

**City of Jonesboro Planning Commission**  
**Staff Report – RZ 19-12: 516 W. Jefferson Rezoning**  
**Municipal Center - 300 S. Church St.**  
*For Consideration by the MAPC on August 27, 2019*

**REQUEST:** To consider a rezoning of one tract of land containing .62 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “C-2” General Commercial District to a “RI-U” Residential District Limited Use Overlay.

**APPLICANTS/ OWNER:** Gary Harpole, Partnership in Owner, 301 W. Washington Av, Jonesboro, AR 72401

**LOCATION:** 516 West Jefferson, Jonesboro, AR 72401

**SITE**

**DESCRIPTION:** **Tract Size:** Approx..62 Acres / 27,060 Sq. Ft.  
**Street Frontage:** 158.20 ft. along Jefferson Avenue  
**Topography:** Predominately Flat  
**Existing Development:** Currently Vacant

**SURROUNDING CONDITIONS:**

| ZONE        | LAND USE                             |
|-------------|--------------------------------------|
| North - C-2 | Residential and Commercial Buildings |
| South – R-2 | Residential – Multi Family Houses    |
| East – RS-4 | Residential House                    |
| West – C-2  | Residential and Commercial Houses    |

**HISTORY:** Parking Lot

**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 a Downtown Redevelopment District Cluster 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.

