

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-13: 920 Union Street
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on June 12, 2018

REQUEST: To consider a rezoning of one tract of land containing .13 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “C-2” Downtown Fringe Commercial District to “C-1” Downtown Core District.

**APPLICANTS/
OWNER:** First United Methodist Church, 801 S. Main, Jonesboro, AR 72401
 Marvin Day, Chair of Building Committee

LOCATION: 920 Union Street, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. . .13 Acres
Street Frontage: 58.71’ Union Street; 95.52’ Oak Avenue
Topography: Predominately Flat
Existing Development: Office, Commercial

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-1 Church owns – Was Abstract Company
South	C-2 Residential
East	C-2 Office Building
West	C-2 Law Office Building

HISTORY: Medical Office

ZONING ANALYSIS

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

COMPREHENSIVE PLAN LAND USE MAP:

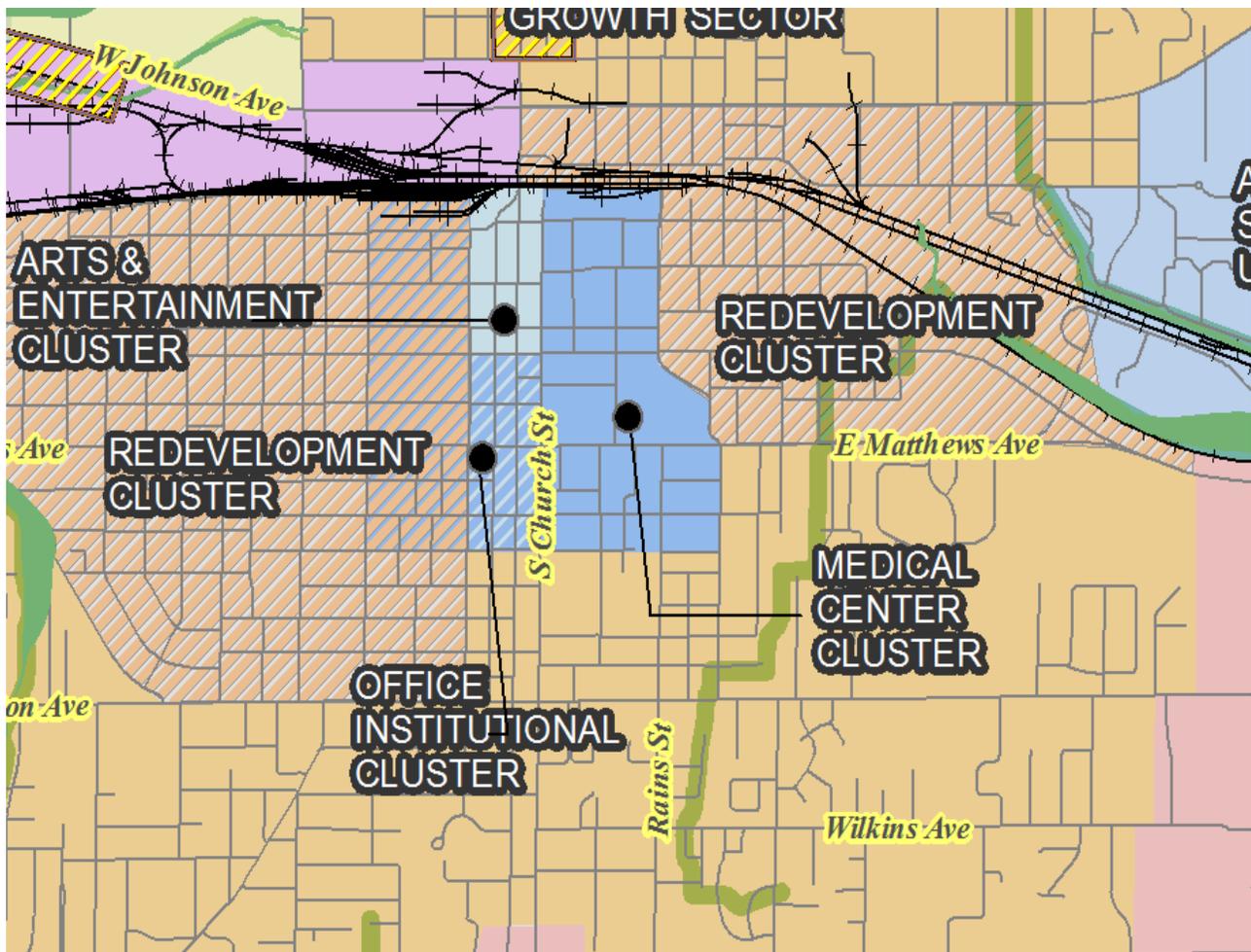
The Current/Future Land Use Map recommends this location as Downtown Redevelopment Cluster / Office Institutional Cluster. The Office Institutional Cluster was originally derived by the Hyett Palma Study. This cluster is comprised primarily of County Government Facilities, the attendant professional service firms that tend to locate near County facilities, and churches. Downtown

- Retail
- Medical and Professional Offices
- Public Plaza
- Pocket Park
- Parking Decks
- Museums and Libraries
- Live/work/shop units
- Sit-down Restaurants
- Corporate Headquarters
- Government Buildings
- Commercial, Office and Service

The Office Institutional 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 Union, W. Oak, and Main Street, which on the Master Street Plan are defined as Principal Arterial 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

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 Core Commercial District rezoning is consistent with the Future Land Use Plan, which was categorized as Downtown Redevelopment Cluster / Office Institutional Cluster. The Property would be developed into Future Youth Building for the Church. This will require a Conditional Use for the Church thru the MAPC.	
(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 Office core and the proposed uses would complement 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 support Church Facility in the C-2 Downtown Core Commercial District.	
(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 area. No detrimental or adverse impacts are predicted. The elements will be taken care of thru the development site plan with the appropriate departments.	
(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 or did as of recent. The elements will be taken care of thru the development site plan with the appropriate departments.	

