

# Staff Memo Report

**To:** Metropolitan Area Planning Commission (MAPC)  
**From:** Otis T. Spriggs, AICP; Planning Director- Planning Dept.  
**Date:** May 20, 2016  
**Re.:** **Site Plan Review: Hyatt Place @ Center Park**

By: NEA Hotels & Convention Center LLC  
2112 Browns Lane Access

**MAPC Review/Approval Required**

Development exceeds the threshold of 75,000 by the Zoning Code, Chapter 117, Property Rezoned to C-3 General Commercial with stipulation of Site Plan Review.

**Located: 2112 Browns Lane Access Road, Jonesboro AR**



***Aerial Vicinity Map***

**Site:** Record Plat: Centre Park Addition, Filed 12/8/15, BK C Pg. 258, Craighead Cty. Clerk, 41.99 Acres, Lots 1-5.

**Proposed Building Spaces:**

Hotel Space:	(108,888 s.f.)
Convention Center Bldg.	(40,891 s. f.)
Outlot 1 Restaurant	(6,768 s.f.)
Outlot 2 Restaurant	(6,768 s. f.)

## Parking Code Analysis:

Civic & Commercial Uses:	Number of Spaces Required
Hotel or motel	1 per guest room, plus 1 per 10 guest rooms
Auditorium, arena, theater	1 for each 4 seats, based on maximum capacity
Restaurant, general	1 per 150 sq. ft. for first 2,500 sq. ft., plus 1 per 100 square feet over 2,500 sq. ft.

**Hotel Space (147 Rms.):** Req. 162 Parking Spaces  
Hotel Space Provided; **Future Hotel** (120rms): Req. 132 Parking Spaces:

**Convention Center:** Req. 250 Parking Spaces, Based on Capacity of 1,000  
**Restaurant Uses:** 60 Parking Spaces  
Ea.: Req. 120 Parking Spaces

**Grand Total Required: 664 Parking Spaces**

**Total Provided: 684** (10'X18') Regular Spaces plus 27 Handicap Accessible = **711**

**Note:** The calculations above do not take into account Zoning Code allowances for shared parking as stipulated in Section 117 (Note the developer did not ask for a shared parking allowance, therefore parking areas should function sufficiently during normal conventions/events where attendees are utilizing multi-use functions such as lodging, meeting, conferencing, and dining).

**Number of spaces required.** The number of parking spaces required for a use not listed herein shall be the same as for a similar use which is listed. Where the required number of spaces cannot be ascertained by this method, or the applicant and the city staff cannot agree, the matter shall be submitted to the planning commission for determination.

**Shared parking.** The zoning official, subject to appeal to the planning commission, may authorize a reduction in the number of required parking spaces for multiple use developments and for uses that are located near one another that have different peak parking demands and operating hours. Shared parking shall be subject to the following standards.

**Location.** Shared off-street parking spaces shall be located no further than 500 feet from the building and uses they are intended to serve.

**Finding:** The parking lot requirements are met by this submittal.

## Transportation/Street & Circulation

The applicant proposes to dedicate public street right of ways extending from Browns Lane Access Road, proceeding North from two points and extending west to McClellan Drive. Approved street names must be submitted and reviewed during future phase subdivision platting.

### Sidewalks Required: Section 117-330:

(a) Multi-family and **Commercial Development.** Sidewalks shall be required for all multi-family developments that contain five (5) units or more, and for **commercial developments.**

(b) Construction Standards. Sidewalks shall be constructed in accordance with all applicable City standards and specifications, and with all applicable ADA (Americans with Disabilities Act) requirements. If detached and set back at least five feet (5') from the back of the curb, such sidewalks shall have a minimum width of four feet (4'). If attached to the curb or located closer than five feet (5') to the curb, such sidewalks shall have a minimum width of five feet (5').

**Screening standards.** Decorative walls, vegetative screening, fencing or earthen berms shall be provided to completely screen off-street parking areas, mechanical equipment, storage areas, and refuse collection areas from view of triggering property. Requirement shown on site plan.

**C-3 Regulations:** Minimum 6,500 s.f. of lot area,  
Min. Lot Width: 50 ft.  
Min. Street setback: 25 ft.  
Min. Side Setback: 10 ft.  
Min. Rear Setback: 20 ft.  
Maximum Building Height: 45 ft. (Height Variance Granted by BZA. Maximum stories are proposed at 7-stories high)

**Variance Granted:** VR 16-06 2212 Browns Lane Access Road Carroll Caldwell on behalf of Centerline, LLC requested and was granted a variance for the property located at 2212 Browns Lane Access from 45' in height to 100' in height for a hotel and convention center. This is located on a C-3 Commercial District lot on February 16, 2016, with the contingency the MAPC consider the BZA's condition that the height coordination be agreed mutually upon by the State Police regarding the D.I.S. Police Radio System.

**Update:** Staff received an update from our 911 Coordinator Jeff Presley who noted that the Site plans have been submitted to the Department of Information Service for permits. Final reports are due from the engineers within the next 203 days. The local Motorola Engineers have performed the calibration on behalf of the State.

**FAA Review Approval Required:** *Statement received from local Jonesboro Airport, George Jackson as reported by: Michael H Stengel, Vice President of Michael Baker International*  
(Excerpt received 3/2/16)

*This site was estimated at about 11,500 feet from the end of Runway 5. Extending the ultimate Approach Surface of 34:1 up from the end of the runway for 11,500' yields a surface elevation of approximately 338' plus RW Elevation of 256' or approximately 594'.*

*The site appears to be approximate ground elevation of 280 or so, plus the 100' building, would be only around 380'. This elevation also falls below the horizontal surface elevation of 406 (256+150'), so should not affect a circling approach.*

*By this cursory evaluation, there doesn't appear to be any conflict with existing or future airspace.*

*This development does fall well within the requirement of submitting an airspace study. Specifically, it penetrates a surface extending outward and upward from the nearest runway at 100 to 1 for a distance of 20,000 feet. Thus, it is absolutely necessary that the developer submit an airspace study so that the FAA can more thoroughly evaluate it with respect to the various airspace issues. To date that approval is pending and forthcoming.*

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Staff is requesting MAPC site plan approval based on the noted conditions below and that the applicant submit all necessary construction documents, site plans (including grading and drainage) necessary to acquire a building permit, after final approval by Planning, Fire Marshal's Office, Engineering, all applicable agencies, and Building Inspections.

1. That the developer/applicant shall submit all required Construction Documents/MEC Drawings, site plans (including grading and drainage), lighting, landscaping necessary to acquire a building permit, after final approval by Planning, Fire Marshal's Office, Engineering, all applicable agencies, and Building Inspections.
2. That the developer/applicant shall satisfy all requirements of the Jonesboro Code of Ordinances regarding sidewalk requirements.
3. Formal approval of the FAA shall be filed in the Planning Department's records regarding this development.
4. Formal written mutual agreement shall be filed in the Planning Department's records regarding this development as stipulated by the Board of Zoning Adjustments.