



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 19-18: 2606 Browns Lane
Municipal Center - 300 S. Church St.
For Consideration by the Commission on December 10, 2018

REQUEST: To consider a rezoning of one tract of land containing 1.11 +/- acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “C-3” General Commercial Density District to “CR-1” Residence Mixed Use District.

**APPLICANTS/
OWNER:** Burch Homes, LLC, 2408 Phillips Drive, Jonesboro, AR 72401

LOCATION: **2750 Browns Lane**, Jonesboro, AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx. 1.11 Acres
Street Frontage: **155.79 ft. Browns Lane; 258.37 McClellan Drive**
Topography: Predominately Flat
Existing Development: Empty Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3 Business
South	C-3 Business
East	R-1 Residential
West	C-3 Business

HISTORY: Flat and Open 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 High Intensity Growth Sector. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

High Intensity-Recommended Use Types Include:

Regional Shopping Centers
Automotive Dealerships
Outdoor Display Retail
Fast Food Restaurants
Multi-family
Service Stations
Commercial and Office
Call Centers
Research and Development
Medical
Banks
Big Box Commercial
Hotel

Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Fig. 17: Example High Intense Type- Retail Service



Fig. 18: Example High Intense Type- Retail Service



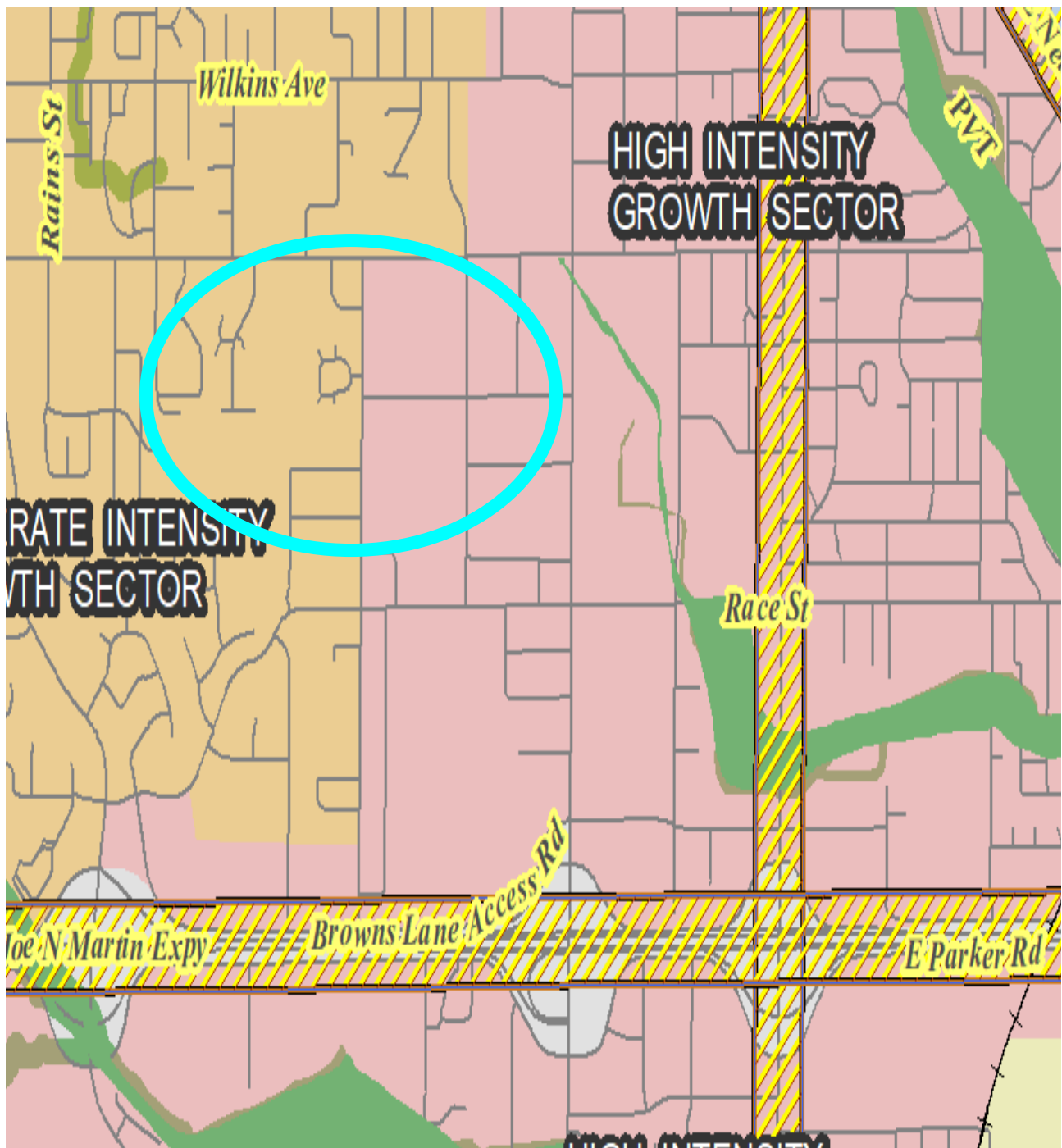
Fig. 19: Example High Intense Type- Small Lot Res.



