



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 19-19: 600 E. Oak
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 1.08 +/- acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-2” Single-Family Medium Density District to “C-1” Downtown Core District.

APPLICANTS/OWNER: **Adam Bodeker/Perkins Law Firm, Jonesboro, AR 72401**
TMS Lasers/ Eyelife Properties, 601 E. Matthews, Jonesboro, AR 72401

LOCATION: **600 East Oak, 908 Rains, 904 Rains and 902 Rains, Jonesboro, AR 72401**

SITE DESCRIPTION: **Tract Size:** Approx. 1.08 Acres
Street Frontage: **150’ Grant; 313.06 Rains; 99.66 on Oak Avenue**
Topography: Predominately Flat
Existing Development: Single Family Residences, Parking Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-1 Medical Office/ Parking Lot
South	R-2 Residential / Duplexes
East	C-1 / R-2 Medical Offices / Commercial and Residential
West	C-1/ R-2 Medical/ Offices / Commercial and Residential

HISTORY: Residential Houses

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

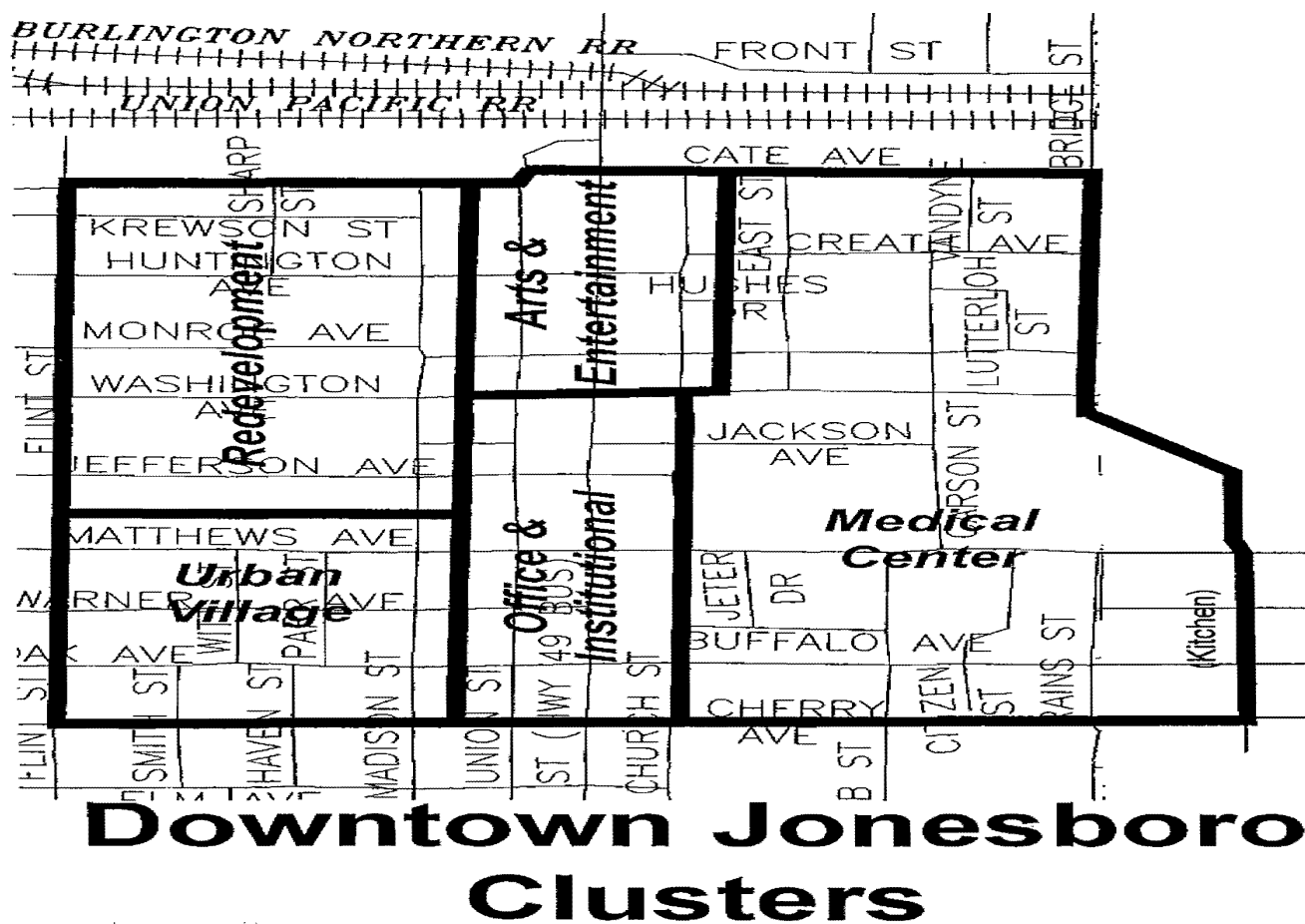
COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as Downtown Redevelopment Cluster/Medical Center Cluster. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning. This redevelopment cluster.

