

Downtown Jonesboro Redevelopment District Code (DJDC)

September 15, 2020



Purpose and Intent

- Preserving and enhancing the existing development character of downtown and adjoining neighborhoods through a comprehensive form-based approach to achieve mixed use, transitions, and pedestrian-oriented design.
- Creating appropriate Overlays to implement the vision for different areas of downtown – Core Mixed Use, Commercial Mixed Use, Industrial Arts, and Neighborhood transition, which implements the vision of the City of Jonesboro
- Establish appropriate urban design standards associated with each overlay zone including building form, use, and public open space standards with a focus on implementing pedestrian-oriented design.
- Establishing a clear review, approval, and appeals process for all development.

DJDC Districts

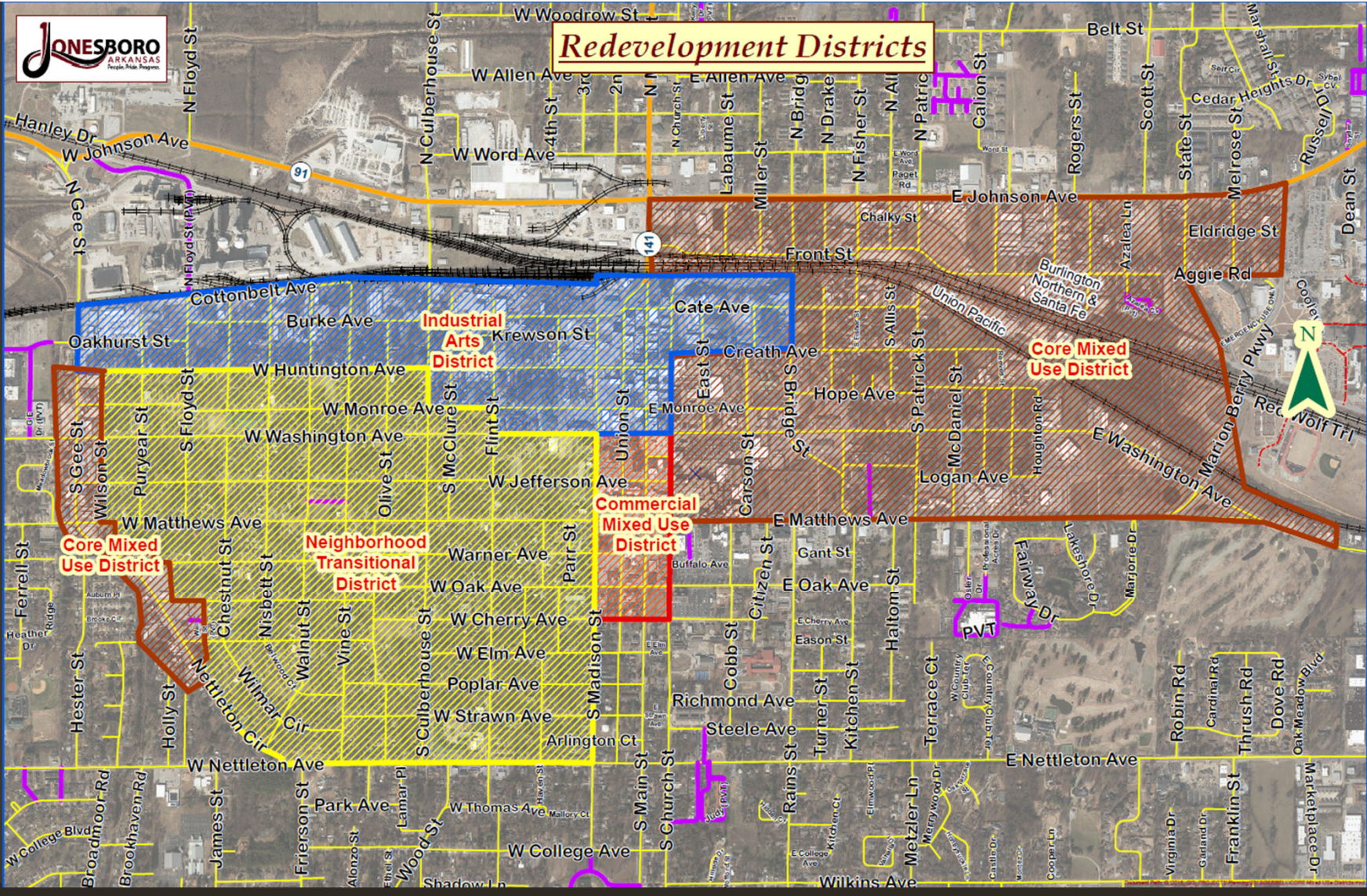
- Core Mixed Use (COR) Highlight the historic core of Downtown Jonesboro and expand the core to include key locations for mixed-use development, compatible with the downtown core.
- Commercial Mixed Use (COM) The focus is to transition this area as a more livable location, by upgrading infrastructure for development and redevelopment while making this area friendlier to residential uses.
- Industrial Arts (IA) The intent is to mix manufacturing, residential, and retail in a walkable yet flexible format.
- Neighborhood Transition (NBT) The intent is to support the character of the neighborhoods around downtown.