Fig. 20: Example High Intense Type- Retail Service



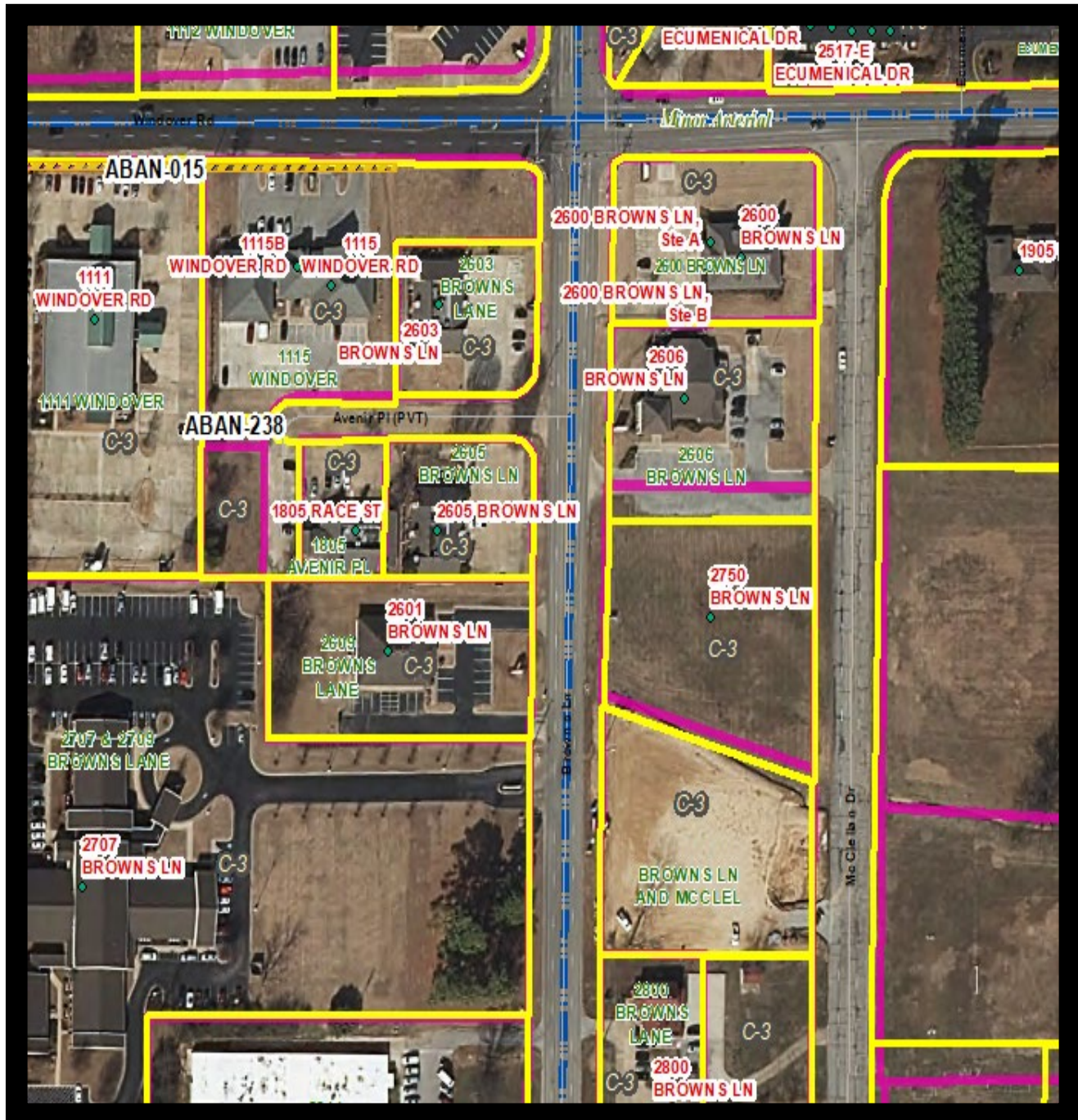
Fig. 21: Moderate High Type- Retail/Office



