



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 20-03: 1020 E. Washington Avenue**  
**Municipal Center - 300 S. Church St.**  
*For Consideration by the Commission on April 12, 2020*

**REQUEST:** To consider a rezoning of one tract of land containing .34 +/- acres.

**PURPOSE:** A request to consider recommendation to Council by the MAPC for a rezoning from “C-3” General Commercial District to “RM-12 – Limited Use Overlay.

**APPLICANTS/OWNER:** Jahbari McLennan, 4118 Peachtree Avenue, Jonesboro, AR 72401

**LOCATION:** 1020 E. Washington Avenue

**SITE DESCRIPTION:** **Tract Size:** Approx. .34 Acres  
**Street Frontage:** **90 feet along Washington Avenue, 140 feet along McDaniel Street**  
**Topography:** Parcel is predominantly flat.  
**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	R-2 Multi Family Residential
South	R-2 Multi Family Residential
East	R-2 Multi Family Residential
West	R-2 Multi Family Residential

**HISTORY:** **The Property has been vacant since at least 2010.**

## **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 Redevelopment Cluster Growth Sector. The enhancement of this area represents a longer-term effort. Investment in the Redevelopment Cluster will increase after 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.

At that time, enhancement of the Redevelopment Cluster should be orchestrated by:

- Encouraging a mixture of uses to be developed in this area, including offices, services, government facilities, and housing;
- Recognizing that this cluster is not an appropriate location for general retail uses;
- Encouraging qualify real estate development projects similar to those which have recently occurred along Washington Avenue between Flint and Madison streets; and
- Recognizing the importance of code enforcement in this area.

Revitalization of the Downtown-University Corridor is, in reality, a journey rather than a project. As master developer is being sought to lead, inspire, envision and catalyze the work that must be done. Jonesboro community must assume the leadership role and promote a development that transforms the corridor into a dynamic, integral component of the city, and a point of pride for the entire community.

Initial focus is anticipated to be from the brownfield (former shoe factory) site (Patrick/ Aggie Rd.), creating safe, inviting, walkable areas which can provide attractive residential options for a multigenerational community, from students and young couples or families to seniors in independent or assisted living.

The second aspect is the linkage to downtown. This will focus not only on additional residential offerings, but also on retail, restaurant and entertainment spaces, complementing and extending the vibrant downtown area. Two potential anchor properties are envisioned: first, redevelopment of the railroad roundhouse as a retail and entertainment or community center; numerous examples of such projects, which have been highly successful, are available. To the east of the roundhouse, the largely vacant land would lend itself to outdoor recreational space, possibly including a water park. The other attractive opportunity would be the existing ice plant, which appears to have potential as a restaurant/ music venue.

Redevelopment would keep the street grid basically intact, but with upgrades to improve north-south connectivity, knitting North Jonesboro more tightly into the greater Jonesboro community with improved access to medical services and other destinations, and multimodal capabilities for east-west connections to encourage not only better traffic flow but also support upgraded transit capabilities and enhanced pedestrian and cycling opportunities. All of this will create greater activity in the neighborhood, which not only adds vibrancy but also serves to enhance safety by putting more "eyes on the street".

A key aspect of the redevelopment plan will be working to mitigate the negative impact of the rail lines, which coincides with the City's initiative to work with UP and BNSF to resolve traffic issues. Traffic improvements will need to accommodate pedestrians and cyclists as well as vehicles, and as noted previously, berms and plantings can be incorporated not only for noise mitigation but also to provide greater safety and security for railroad property.

Improved access across the rail lines, together with upgrades of north-south streets will support ongoing revitalization efforts for North Jonesboro by knitting it more closely into the fabric of the greater community. These projects will also support and enhance continued development to the northeast along Johnson.

**REDEVELOPMENT CLUSTER RECOMMENDED USE TYPES INCLUDE:**

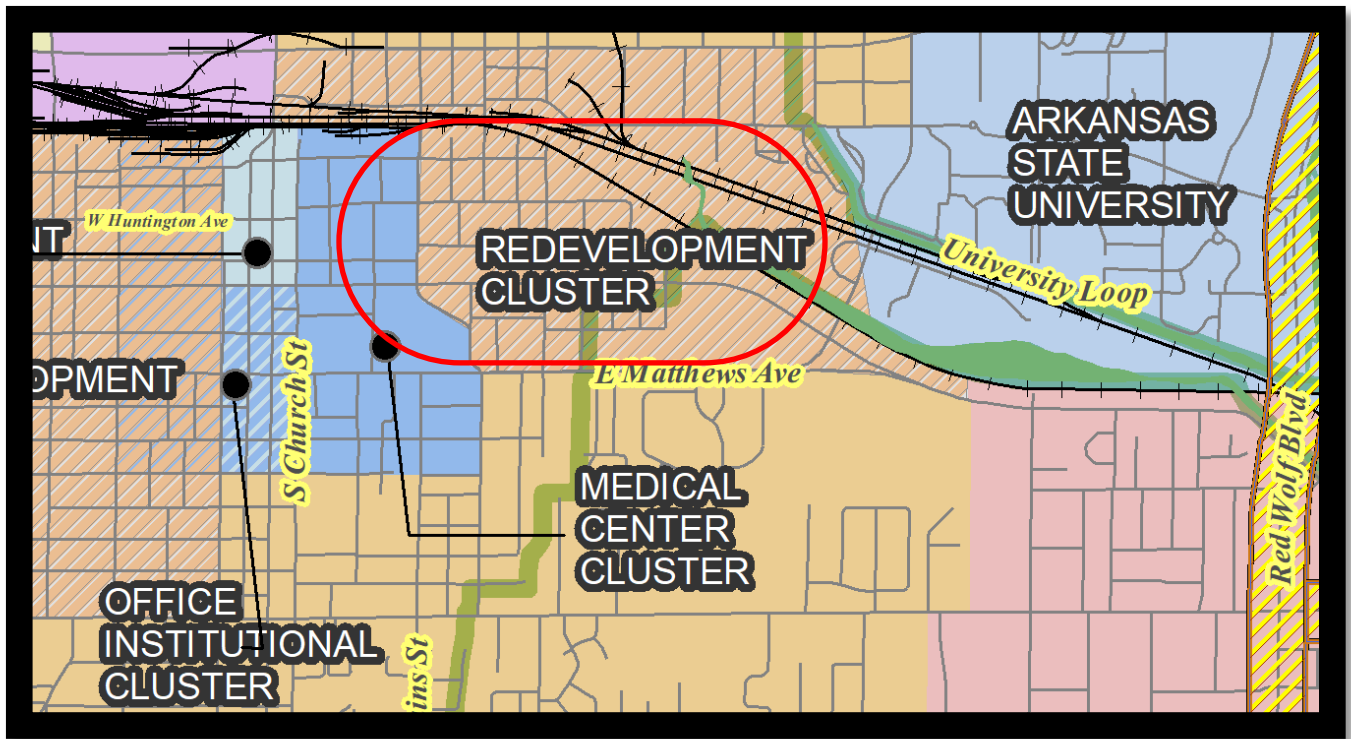
- Multi-family
- Attached single family residential Retail
- Medical and Professional Offices Public Plaza
- Pocket Park
- Parking Deck
- Museums and Libraries
- Live/work/shop units
- Sit-down Restaurants
- Corporate Headquarters
- Conference Center
- Government Buildings
- Commercial, office, and service