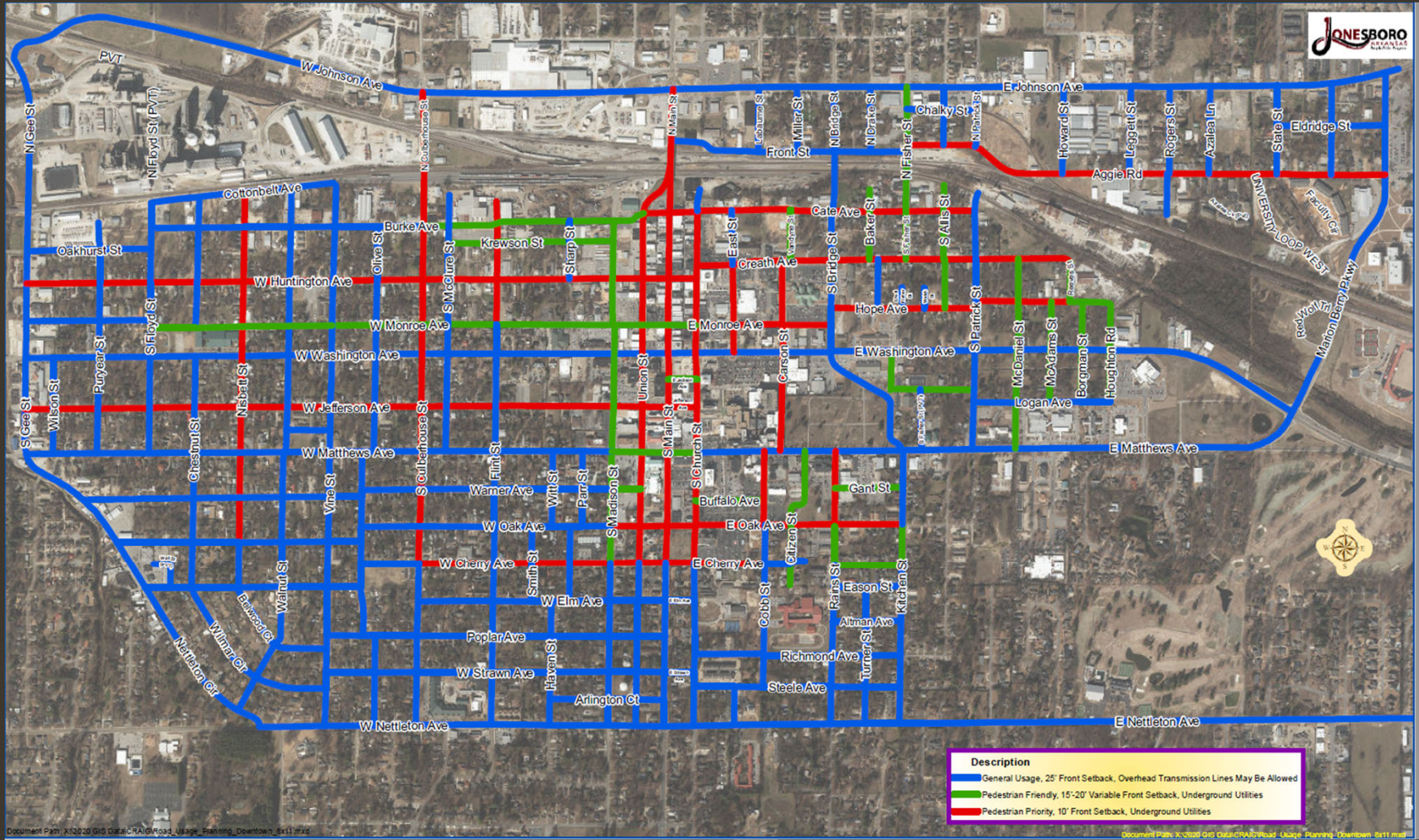
DJDC Street Designations by frontage standards

