



***City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-14: 207 E. Cherry Avenue
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 .22 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 “C-2” Downtown Fringe Commercial District.

**APPLICANTS/
OWNER:** Shannon Moore, 302 East Stroud Street, Jonesboro, AR 72401
Beverly White, 907 Arrowhead Drive, Jonesboro, AR 72401

LOCATION: 207 E. Cherry, Jonesboro, AR 72401

**SITE
DESCRIPTION:** Tract Size: Approx.22 Acres
Street Frontage: 67.50’ E. Cherry Avenue
Topography: Predominately Flat
Existing Development: Single Family Home and a Detached Home

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-1 - Parking Lot and Medical Office
South	R-2 Multi-Family Low Density
East	R-2 Multi-Family Low Density
West	R-2 Multi-Family Low Density

HISTORY: Single 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 Moderate Intensity Growth Sector. This Growth Sector has a wider mix of land uses. Control of Traffic is probably the most important consideration in this sector. Additionally, good building designs, use of quality construction materials, and more abundant landscaping are important considerations in what is approved, more so that the particular use. Limits on hours of operation, lighting standards, screening from residential uses, etc. may be appropriate. Consideration should be given to appropriate locations on transit stops.

MODERATE INTENSITY - RECOMMENDED USE TYPES INCLUDE:

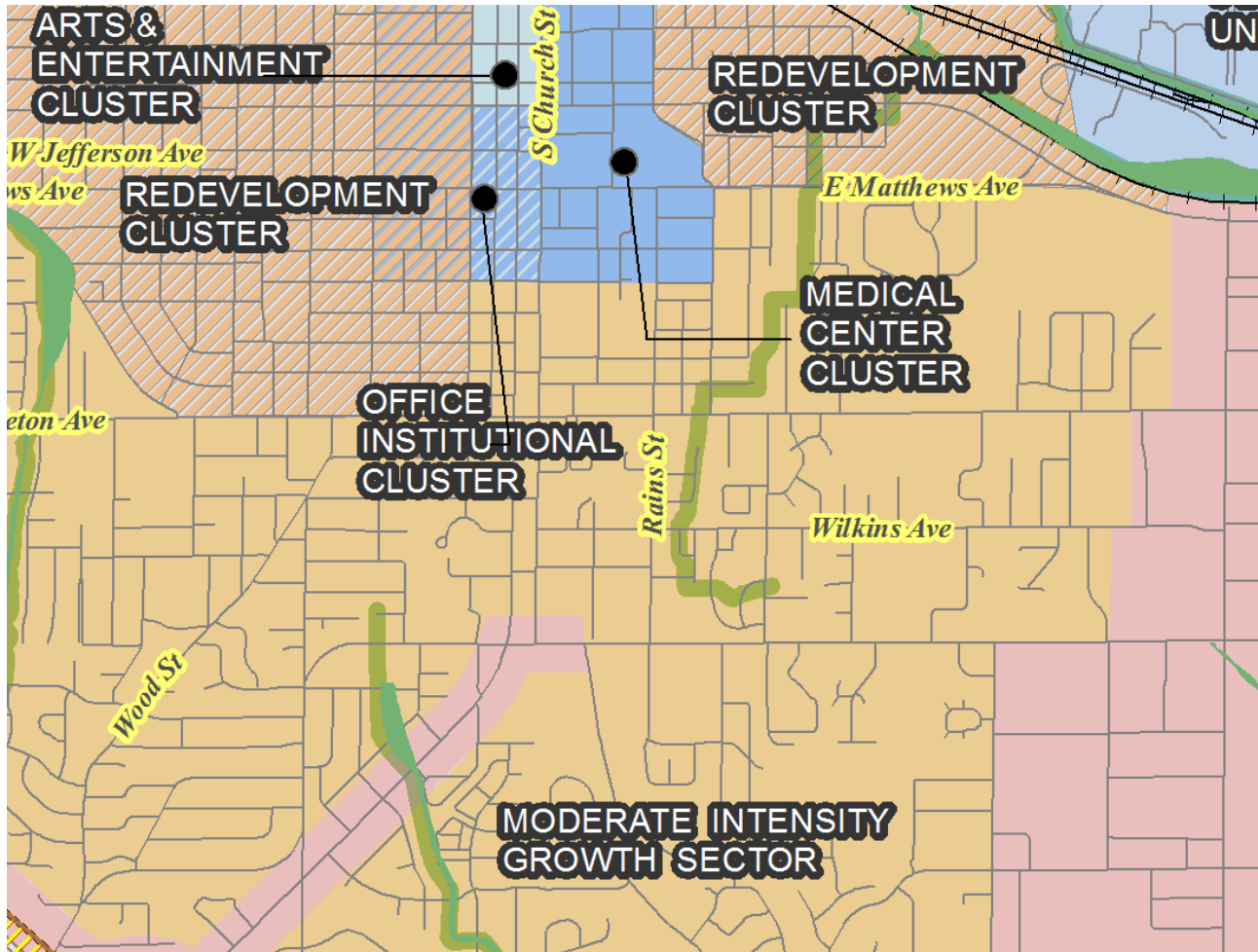
- Single Family Residential
- Attached Single Family Residential, Duplexes, Triplexes and Fourplexes
- Neighborhood Retail and Neighborhood Services
- Office Parks
- Smaller Medical Offices
- Libraries, Schools, other Public Facilities
- Senior Living Centers / Nursing Homes
- Community-Serving Retail
- Small Supermarket
- Convenience Store
- Bank
- Barber / Beauty Shop
- Farmer's Market
- Pocket Park