**DENSITY:** 6-14 units per acre for Multi-Family

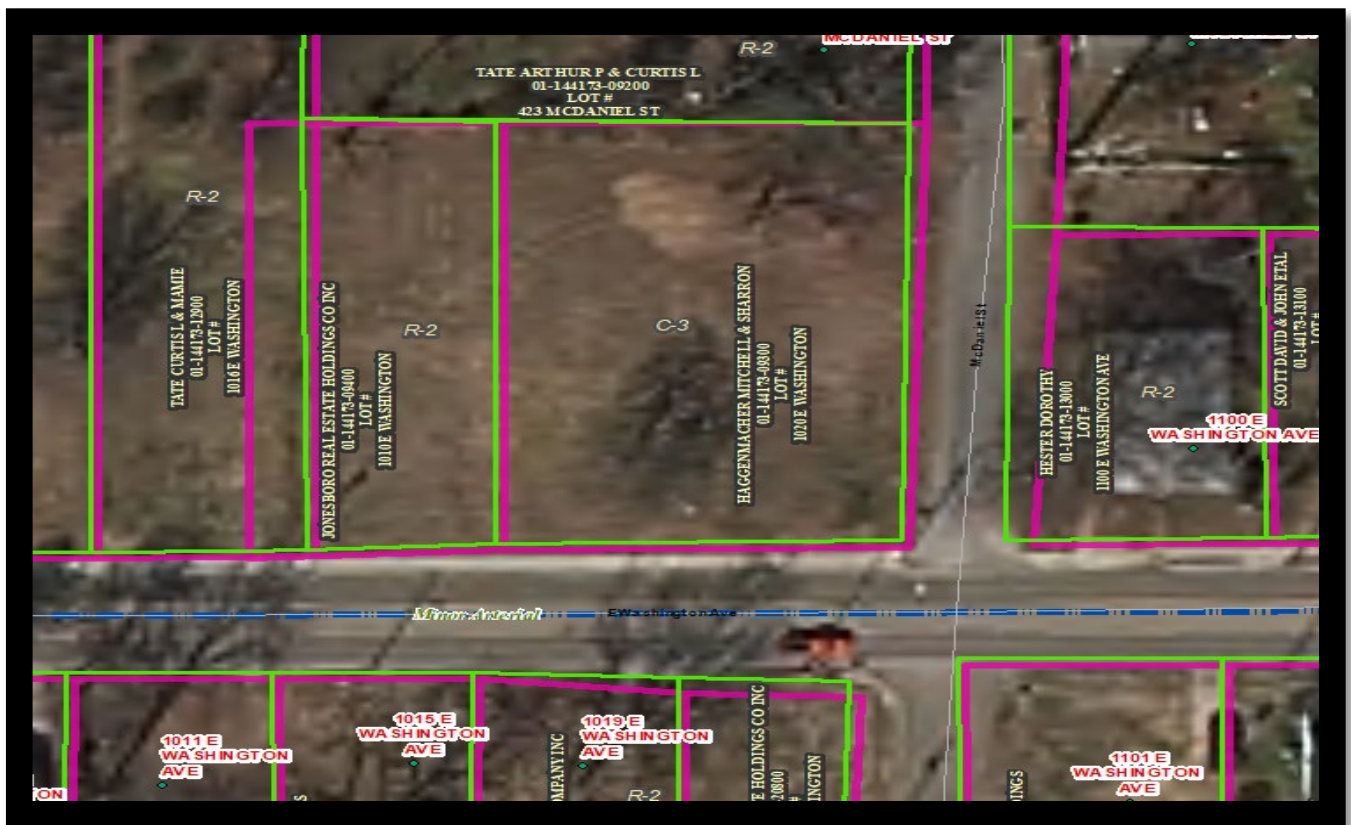
Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan stands that serve the development.

**HEIGHT:** 6 stories

**TRAFFIC:** No more than 300 peak hour trips



## MASTER STREET PLAN/TRANSPORTATION



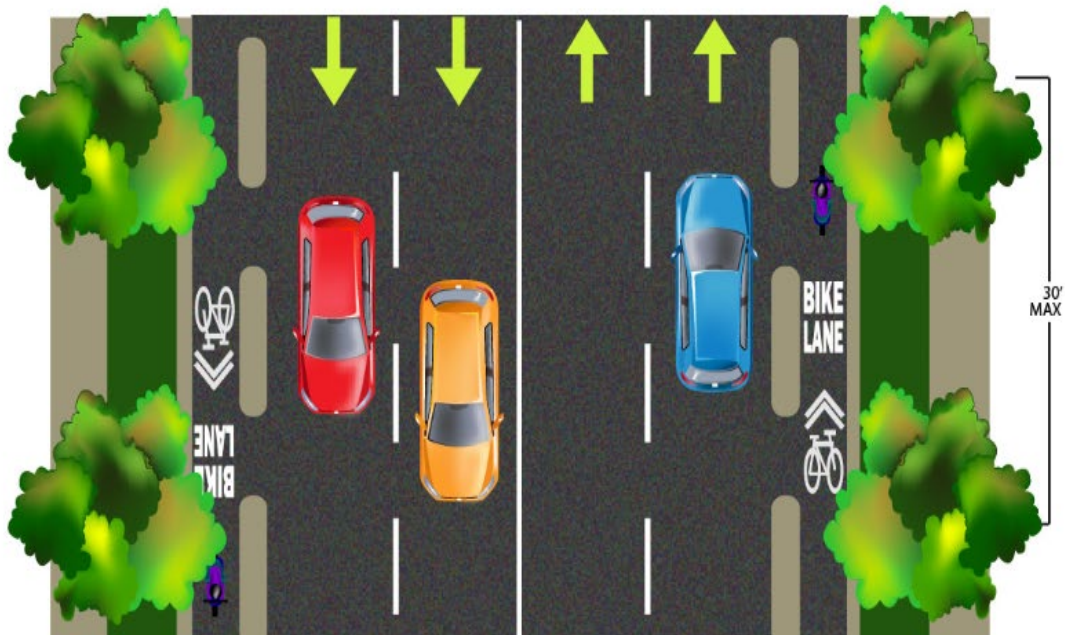
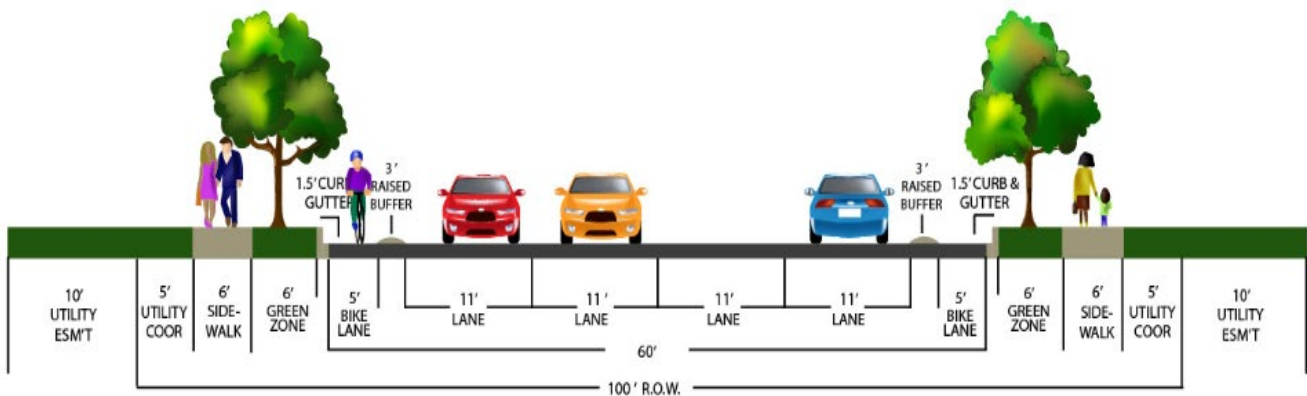
The subject site is served by Washington Avenue and McDaniel Street. Washington Avenue is served by a Minor Arterial on the Master Street Plan.