Downtown is the focal point of Jonesboro. The compact, walkable environment is the hub of employment, entertainment, civic and cultural activities, with a mix of housing types thrown in. Downtown Jonesboro is symbolic of the growth of the Jonesboro area, starting with the historic downtown commercial buildings, St. Bernard's Regional Medical Center, the Craighead County Courthouse, and the Jonesboro Municipal Center, plus the traditional grid street network. Design guidelines developed by the City in conjunction with the Downtown Jonesboro Association, as well as appropriate setback, parking, on street parking, landscaping, and open space requirements will help maintain the downtown feel. Outdoor seating for restaurants, pocket parks, and plazas will encourage strolling and will add to the sense of place. Additionally, the wide range of uses will help to ensure this area remains vital seven days a week.

The following clusters are currently in place in Downtown Jonesboro, as originally derived by the Hyett Palma Study:

- ☐ Medical Center;
- ☐ Office and Institutional;
- ☐ Urban Village; and
- ☐ Arts and Entertainment



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

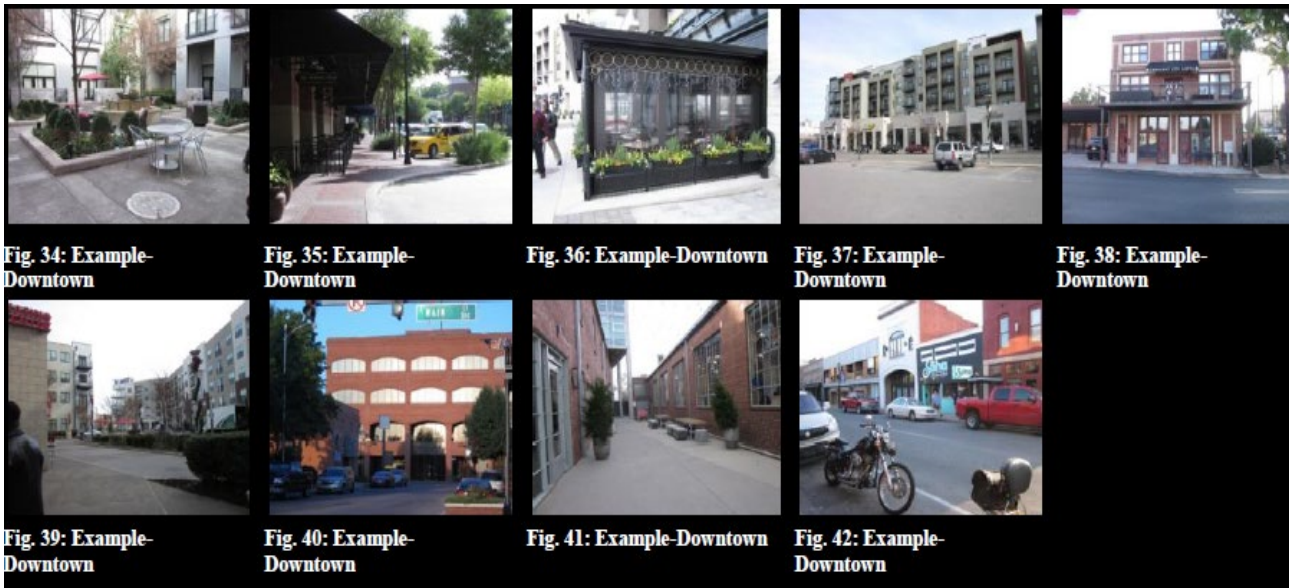
Traffic: No more than 300 peak hour trips

With the presence of St. Bernard's Regional Medical Center as well as its medical, clinical offices, and facilities owned also by NEA Baptist Hospital - Bernard's - Downtown is home to a considerable medical center cluster. This is perhaps the strongest cluster within Downtown Jonesboro, at this time, and one that is expanding continuously.