- Pedestrian Priority Frontage Streets has the highest quality standard for pedestrian-oriented building design. Focus on wider sidewalks, ample clear space, street furniture, adequate lighting and limited vehicular conflict points within the streetscape.
- Pedestrian Friendly Frontage Streets has a middle quality standard for pedestrian-oriented building design. Focus is on adequate sidewalks, ample clear space, adequate lighting and limited vehicular conflict points.
- General Frontage has a basic quality standard for pedestrian-oriented building design.



Redevelopment Districts



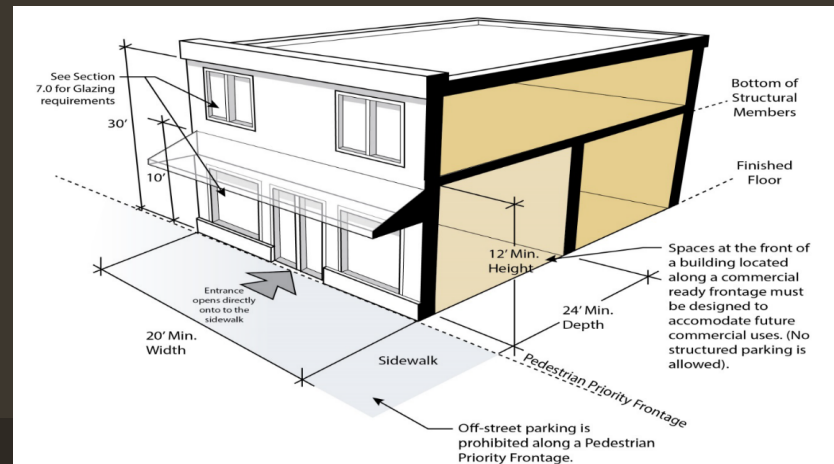


Timeline for developing new code

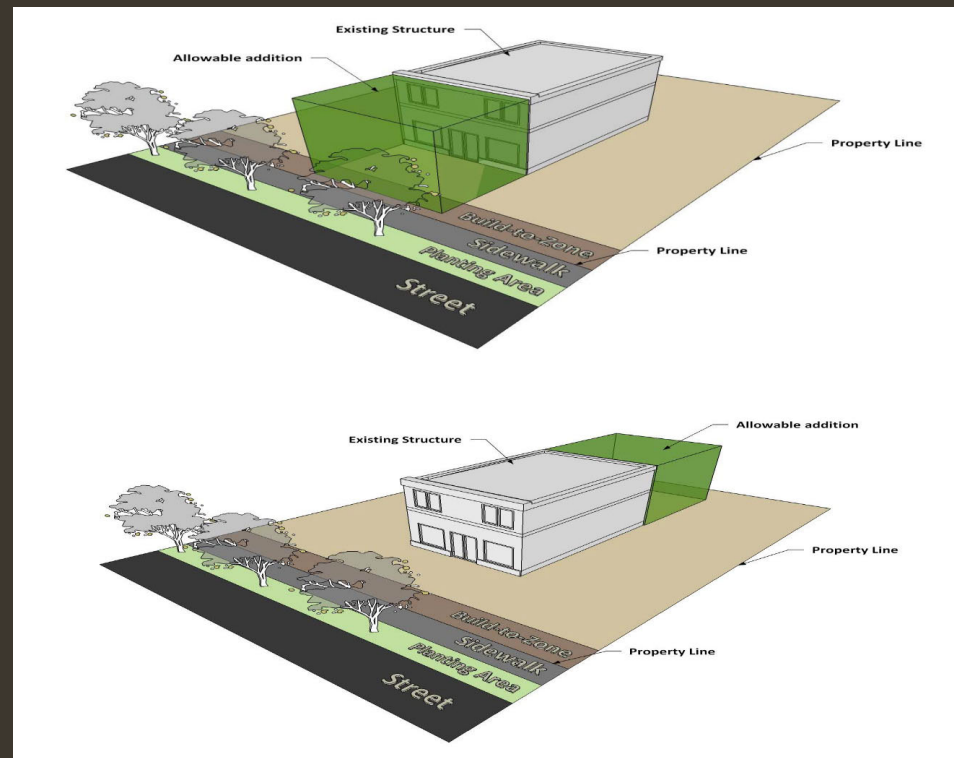
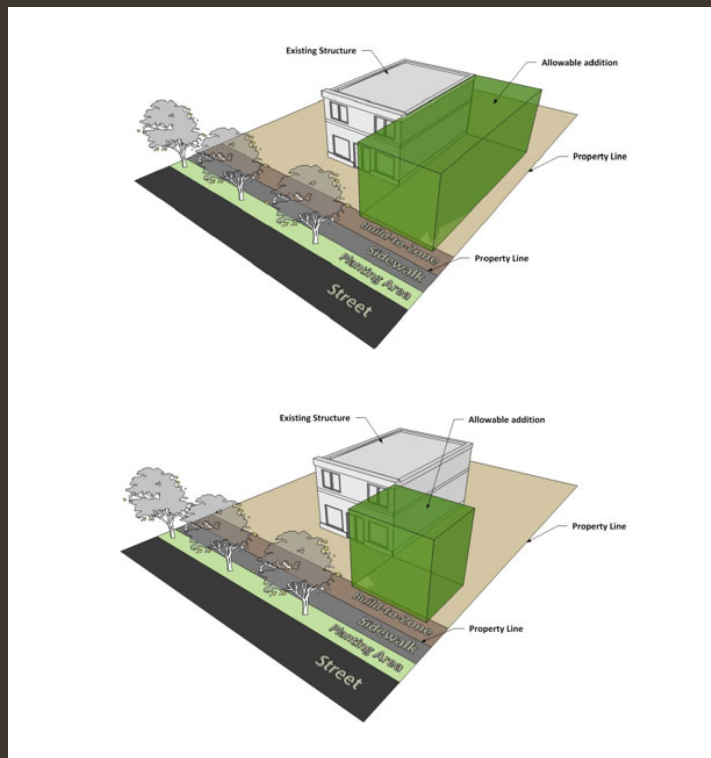
- Mayor Perrin invited representatives from Arkansas State University, St. Bernard's Hospital, Westend neighborhood and downtown developers to discuss how to revitalize the downtown area with an emphasis on the ASU to downtown corridor on March 27, 2019
- The committee met eight times from March 2019 to February 2020 to prepare a draft ordinance.
- Began working with CWL May 2020 through August 2020 to address concerns of providing power to the district.
- First presented to MAPC on May 26, 2020 for review and comments.
- Public hearing held August 11, 2020 and approved to forward to City Council August 25, 2020.

How will this redevelopment code work

- DJDC Is Based On Form Based Codes. (A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form rather than a separation of uses, as the organizing principle for the code).
- The code is an overlay in addition to the existing zoning codes already in existence.
- All buildings on Pedestrian Priority Frontage streets will will be built to Commercial Ready Standards.