Adopted Land Use Map

Master Street Plan/Transportation

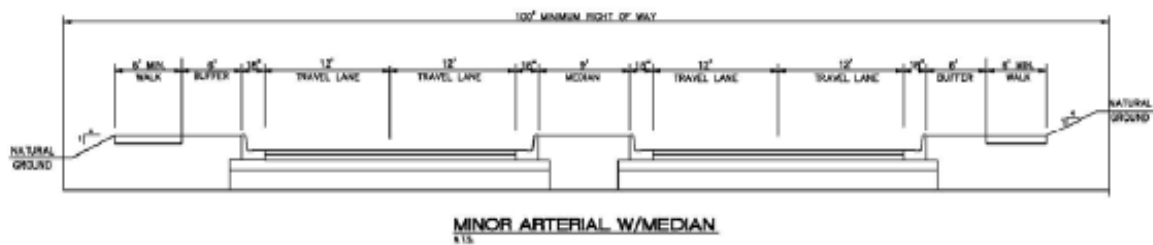
The subject site is served by Stadium Blvd., which on the Master Street Plan is defined as Minor Arterial Street; the street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.



MINOR ARTERIAL

FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

DESIGN: The standard Minor Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Minor Arterial



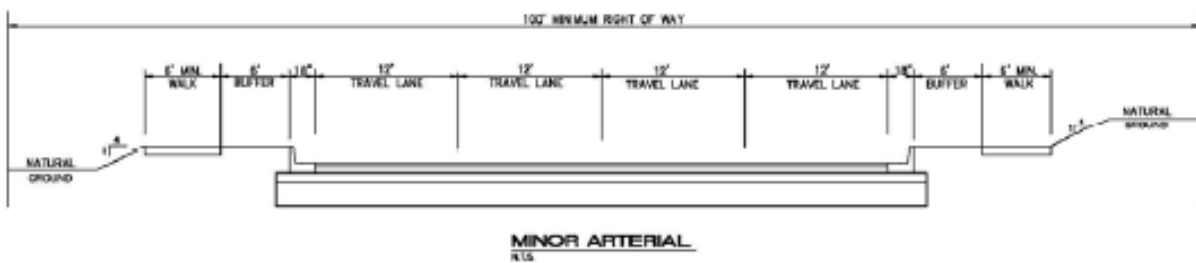
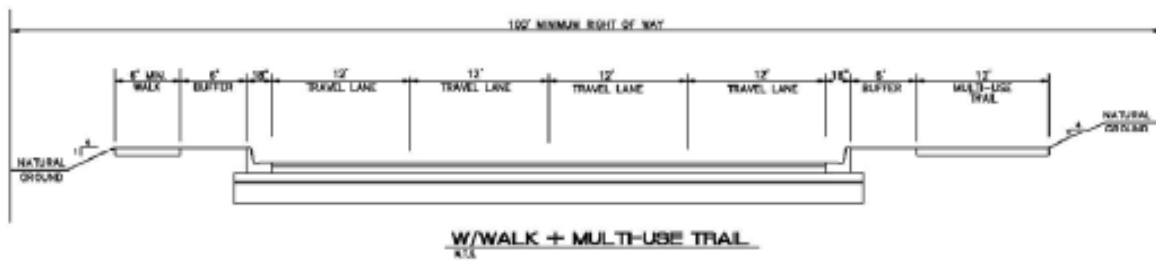
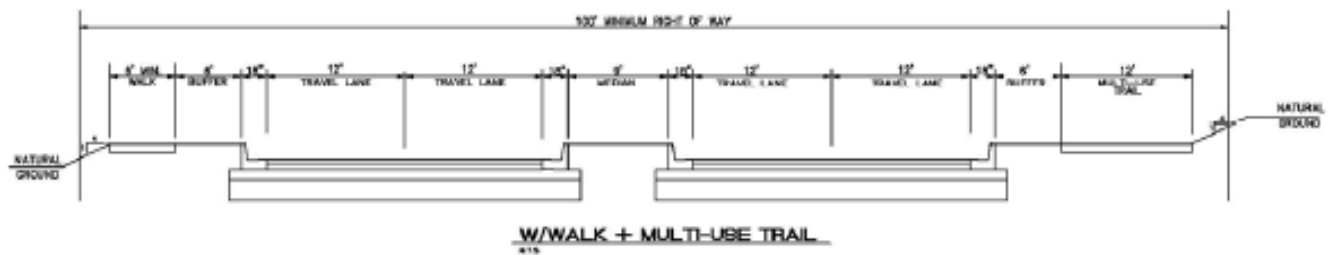
Design Option provided in this section may be used.