**FUNCTION:** Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

**DESIGN:** Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

#### MINOR ARTERIAL STREET OPTION 1

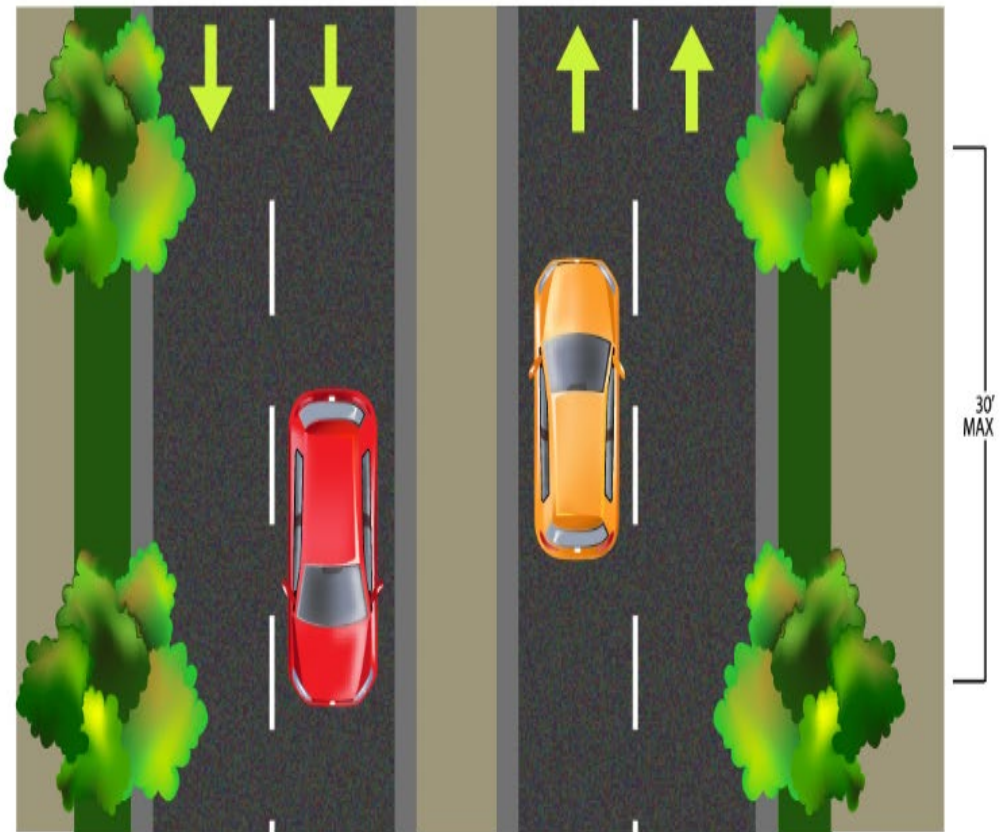
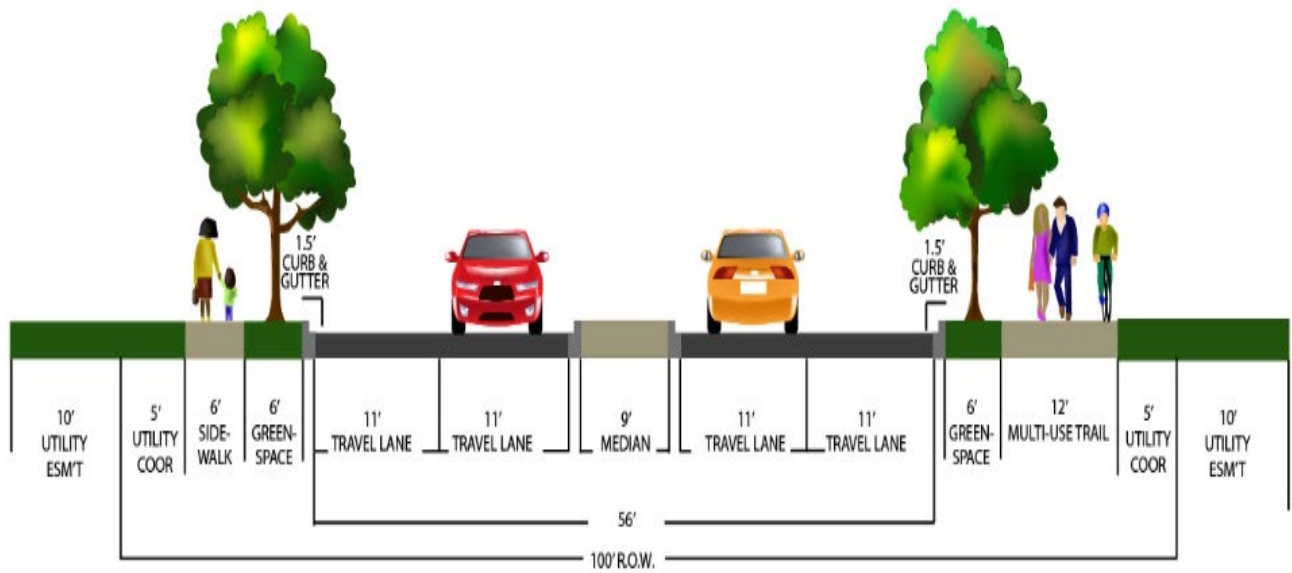
VPD > 7,000