**Downtown-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*

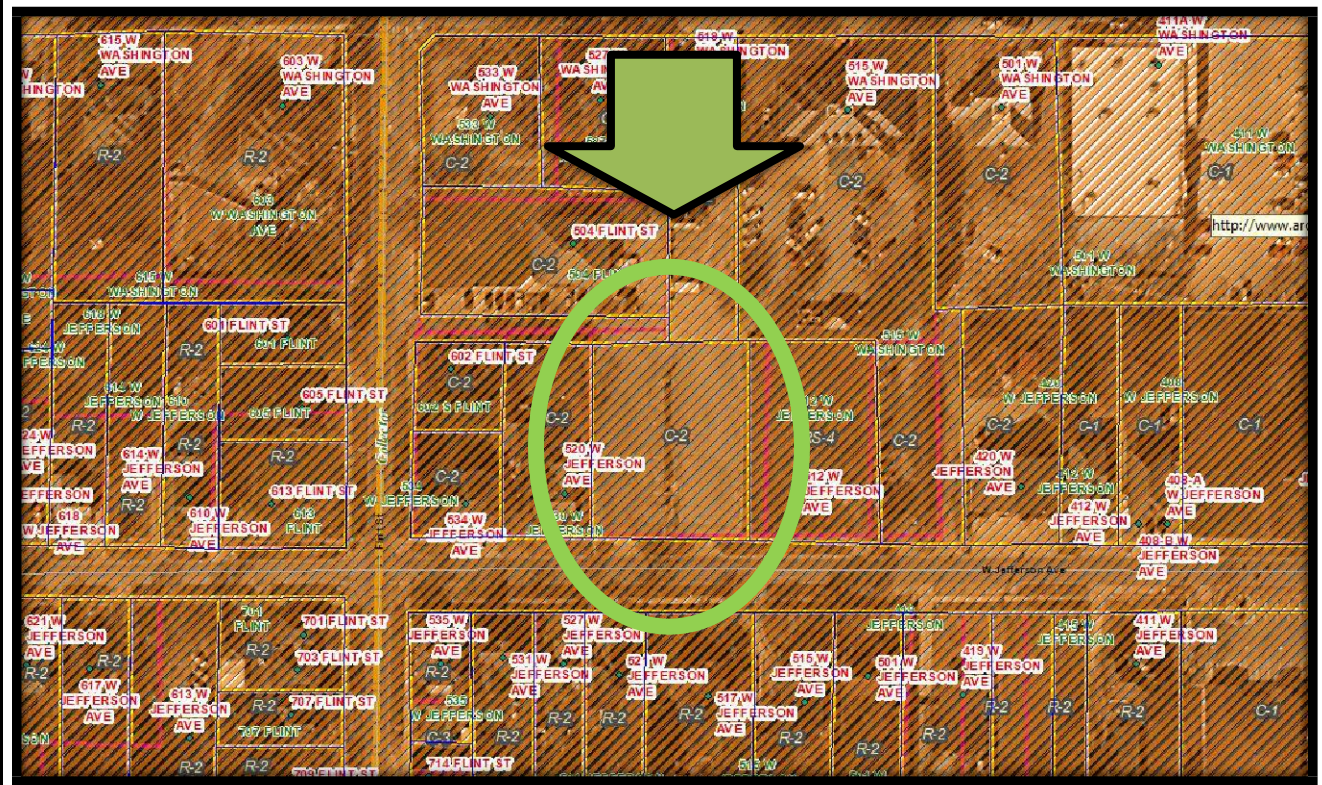
**Height:**

*6 Stories*

**Traffic:**

*Approximately no more than 300 Peak Hour Trips.*





*Land Use Map*

### **Master Street Plan/Transportation**

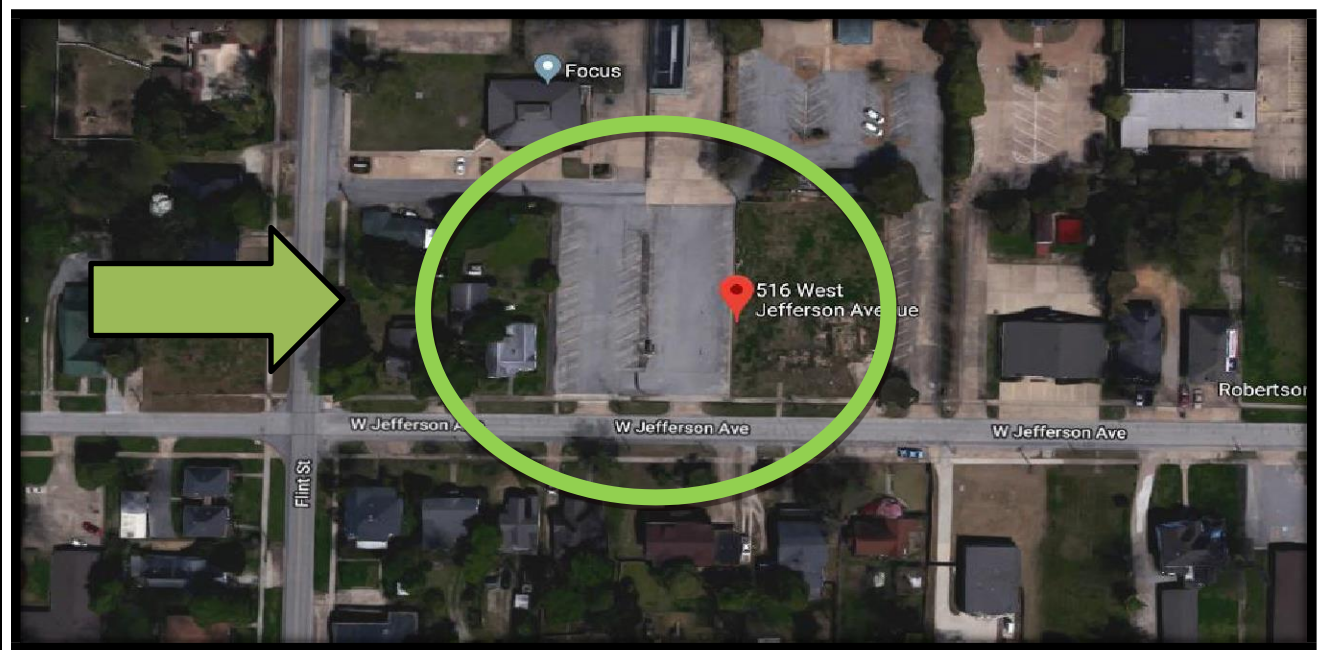
The subject property is served by Jefferson Street. Jefferson Street on the Master Street Plan is classified as a proposed Local, requiring a 60 ft. right-of-way. The applicant will be required to adhere to the Master Street Plan recommendations.













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 list on the next page.

| Criteria   | Explanations and Findings  | Comply Y/N  |
|--|--|---|
| <b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>  | The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as a Downtown Redevelopment Sector. This is for Single Family Houses. This is requesting LUO so that no duplex or multi-family developments will be allowed for this RI-U property. |    |
| <b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>   | The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.  |    |
| <b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>  | Compatibility is achieved with this rezoning considering there are single family in this area.   |   |
| <b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>   | Without the proposed zoning map amendment, this property will likely not develop as residential. The C-2 District does not allow housing in this district.   |  |
| <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> | No detrimental or adverse impacts are predicted, if proper assess management controls are implemented.   |  |
| <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>   | Minimal impact if rezoned due to the fact that businesses and residential currently exist in this area.  |  |

# Staff Findings:

## Applicant's Purpose

The proposed area is currently classified as a C-2 Downtown Fringe Commercial District Zone. This rezoning helps to comply with the ReDevelopment Custer area for the building of homes on these smaller lot widths.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already single family homes located in the area.

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

Definition of RI-U Residential District - The purpose of a RI-U district is to provide Single Family Residential District is designed to permit and encourage the development of detached and attached swellings 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 a walkable urban living.

## 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 issues were reported |        |
| Streets/Sanitation | No issues were reported |        |
| Police             | No issues were reported |        |
| Fire Department    | No issues were reported |        |
| MPO                | No issues were reported |        |
| Jets               | No issues were reported |        |
| Utility Companies  | No issues were reported | CWL    |
| Code Enforcement   | No issues were reported |        |

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 19-12 a request to rezone property from “C-2” Downtown Fringe Commercial District to “RI-U” Residential District Limited Use Overlay; the following conditions are recommended:

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. 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 the RU-1 Residential District shall be submitted to the Planning Department prior to any redevelopment.
5. The Limited Use Overlay for this is that no duplex or multi-family will be built on this lot.

Respectfully Submitted for City Council Consideration,  
The Planning and Zoning Department

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**Sample Motion:**

I move that we place Case: RZ-19-12 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 “C-2” Downtown Fringe Commercial District to “RI-U” Residential District Limited Use Overlay will be compatible and suitable with the zoning, uses, and character of the surrounding area.



# PICTURES OF LOCATION

