



City of Jonesboro City Council

Staff Report – RZ 19-11: 1702 – 1710 Aggie Road, 103 State Street, 1800

Aggie Road, 1806, 1814, & 1918 Aggie Road, 105 Melrose

Municipal Center - 300 S. Church St.

For Consideration by the City Council on August 20, 2019

REQUEST: To consider a rezoning of one tract of land containing 3.79 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-2” Multi-Family Low Density District to “PD-M” Mixed Use Planned Development.

**APPLICANTS/
OWNER:** Gary Harpole, 301 W. Washington Avenue, Jonesboro, AR 72401

LOCATION: 1702 – 1710 Aggie Road, 103 State Street, 1800, 1806 – 1814 and 1918 Aggie, 105 Melrose, Jonesboro, AR 72401

**SITE
DESCRIPTION:** Tract Size: Approx. 3.79 Acres
Street Frontage: 815’ along Aggie Road and 213’ along State Street and 196 along Melrose St.
Topography: Predominately Flat
Existing Development: Single Family, Multi-Family and Empty Lots

SURROUNDING CONDITIONS:

ZONE	LAND USE
North – R-2	Single Family Homes and Multi-Family Units
South – R-3	Multi Family Complex
East - R-2	Single Family Homes and Multi-Family
West – R-3	Residential Apartments / Parking Lot / Buildings

HISTORY: Single Family, Duplexes and Multi-Family.

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 / Moderate Intensity 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 quality 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.

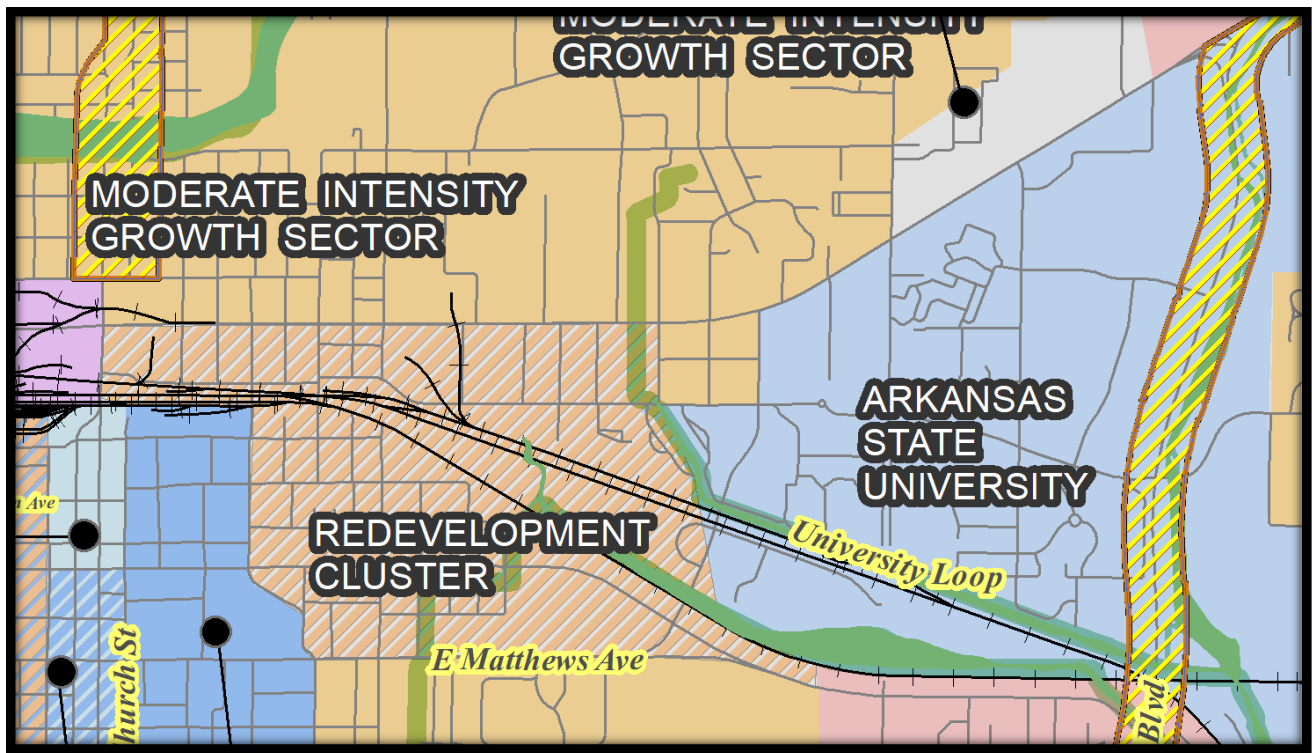
Moderate Intensity has a wider mix of land uses. Good Building Design, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so than the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc., may be appropriate. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