**NOTE:** Where VPD is > 7,000 and speed is <35 mph, three foot wide raised buffers should be used.

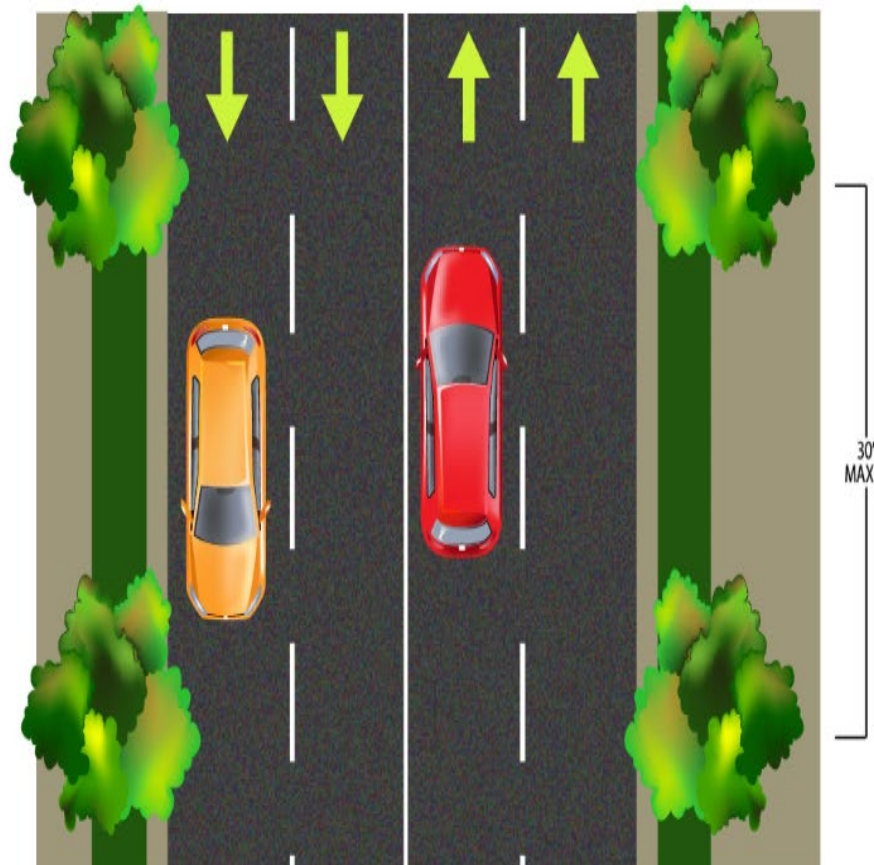
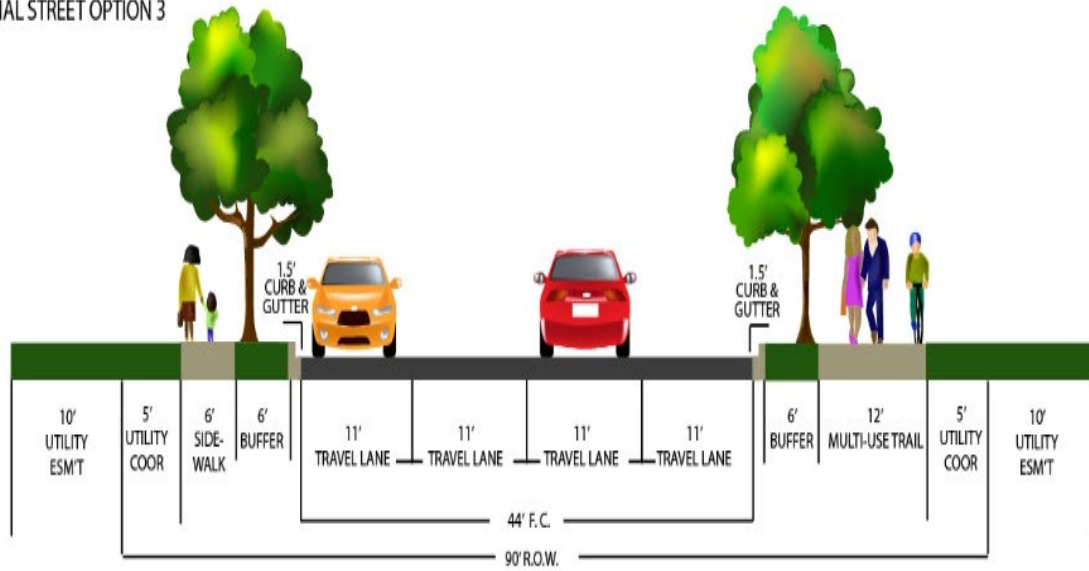


## MINOR ARTERIAL STREET OPTION 2



NOTE: Where VPD IS > 7,000 and speed is >35 mph, separate bike lanes or a shared path should be utilized.