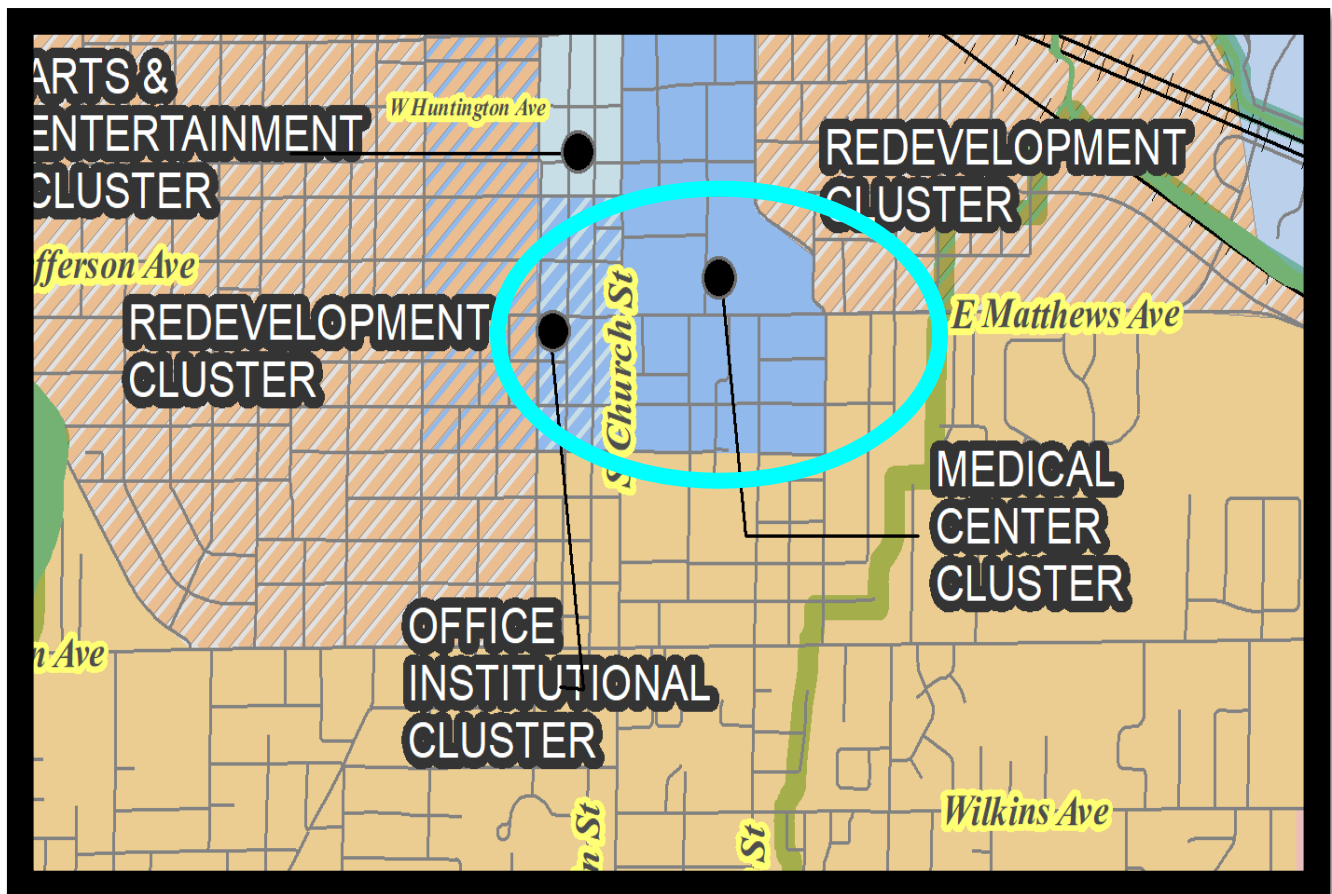
The entire Medical Mile area has evolved in a very positive fashion over time. This has promoted a major clean-up and enhancement of the edges of the Medical Center Cluster as originally recommended by the Hyett Palma Study. The efforts should continue to promote links between the Medical Center Cluster and the other clusters within Downtown, as well as the Arkansas State University Campus.