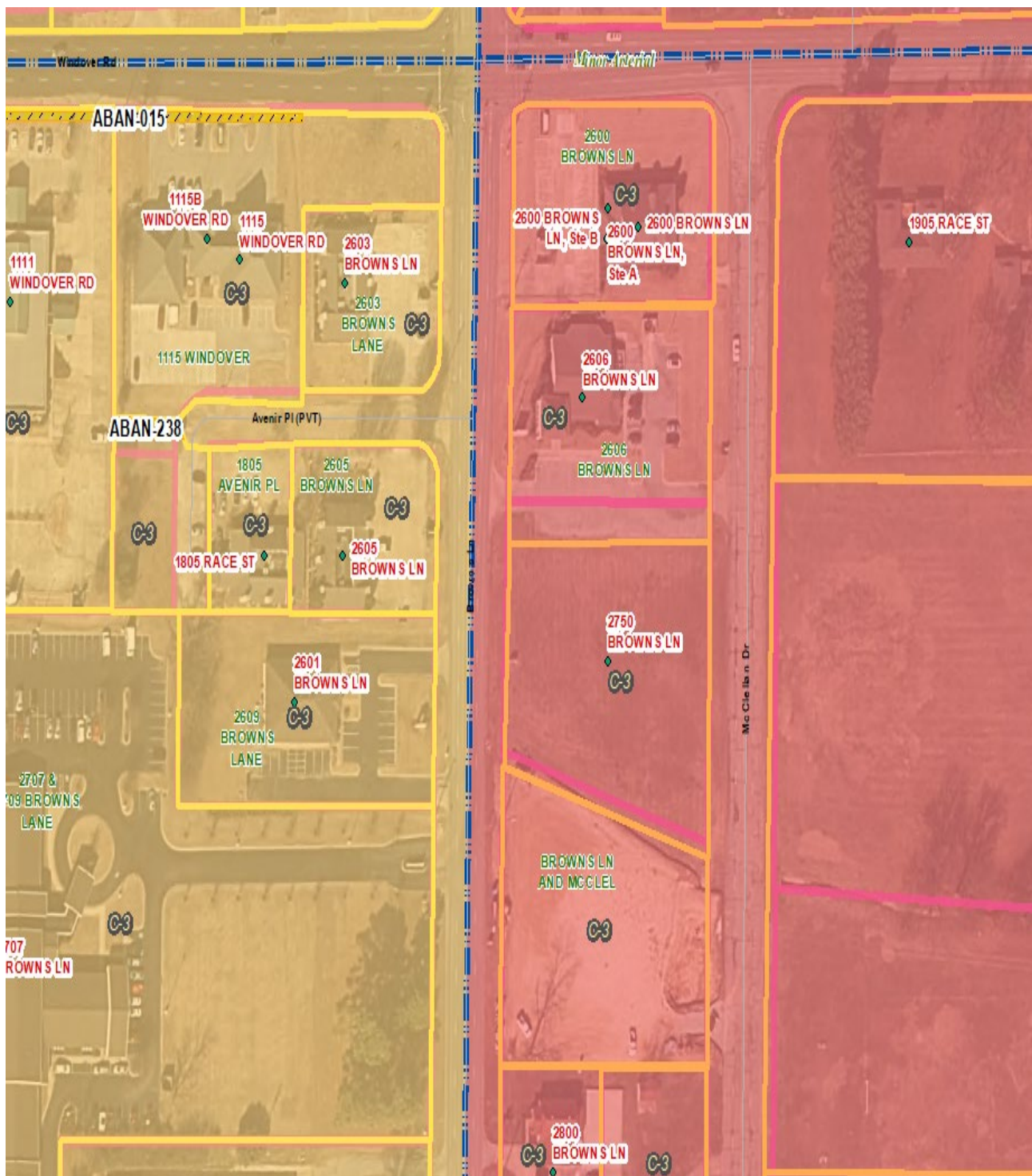
DESIGN STANDARDS:

Design Speed	40 mph
¹ Lane Widths	10 - 12 Feet
Maximum Centerline Grade	8%
Minimum Stopping Sight Distance	325' or latest AASHTO Policy on
Geometric	Design Manual
Min. Horizontal Radius at Centerline	700' (normal crown)
Min. Horizontal Radius at Centerline	575' (super-elevated)
Min. Horizontal Tangent Distance between Reverse Curves	300'
¹ Service Volumes	3,000 - 14,000 AADT
Standard Right of Way	100'
Intersection Curb Radius	30'
Sidewalks Required	Both Sides
Driveways	Deceleration Lane required

¹U.S. Department of Transportation Federal Administration, Highway Functional Classification Concepts, Criteria and Procedures, 2013 Edition

OTHER MINOR ARTERIAL DESIGN OPTION:











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 CR-1 rezoning is consistent with the Future Land Use Plan, which was categorized as High Intensity.	
(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 CR-1 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This is adjacent to other Residential uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	The C-3 Zoning does not support the intended use of the property as having Lofts about Commercial space.	
(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.	
(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 or did as of recent.	

Staff Findings:

Applicant's Purpose

The applicants are requesting to rezone this to allow the development of the existing property to put office space on the bottom and lofts / living space on the second floor. There will be 10,000 sq. ft. of commercial footage on the first floor and 5000 sq. ft. of 2 to 4 lofts on the second floor.

The property is surrounded by a combination of R-1, R-3 and C-3 Properties. The request for rezoning to CR-1 would be compatible with the existing zoning, uses and character of the surrounding area that consist of single family houses.

Chapter 117 of the City Code of Ordinances/Zoning defines CR-1 – Commercial Residence Mixed Use District as follows:

Definition: CR-1, commercial residence mixed use district. The CR-1, commercial residence mixed use district shall be classified as a transitional zoning classification for mixed-use type developments. It allows commercial development, with a residential appearance, and professional uses to be completed in areas between existing commercial more of a retail nature, and single-family residential. By definition, it represents transition. Therefore, the logical conclusion would be that a transitional use, such as quadraplexes shall be permitted in this district with commercial below or coordinated to blend or relate. Site plan review shall be subject to planning commission review and administrative approval upon commission recommendation.

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 19-18, a request to rezone property from “C-3” General Commercial Density District to “CR-1” Commercial Residence Mixed Use District, subject to final site plan approval by the Planning Department 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.
2. 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 this property.
3. Any Change of use shall be subject to Planning Department approval in the Future.

Respectfully Submitted for Planning Commission Consideration,

The Planning Department

Sample Motion:

I move that we place Case: RZ-19-18 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-3” General Commercial District to “CR-1” Commercial Residence Mixed Use 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 MAPC in the future.