# MINOR ARTERIAL STREET OPTION 3



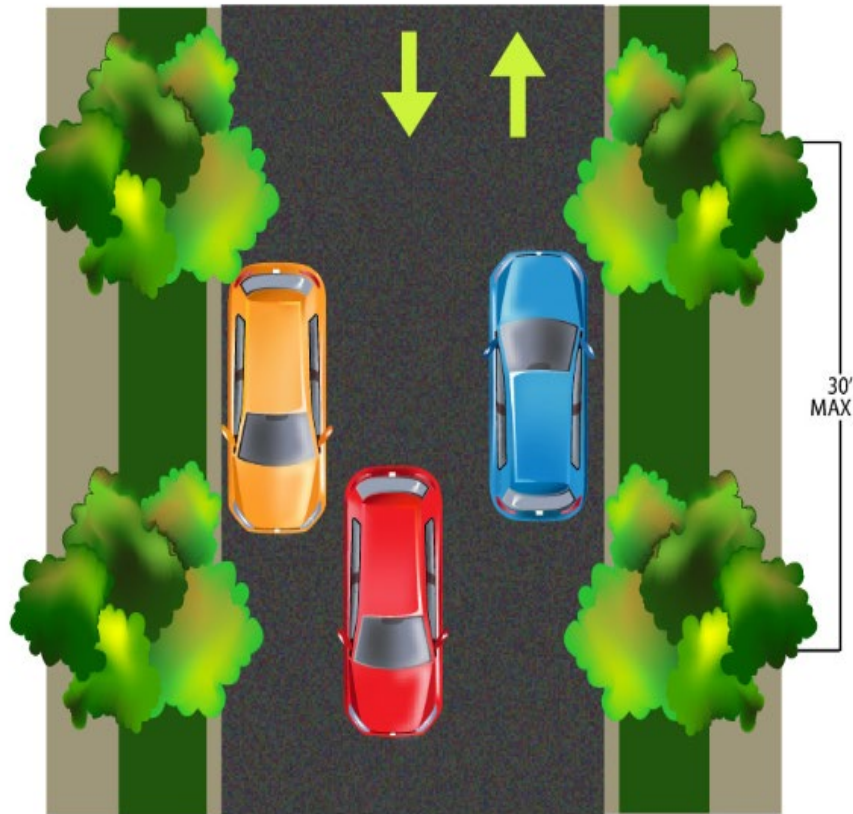
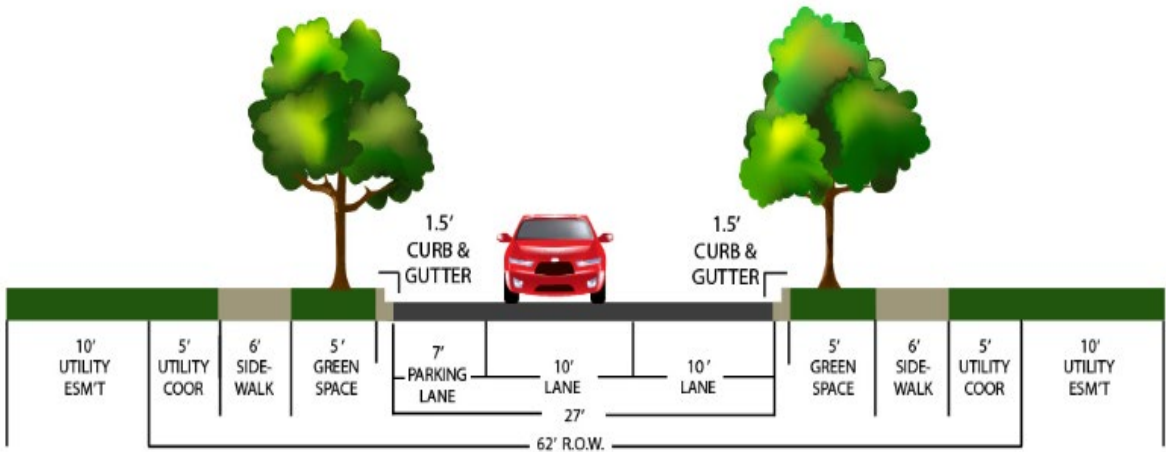
NOTE: Where VPD is > 7,000 and speeds is > 35 mph, separate bike lanes or a shared path should be utilized.

McDaniel is served by a Local Street on the Master Street Plan. FUNCTION: 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.

DESIGN: Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed-use areas.

LOCAL STREETS OPTION 1

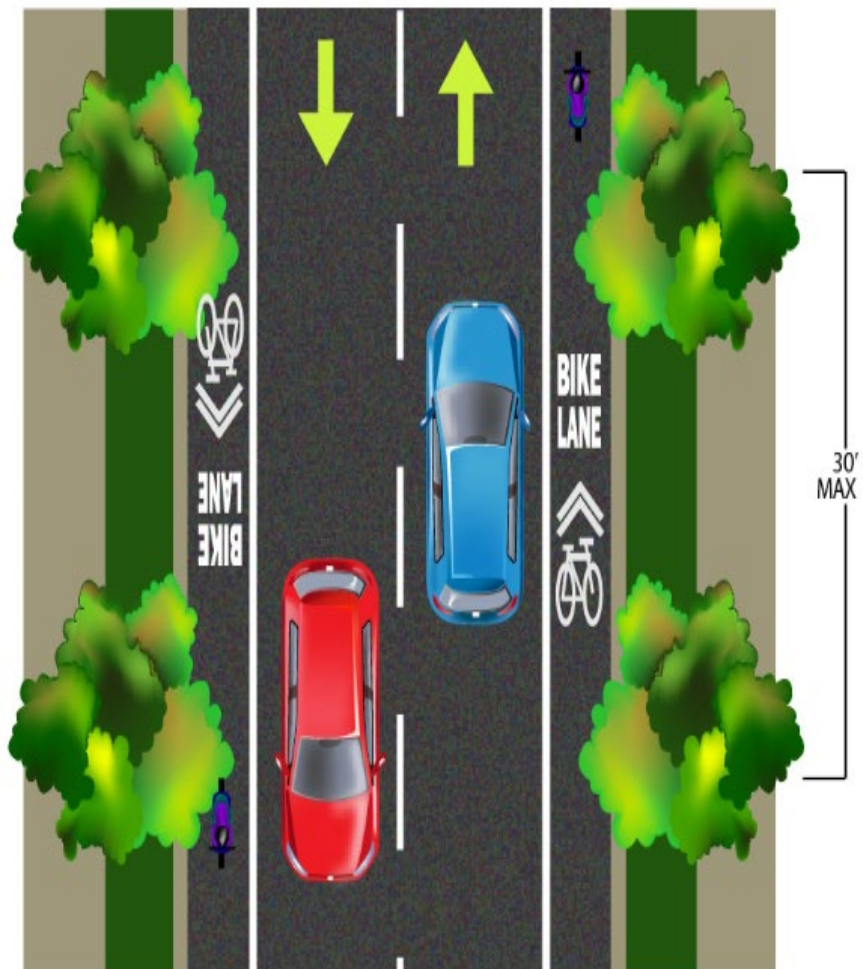
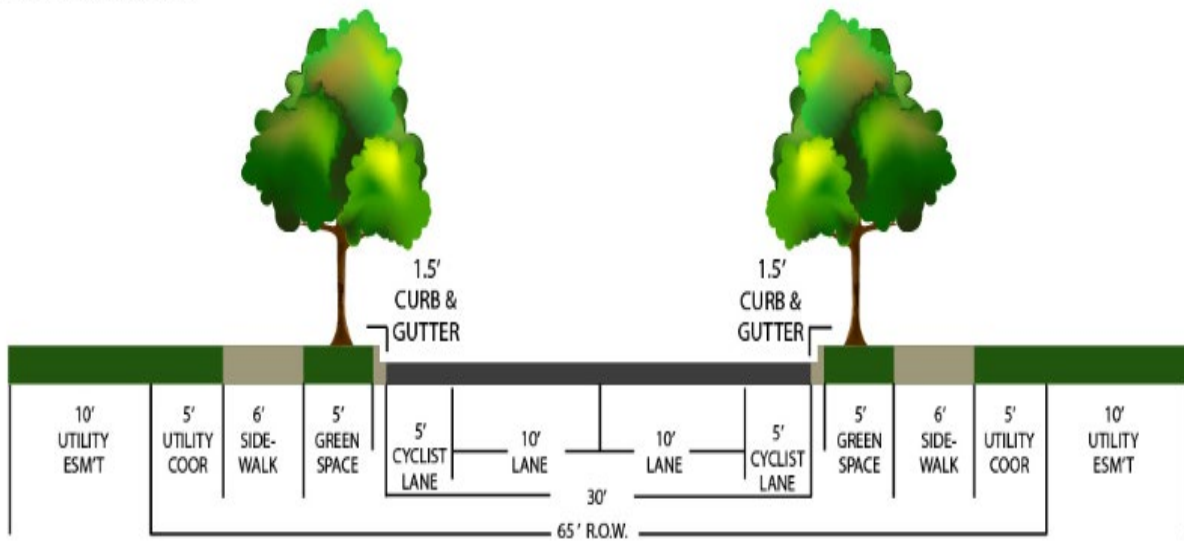
VPD < 3,000



NOTE: Where VPD is < 3,000 or speed is < 25 mph, bikes may share the travel lanes.