The Density for Moderate Intensity are no more than six (6) dwelling 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 Standards that serve the development.



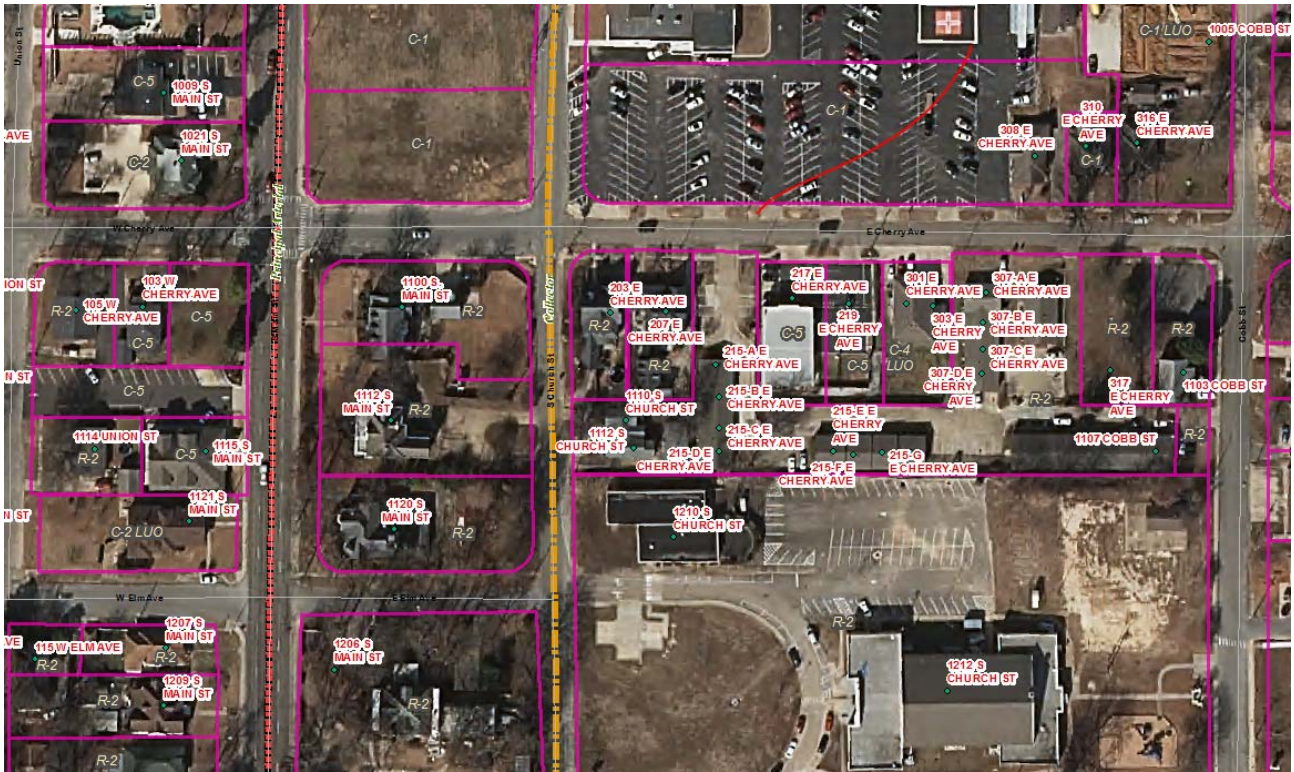
MASTER STREET PLAN/TRANSPORTATION

The subject site is served by E. Cherry, which on the Master Street Plan is defined as a Local Street. The street to the West of this is S. Church Street, which on the Master Street Plan is defined as a Collector Street. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.