The Medical Center Cluster is composed mostly of "hard materials - e.g., brick, concrete, and asphalt - and contains little in the way of greenery, at this time. It is evident with the new greenway pedestrian trail that this cluster will continue to evolve with increasing numbers of trees, flowers, landscaping, adequate parking facilities, and open space.

The Hyett Palma Study has noted that this area can have a huge impact on the overall visual appeal of Downtown. Therefore, it is suggested that the institutions located within this Medical Center Cluster set an example in making Downtown a beautiful aesthetically pleasing area through attention to building design, landscaping, and signage.



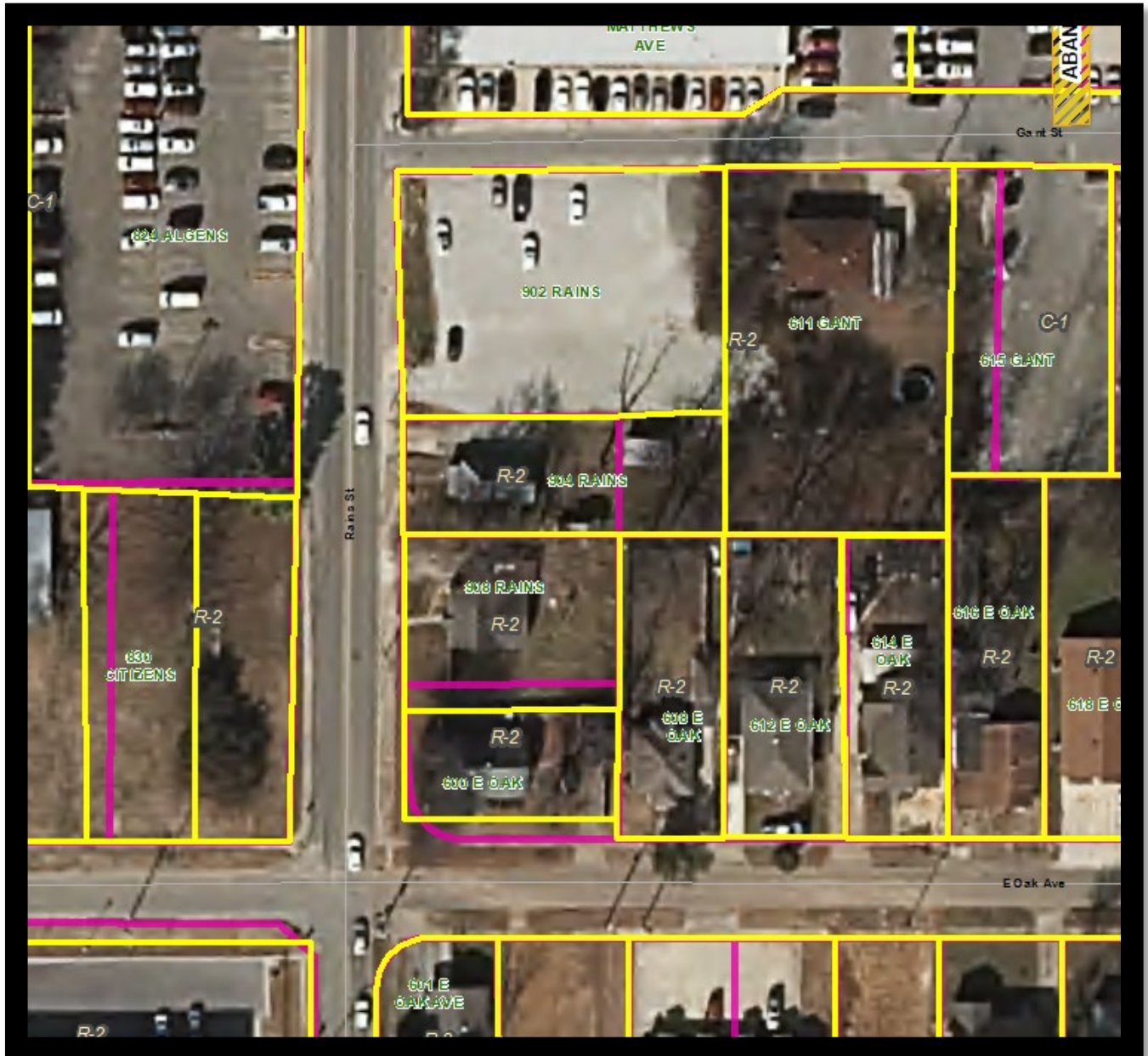
The Medical Center Cluster promotes links between the Medical Center and the other clusters within Downtown, as well as the Arkansas State University Campus.