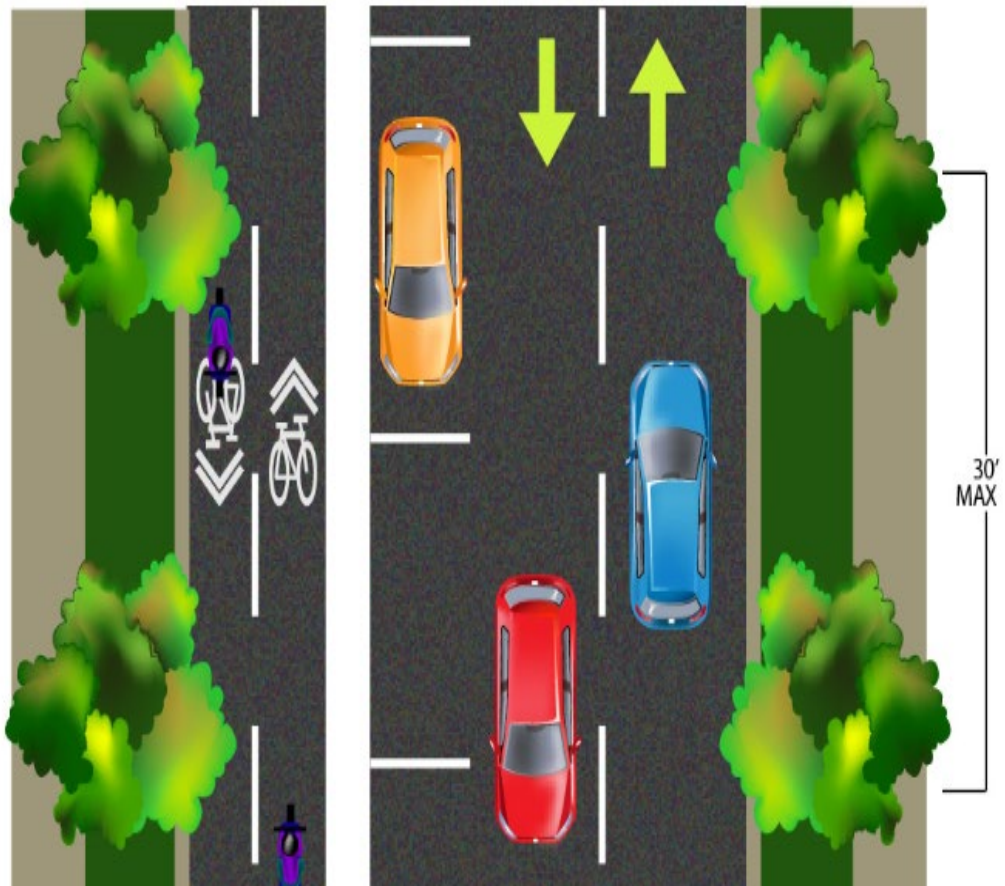
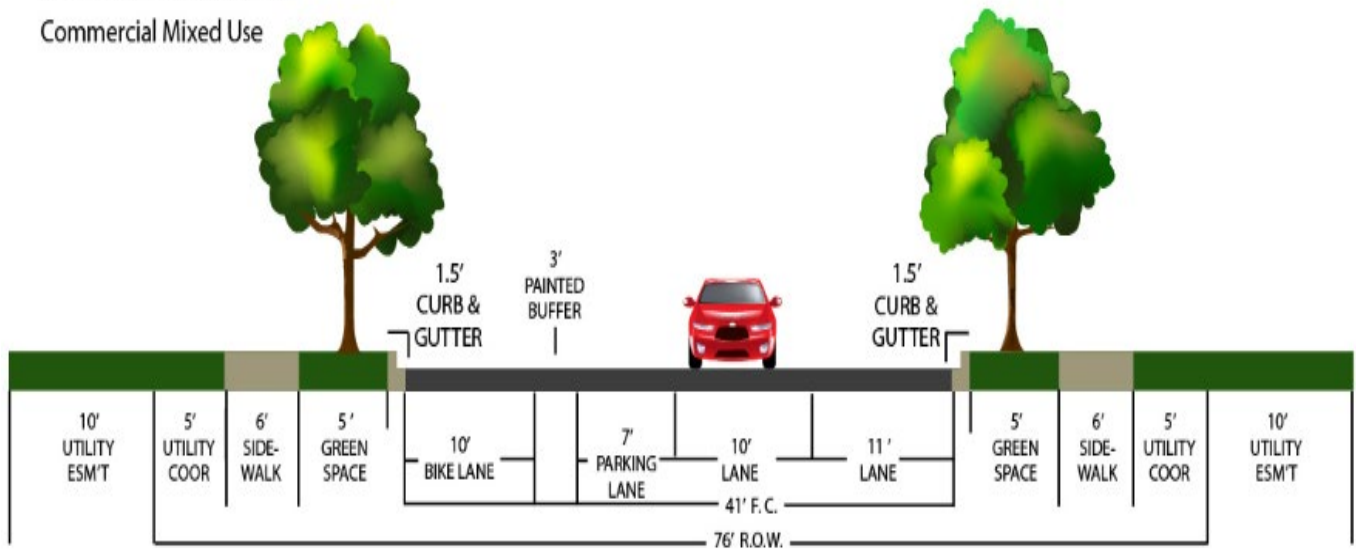