MODERATE INTENSITY RECOMMENDED USE TYPES INCLUDE:

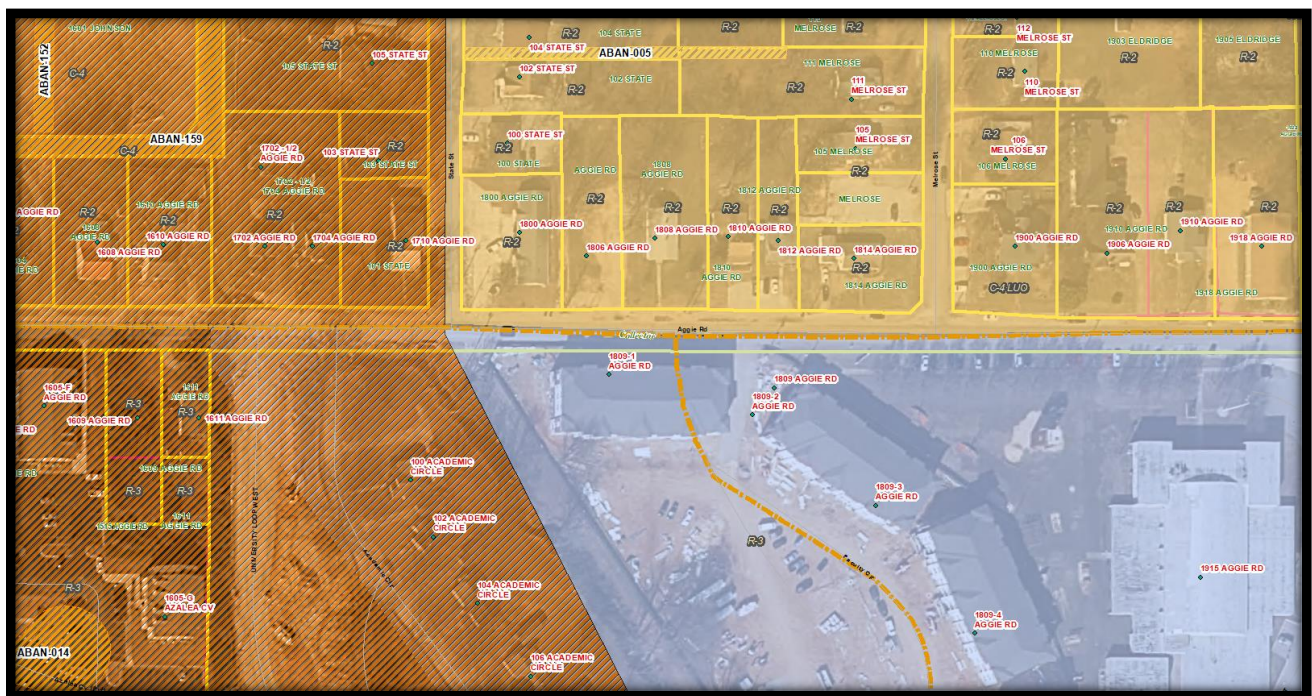
- Mix of Single Family, Duplexes, Triplexes and Fourplexes
- Neighborhood Retail and Service
- Office Parks
- Smaller Medical Offices
- Libraries, schools, other public facilities
- Senior Living Centers / Nursing Homes
- Community-Serving Retail
- Small Supermarket
- Convenience Store
- Bank
- Barber/Beauty Shop
- Farmers Market
- Pocket Park

MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Aggie Road, which on the Master Street Plan are defined as Collector Street. State Street and Melrose Street are both Local streets. Collector Streets have an 80 ft. right of way. Local Streets have a 60 ft. right of way. 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



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:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed PD-M rezoning is consistent with the Future Land Use Plan, which was categorized as Redevelopment Cluster / Moderate Intensity Growth Sector. .	
(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 patricianly located in the Redevelopment Cluster 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 not support innovative design ideas for clustering housing in an urban fashion, with reduced front setback and zero lot line parameters. This would have to go to C-1. They are asking that the setbacks and parking requirements mirror that of C-1 Downtown.	
(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 in the area. The elements will be taken care of thru the development site plan with the appropriate departments.	

