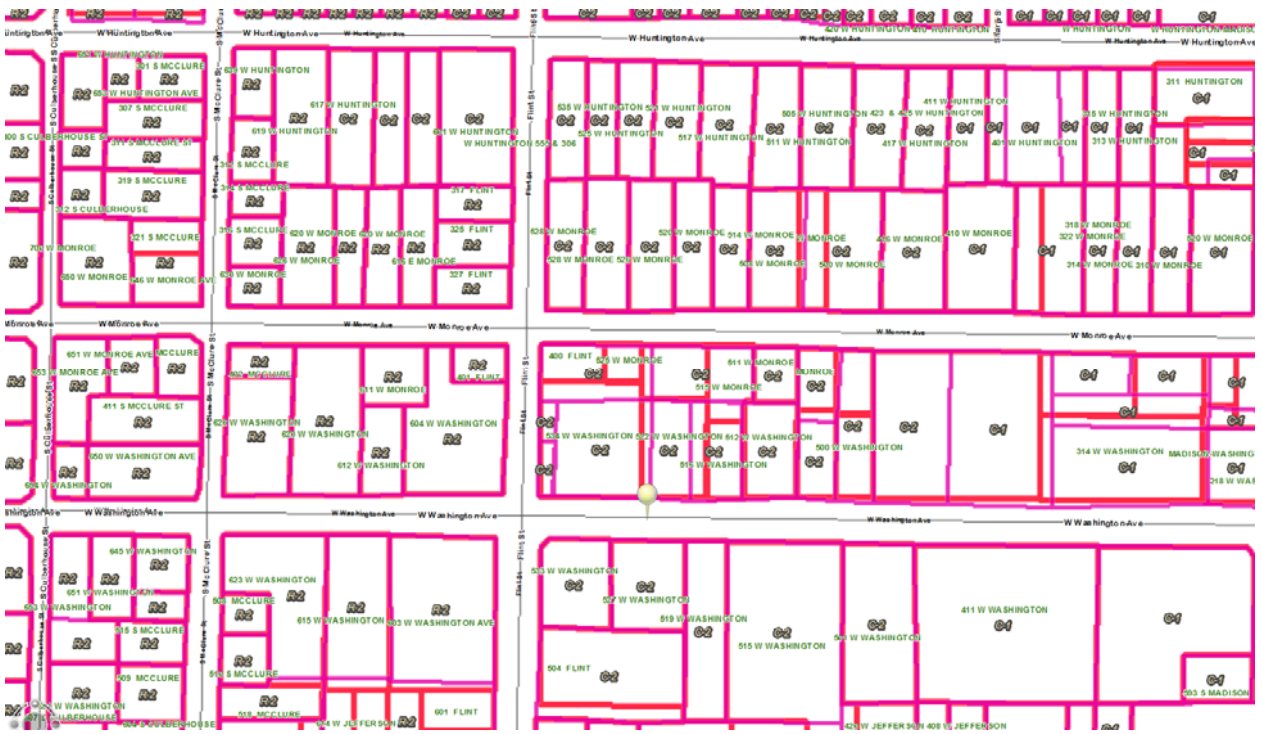
- Multi-family
- Attached single family residential
- Retail
- Medical and professional offices
- Public plaza
- Pocket park
- Parking deck
- Museums and libraries
- Live/work/shop units
- Sit-down restaurants
- Corporate headquarters
- Conference center
- Government buildings
- Commercial, office, and service