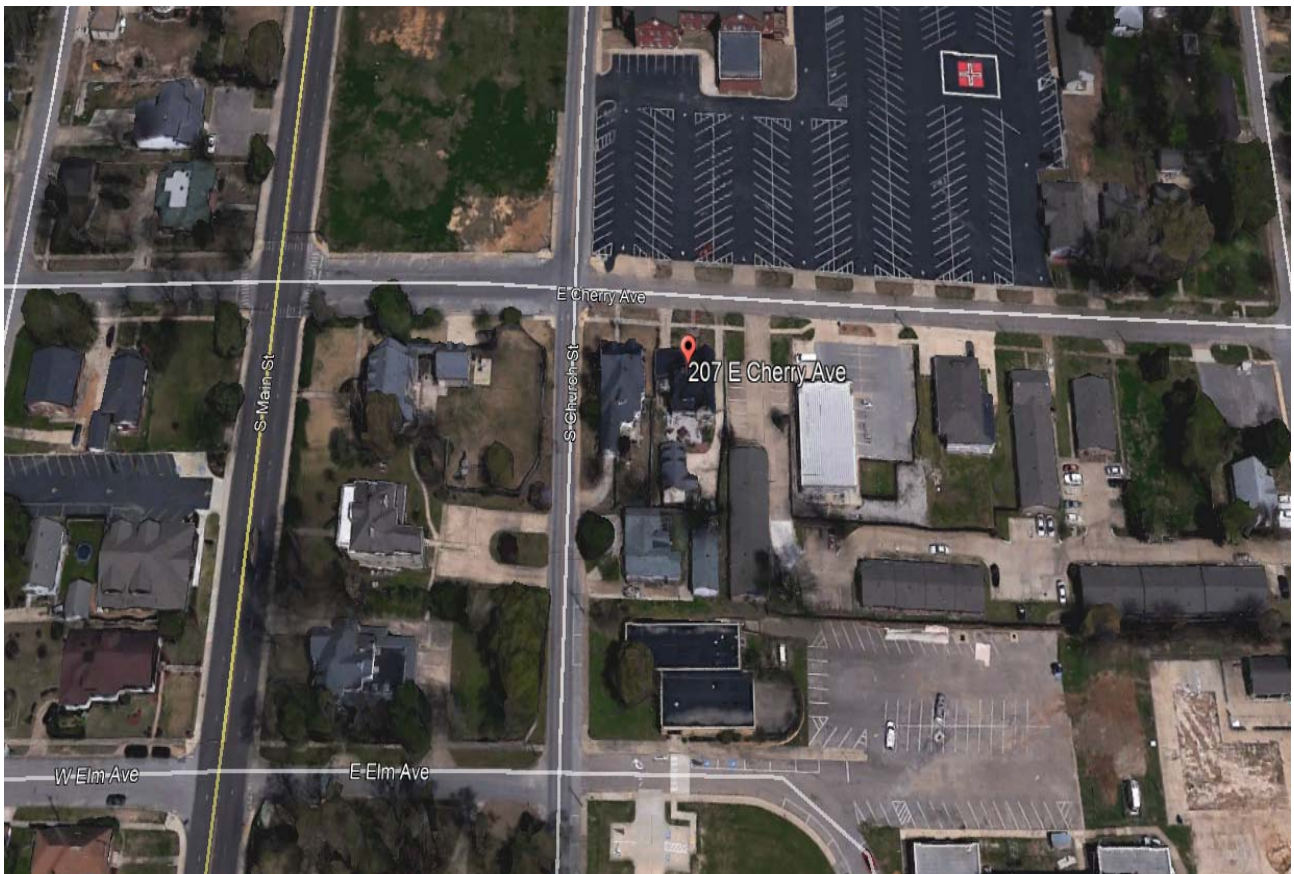


Adopted Land Use Map











Aerial/Zoning Map



Aerial 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:

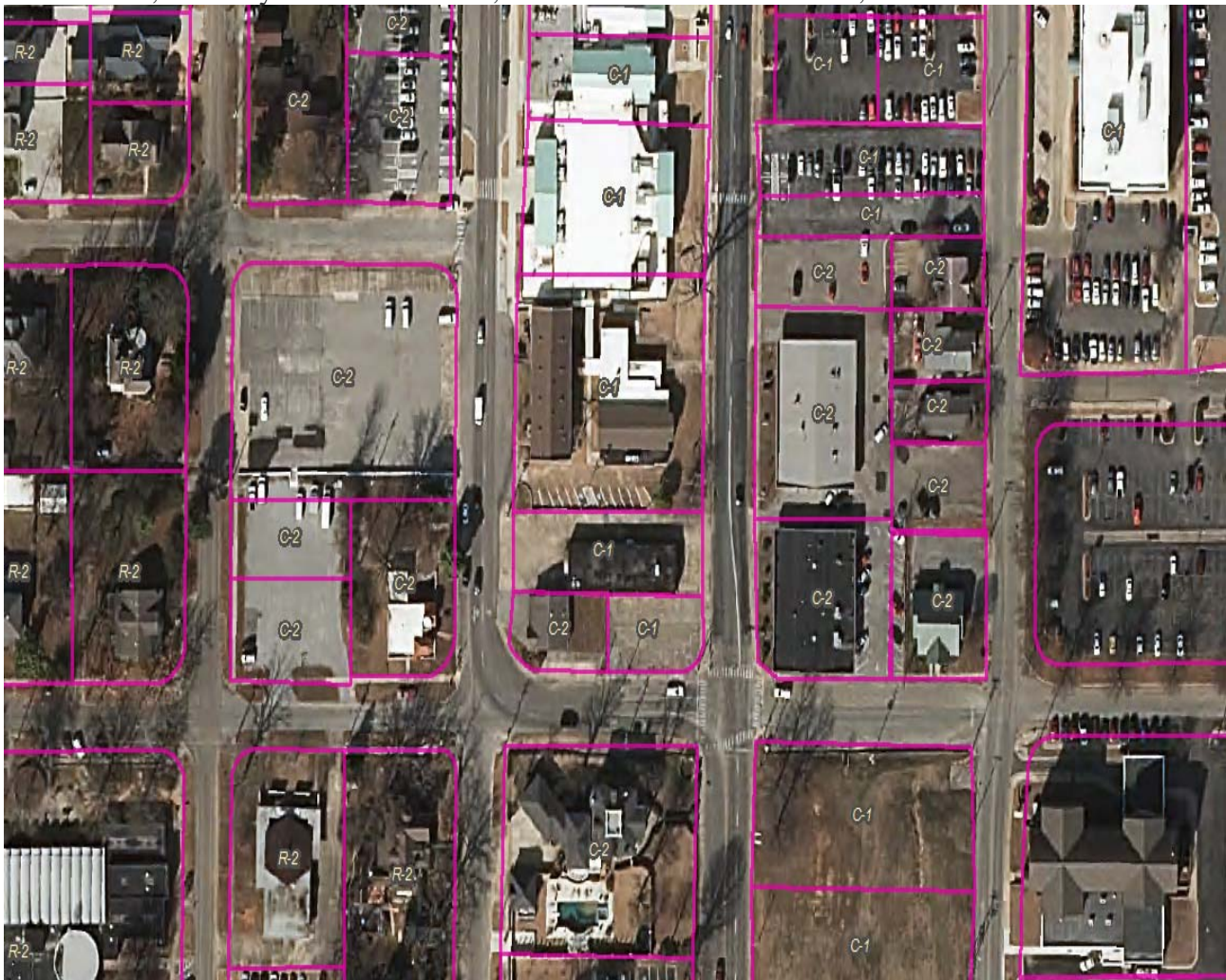
Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed "C-2" Downtown Fringe Commercial District rezoning is consistent with the Future Land Use Plan. The Property would be developed into an office for a Technology Company. Office General is permitted in "C-2" Downtown Fringe Commercial Zoning.	
(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-2 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This is close to Medical Plaza, Parking Lot and Earl Bell. 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 Office General in the "R-2" Multi-Family Low Density 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 will have no detrimental or adverse impacts that is foreseen. 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. 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 rezone this property to utilize this as a headquarters for a technology company. This historic home would be redeveloped, but the exterior will remain the same and blend in seamlessly with the surrounding commercial and residential area. This technology company would be open from 7 am to 5 pm with only 4 to 5 employees in the building during the day. The property would be under security cameras the rest of the time providing a level of security to the surrounding environment. The proposed closing date is June 22, 2018.

Chapter 117 of the City Code of Ordinances/Zoning defines C-2/Downtown Fringe Commercial District as follows: Definition: C-2, downtown fringe commercial district. This district provides for a transitional area between the downtown core commercial district (C-1) and the surrounding older residential areas, which have yet to experience intrusions of other type uses. The fringe area is characterized by mixed uses, including offices, services, government facilities and housing. This district is generally considered an inappropriate location for large retail uses greater than 3,000 square foot, with the exception of C-2 zoned land within the Hotel Corridor area, defined and bound by I-63 to the South, Caraway Road to the West, Richardson Drive to the East, and Race Street to the North.



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 18-14, a request to rezone property from “R-2” Multi-Family Low Density District to “C-2”, Downtown Fringe 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 on the property.
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 required 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-18-14 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 “C-2”, Downtown Fringe 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