STAFF FINDINGS

Applicant's Purpose

The applicants hope to consolidate all of the subject property and generate a suitable size area for a mixed-use development, which would situate to create a mix of uses to better utilize the location as an anchor to help revitalize the area. This is based on the re-develop initiatives identified in the Downtown – University Corridor Redevelopment Cluster as identified in Section F-5a found on page 27 of the Land Use Plan. This theme will be carried throughout as the developers strive to create a living environment that would increase the appeal of the area to super-serve the ASU Campus, giving pedestrian access to food, entertainment, recreational and retail and developing community opportunities.

Part if this property is shown as a redevelopment area on the Land Use Plan.

Chapter 117 of the City Code of Ordinances/Zoning defines RI-U/Residential Intermediate – Urban District as follows:

Definition: The RI-U Residential District is designed to permit and encourage the development of detached and attached dwellings in suitable environments on lots less than 60 feet in width, to provide a range of housing types compatible in scale with single-family homes and to encourage a diversity of housing types to meet demand for walkable urban living.

For RI-U Residential Intermediate-Urban District:

Lot, yard, and height requirements: Lot width minimum 25 feet, maximum lot width of 60 feet, lot area None, Maximum height 30/45 feet, *A building or a portion of a building that is located between zero and ten feet from the front property line or any master street plan right-of-way line shall have a maximum height of 30 feet. Buildings or portions of the building setback greater than ten feet from the master street plan right-of-way shall have a maximum height of 45 feet.

Setback Requirements: A build-to zone that is located between the front property line and a line 25 feet from the front property line. Side setback five feet, Rear setback five feet or 12 feet from the centerline of an alley.

Building Area: The area occupied by all buildings shall not exceed 60 percent of the total lot area.

Minimum Buildable Street Frontage: 50 percent of the lot width.



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.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON AUGUST 13, 2019

Gary Harpole is requesting MAPC Approval for a rezoning from R-2 Multi Family Low Density District to PD-M Mixed Use Planned Development for 3.79 acres +/- of land located at 1702 - 1710 Aggie Road, 103 State Street, 1800, 1806 - 1814 Aggie Road, 105 Melrose, and 1918 Aggie Road.

APPLICANT: Gary Harpole stated they are looking to kick-start the redevelopment effort to connect Arkansas State to downtown via Aggie Road. He is looking to develop this area as a PD-M. The only tear down and new construction would be in Phase I at 1918 Aggie. That is an abandoned multifamily structure. The fire marshal closed it down some time ago. That will come down and we are working on a conceptual drawing that will go back with an enclosed pavilion. It is currently drawn with shipping containers with glass garage doors to the north and west. This building would contain five to six food uses that would be pedestrian in nature to serve the campus. We are looking at PD-M because we think this all does not need to be commercial. There is a large grove of trees behind those houses that look underutilized. As we redevelop those houses into commercial uses, we want to open that area up to a public grove type space that would service that area. It is an idea in process, but we think a PD-M is the best way to be able to mix these uses. The 1700 block, we are waiting to see what happens with University Loop.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated they have reviewed it and would recommend approval of the mixed use planned development with the following requirements:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Storm water 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, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property that pertains to the Zoning and compliance with the Ordinances and Development.**
- 5. Setbacks and Parking Requirements will Mirror that of C-1 Downtown Core Commercial District.**

COMMISSION: Lonnie Roberts Jr. asked for public comments.

PUBLIC: David Handwork stated on behalf of ASU, he voices his support of this redevelopment along Aggie corridor. He believes this will be a great amenity to the university and a great amenity to the city.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case: RZ: 19-11, as submitted, to the City Council with the stipulations that were read by the Planning Department:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Storm water 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, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property that pertains to the Zoning and compliance with the Ordinances and Development.**
- 5. Setbacks and Parking Requirements will Mirror that of C-1 Downtown Core Commercial District.**

The MAPC find to rezone property from “R-2” Multi Family Low Density District to a “PD-M” Mixed Use Planned Development for 3.79 +/- acres of land. Motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote: 6-0, Aye’s: Jim Scurlock; Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Dennis Zolper

Absent: Jim Little

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 19-11, a request to rezone property from “R-2” Multi-Family Low Density District to “PD-M”, Mixed Use Planned Development subject to final site plan approval by the MAPC subject to the following:

- 6. 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.
- 7. 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.
- 8. Any change of use shall be subject to Planning Commission approval in the future.
- 9. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of the property that pertains to the Zoning and compliance with the Ordinances and Development.
- 10. Setbacks and Parking Requirements will Mirror that of C-1 Downtown Core Commercial District.

Respectfully Submitted for Planning Commission Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-19-11 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 “R-2” Multi-Family Low Density District to “PD-M”, Mixed Use Planned Development 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