# LOCAL STREETS OPTION 2



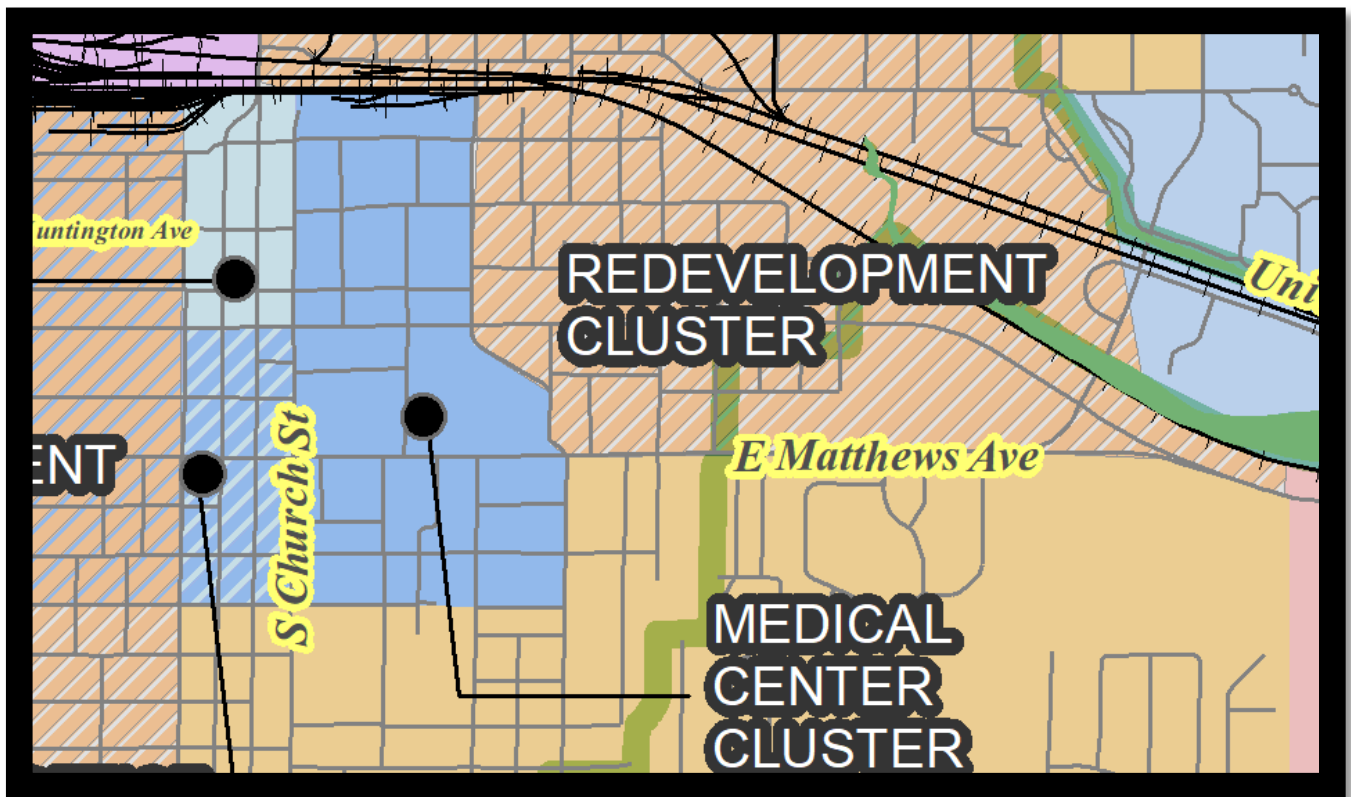
# LOCAL STREETS OPTION 3

Commercial Mixed Use

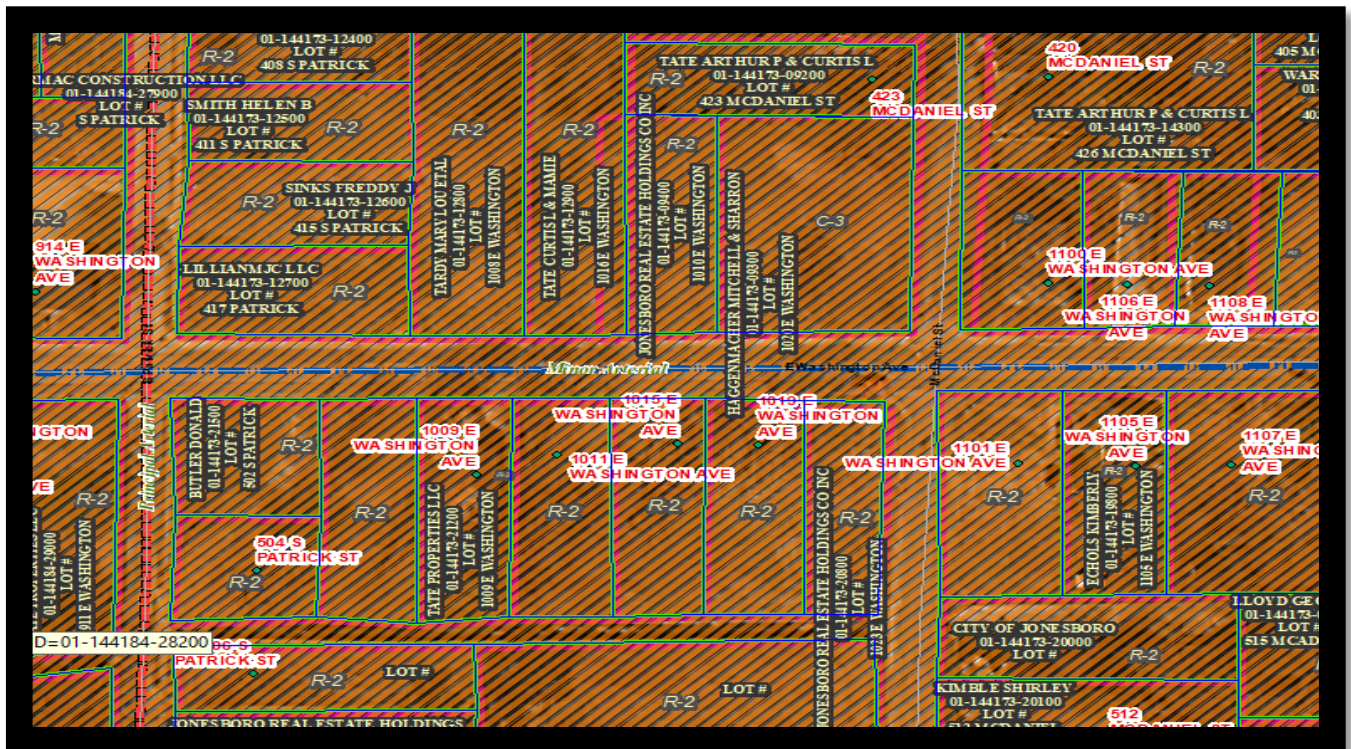


NOTE: Where VPD is < 3,000 and speed is <25 mph, bikes may share the travel lanes.