Adopted Land Use Map

Master Street Plan/Transportation

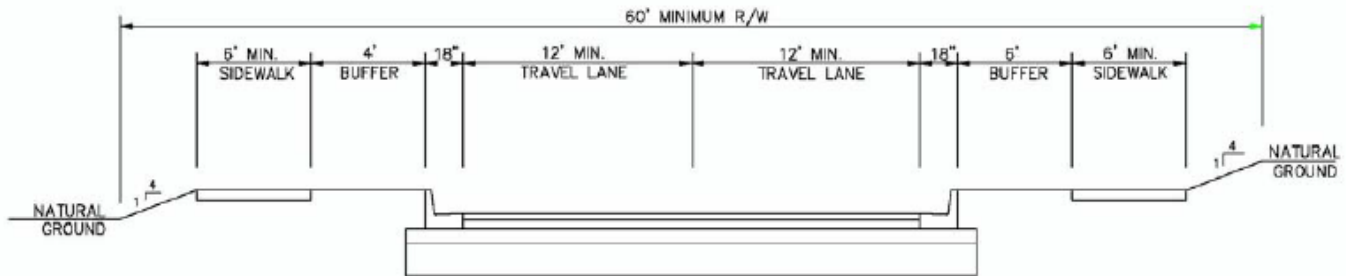
The subject site is served by Rains Street, Gant Street & E Oak Avenue, which on the Master Street Plan are defined as local streets; the street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.



LOCAL STREET

FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

DESIGN: The standard Local Street is to be used in all cases.