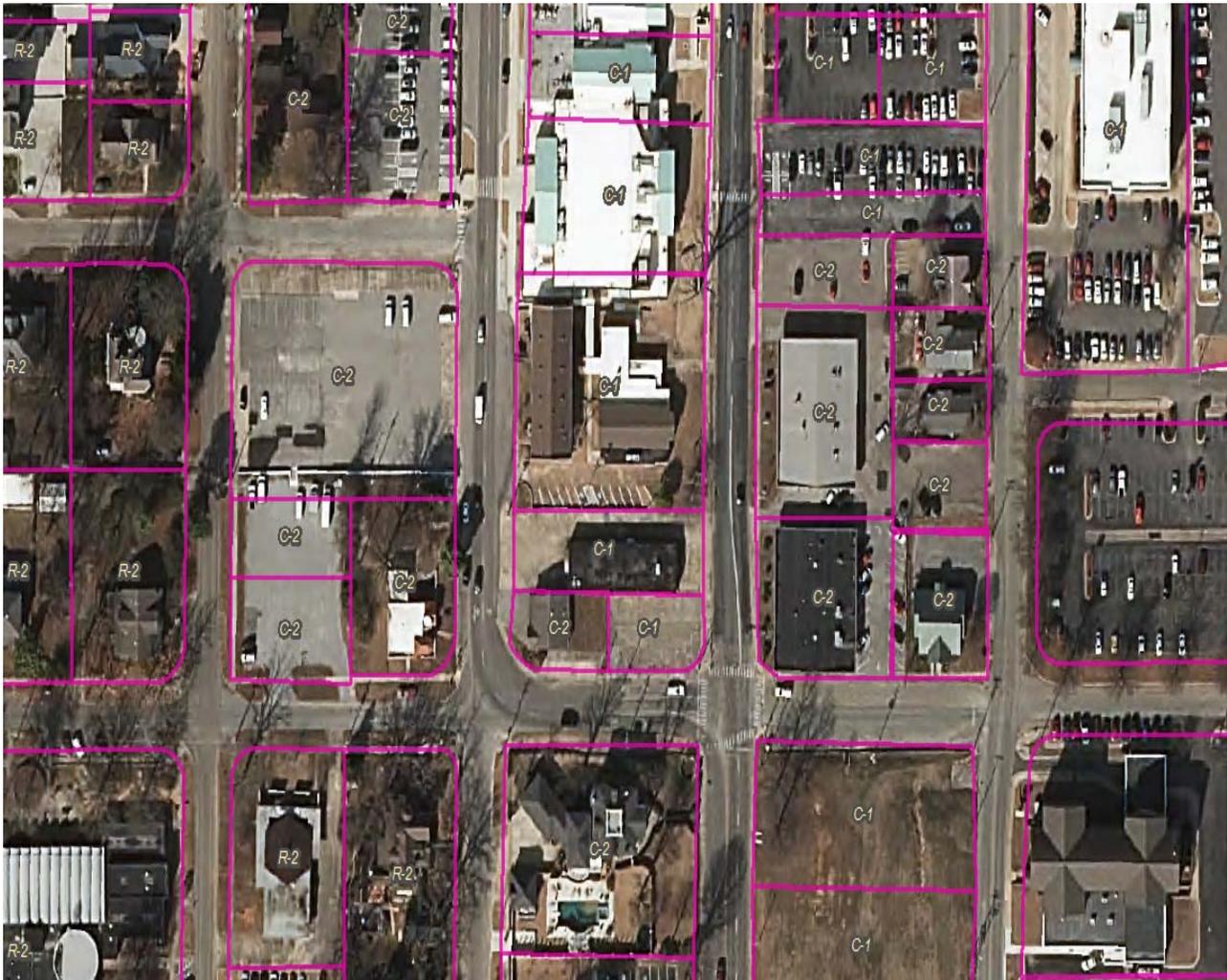
STAFF FINDINGS

Applicant’s Purpose

The applicant’s hopes to consolidate all of the subject property in future replatting to combine with other church properties located toward the North. The applicant is proposing a three (3)-story building with approximately 41,000 total square footage planned for the Youth Building. This Church is rezoning the property to be consistent with the current properties zoning. This Rezoning will require a Conditional Use Approval thru the MAPC for the Church Youth Building.

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

Definition: C-1, downtown core commercial district. This district is characterized by concentrated development of permitted uses, including office and institutional, service, 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.



View of Larger Area Showing Current Zoning

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
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 Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 18-13, a request to rezone property from “C-2” Downtown Fringe Commercial to “C-1”, Downtown Core Commercial District, 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 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 Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks 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.
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 Planning Commission Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-18-13 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-2” Downtown Fringe Commercial to “C-1”, Downtown Core 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 Planning Staff in the future.

Pictures of Area