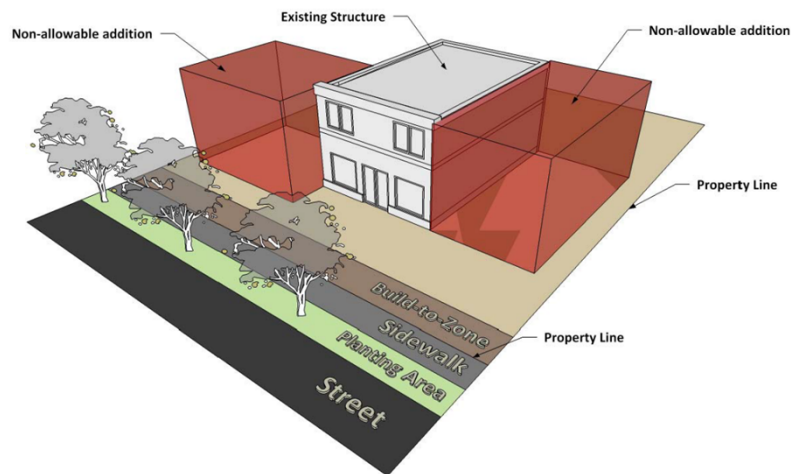


Can an existing structure be expanded? Yes!!!



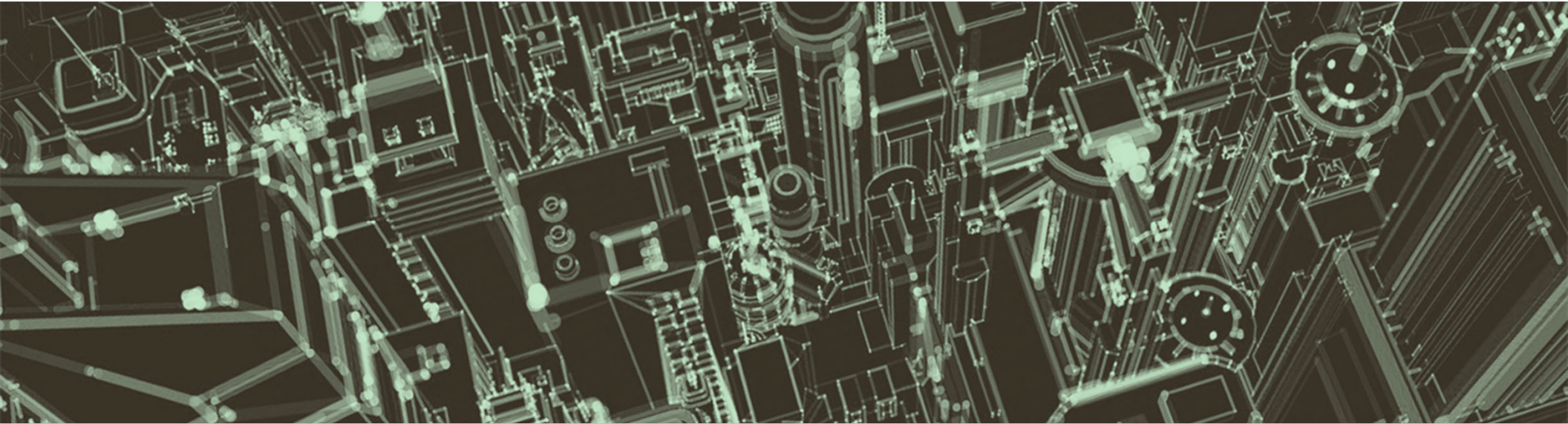
What is a Non Allowable Addition?

b) Non-Allowable Additions: The following illustration shows potential non-allowable additions to non-complying structures and sites. This is due to the additions not complying with the build-to-zone standards of the DJDC zone.



Benefits of the Redevelopment District

- Encourage economic development in commercial, mixed-use commercial, and residential areas that have been underused.
- Infrastructure is already in place.
- Opportunity to bring young families back into the downtown core.
- Build new homes downtown.
- Increase tax revenue to the redevelopment area.
- Reduce operational cost for city services.
- Reduce urban sprawl.



Questions