MASTER STREET PLAN/TRANSPORTATION

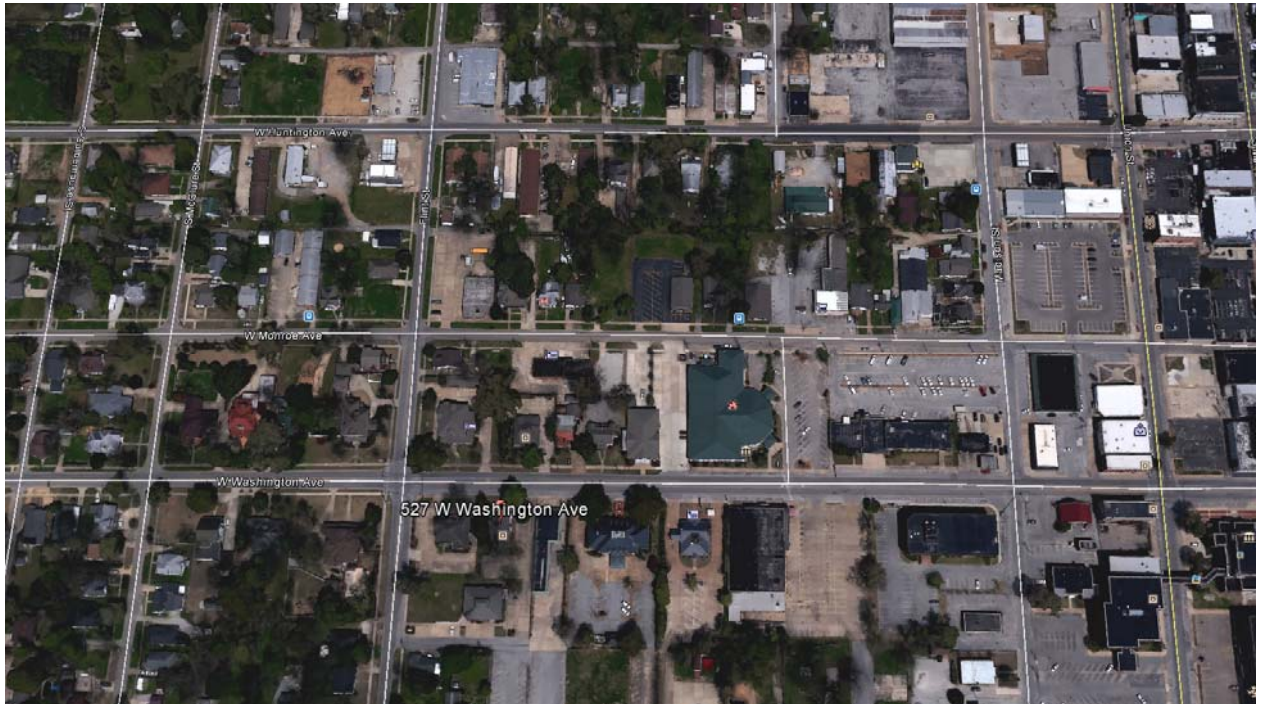
The subject site is served by West Washington Ave. The street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map




Aerial/Zoning Map



Aerial View

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.	This area is classified as a Redevelopment Cluster. A C-1 zoning would go well in this area.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	There are several C-1 properties in this area of Washington Ave. already.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This could stay as is or be rezoned. From the outside, this property already has the look of a residential house.	
(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.	Proper buffer controls should be used to shield the single-family housing from any traffic generated from the office space.	
(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.	

STAFF FINDINGS

APPLICANT'S PURPOSE:

The applicant would like to use this building as both an office and a residence. The upstairs offices will be converted into bedrooms. An addition is proposed in the rear of the property to include a 3-car garage, with additional residential space above the garage. The garage addition will attach to the upstairs of the current structure for a lone level residence.

Chapter 117 of the City Code of Ordinances defines C-1 Downtown Core Commercial:

C-1 Downtown Core Commercial District: This district is characterized by concentrated development of permitted uses, including office and institutional, service, and convenience and 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.

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.	
School System	No objections to this rezoning to date.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON DECEMBER 12, 2017

APPLICANT: Paul Ford of JNC Investments, Inc. is requesting a Rezoning from C-2 Downtown Fringe Commercial District to C-1 Downtown Core Commercial District for .338 +/- acres of land located at 527 W. Washington.

STAFF: Mr. Derrel Smith recommended approval with the following conditions:

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 MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

A motion was made by Jimmy Cooper, seconded by David Handwork that this matter be recommended to Council.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case: RZ: 17-32, a request to rezone property from “C-2” Downtown Fringe Commercial District to “C-1” Downtown Core Commercial District, subject to following the conditions and approval by the MAPC as submitted, to the City Council with the following stipulations:

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 MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

The MAPC Recommends approval to forward to Council to rezone property from “C-2” Downtown Fringe Commercial District to “C-1” Downtown Core Commercial District. Motion was seconded by Mr. David Handwork.

Roll Call Vote: 7-0, Aye's: Jim Scurlock; Kevin Bailey; Jim Little; Jeb Spencer; Jerry Reece; Jimmy Cooper; and David Handwork

Absent: Dennis Zolper

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the MAPC decide to approve based on the above observations and criteria of Case RZ 17-32, a request to rezone property from C-2 Downtown Fringe Commercial District to C-1 Downtown Core Commercial District, subject to final site plan approval by the MAPC and the following conditions:

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 MAPC, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for Planning Commission Consideration,
The Planning Department

Sample Motion

I move that we place Case: RZ 17-32 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from C-2 Downtown Fringe Commercial District to C-1 Downtown Core Commercial District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.



View looking North



View looking South



View looking East



View looking West