Adopted Land Use Map



Aerial/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:

<b>Criteria</b>	<b>Explanations and Findings</b>	<b>Comply Y/N</b>
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.</b>	The proposed “RM-12” Limited Use Overlay Development does match the Land Use Plan for this type of development. This location is an empty vacant lot. The LUO limitations are: 1. Maximum of four residential units; 2. Compliance with Current Master Street Plan. 3. Compliance with the City’s Storm Water Management Specifications. 4. Building Setbacks are defined as: Front 25 ft. setback, Rear 20 ft. setback and Side 7.5 ft. setback.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will comply with consistency with the purpose of Chapter 117, with compliance of “RM-12”.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with “RM-12” – Residential Multi-Family Classifications; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher. The land is “R-2” Multi-Family Low Density Residential surrounding all sides of this property.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.</b>	This zoning is “C-3” General Commercial District. Multi-Family is not allowed on this zoning.	
<b>(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.</b>	Other than possibly increasing traffic, this request should not be detrimental to the surrounding area. Property screening should be used to shield the single-family residential housing from this development. The elements will be taken care of thru the development site plan with the appropriate departments.	
<b>(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.</b>	With proper screening in place, this development should have little impact on the surrounding area. The elements will be taken care of thru the development site plan with the appropriate departments.	



**Chapter 117 of the City Code of Ordinances/Zoning defines RM-12 District as follows:**

Definition: RM-12 – Residential Multi-Family Classification; 12 units per net acre, includes all forms of units, duplexes, triplexes, quads, and higher.

*Purpose.* The purpose of overlay and special purpose districts is to provide for enhanced standards to protect and enhance the unique characteristics of specific areas and/or corridors, such as natural scenic beauty or manmade features, while providing for development opportunities. Examples of such purposes include:

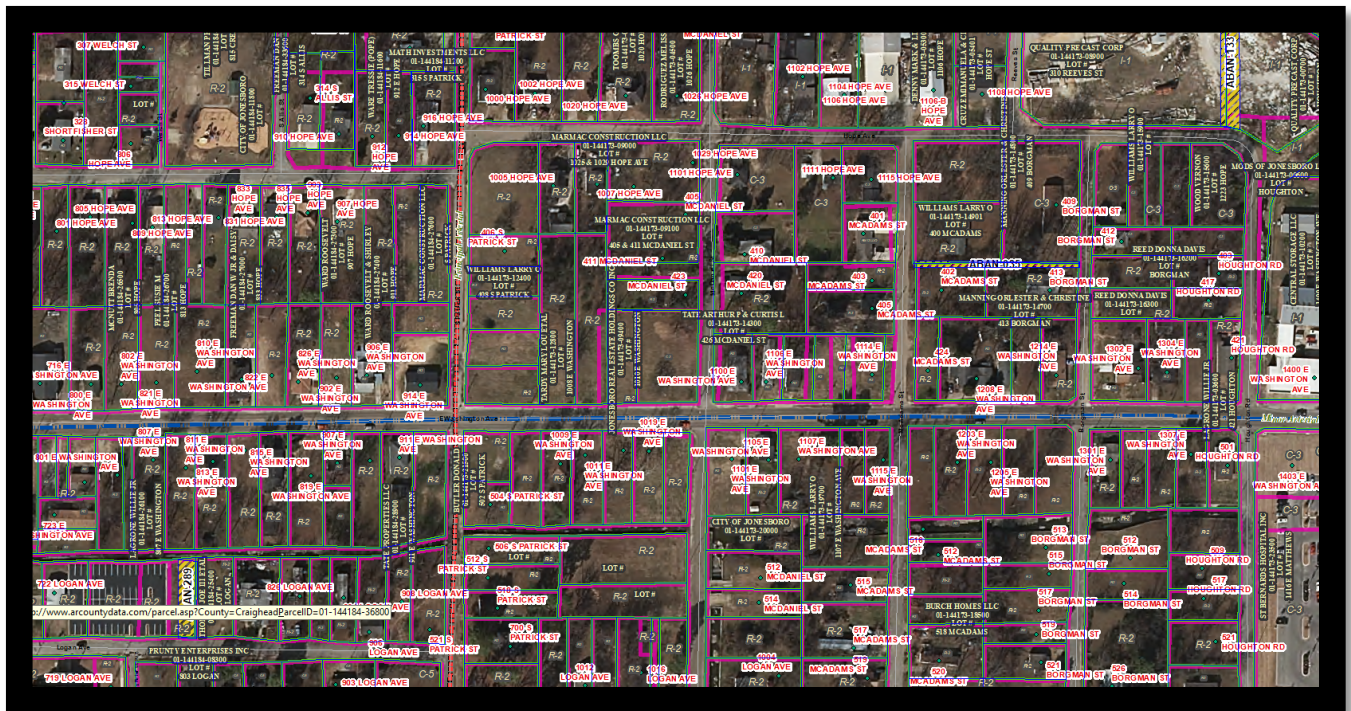
- Promoting the safe and efficient use of specific roadways by controlling access and other traffic measures;
- Providing for the creation and expansion of employment opportunities for city citizens through promotion of business development;
- Reducing sprawl and segregation of land use and encouraging more efficient use of land and public services by promoting compact mixed-use development patterns;
- Encouraging the redevelopment of an area consistent with a particular design theme;
- Giving special attention to landscaping, buffering, signage, lighting and building setbacks in those districts identified as needing special attention; and
- Creating an attractive built environment with consistently high design quality and harmonious relationships through sound land use planning and design standards.

*Adoption.* The city council, upon recommendation from the planning commission, may adopt overlay and special purpose districts as the needs are identified in order to implement specific purposes, intents, and design standards generally consistent with comprehensive plan provisions for the area being regulated, which shall be applied as additional standards to other city regulations. The development standards for the Town Center Overlay District shall control over the underlying zoning classification(s) that may exist on the property prior to adoption of the overlay district. Such overlay districts shall be adopted and made a part of the zoning ordinance through the standard amendment procedures; and upon adoption, the boundaries of such overlay districts shall be delineated on the official zoning map.

*LUO — Limited Use Overlay District.*

*Purpose.* By providing for flexible use of property development standards tailored to individual projects or specific properties, the LU-O district is intended to:

- Ensure compatibility among incompatible or potentially incompatible land uses;
- Ease the transition from one zoning district to another;
- Address sites or land uses with special requirements; and
- Guide development in unusual situations or unique circumstances.



*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.	

**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 20-03, a request to rezone property from “C-3” General Commercial District to “RM-12” Limited Use Overlay 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. A final site plan illustrating compliance with Multi-Family requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the Planning Department prior to any redevelopment.
4. The Limited Use Overlay Proposed Limitations are:
  - a. Maximum of Four (4) Residential Units.
  - b. Compliance with the Current Master Street Plan.
  - c. Compliance with the City’s Storm Water Management Specifications.
  - d. Building Setbacks are to be defined as follows:
    - i. Front 25 ft. Setback
    - ii. Rear 20 ft. Setback
    - iii. Side 7.5 ft. Setback

Respectfully Submitted for Planning Commission Consideration,  
The Planning Staff

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**Sample Motion:**

I move that we place Case: RZ 20-03 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 “C-3” General Commercial District to “RM-12” Limited Use Overlay 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.