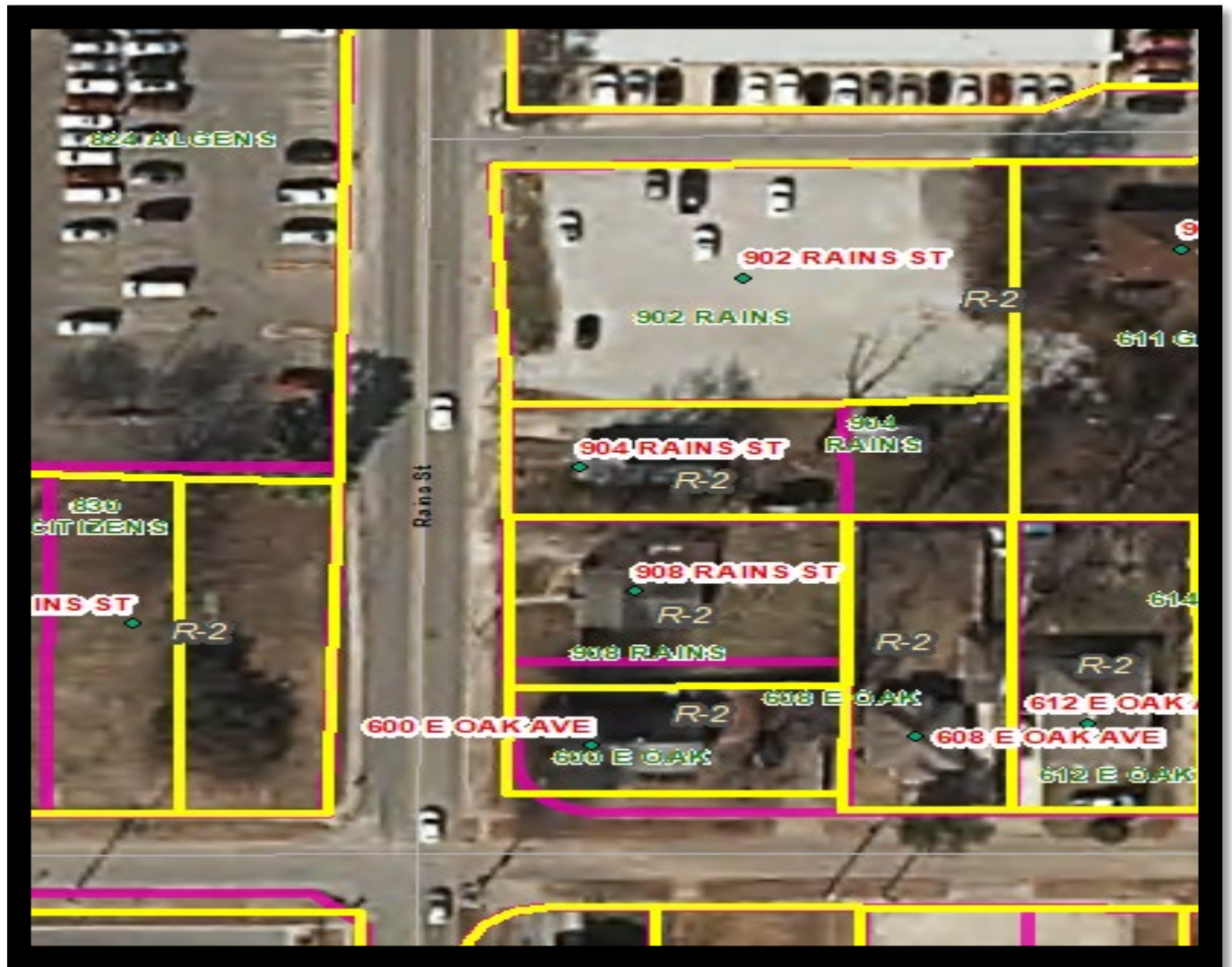
LOCAL STREET SECTION

N.T.S.

NOTE: MINIMUM PAVEMENT WIDTH FOR ALTERNATING SIDE, ON-STREET PARALLEL PARKING IS 28 feet back-of-curb to back-of-curb
 MINIMUM PAVEMENT WIDTH FOR PARALLEL PARKING ON BOTH SIDES OF STREET IS 36 feet back-of-curb to back-of-curb

DESIGN STANDARDS:







Design Speed	25 mph
¹ Lane Width	12 Feet
Maximum Centerline Grade	10%
Minimum Stopping Sight Distance	150' or latest AASHTO Policy on
Geometric	Design Manual
Min. Horizontal Radius at Centerline	200' (normal crown)
Min. Horizontal Radius at Centerline	N/A (super-elevated)
Min. Horizontal Tangent Distance between	50'
Reverse Curves	
¹ Service Volumes	700 AADT
² Standard Right of Way	60'
Minimum Pavement Width (BC to BC)	27'
Intersection Curb Radius	25'
Sidewalks Required	Both Sides



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 C-1 Downtown District rezoning is consistent with the Future Land Use Plan, which was categorized as Downtown Cluster/Medical Center Cluster 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 adjacent to Medical and the medical core and 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 the untended use of the property as an office.	
(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 redevelopment of the existing residential structure into an office. The existing structure to be converted to an office has an area of 1,068 square feet. The Future Land Use Plan identifies the property as being in the downtown medical center cluster. The use of the existing structure as an office would be consistent with the Future Land Use Plan.

The property is surrounded by a combination of C-1 and R-2 Properties. The request for rezoning to C-1 would be compatible with the existing zoning, uses and character of the surrounding area that consist of primarily medical related offices and clinics.

Chapter 117 of the City Code of Ordinances/Zoning defines C-1/Downtown Core District as follows:

Definition: C-1, downtown core commercial district. This district is characterized by concentrated development of permitted uses, including office and institutional, service, convenience and specialty retail, entertainment and housing. Redevelopment of the area is contemplated, with emphasis on an art and entertainment cluster. Accordingly, it is anticipated that one or more overlay or other special districts will be established to help foster transformation of the area.



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.	

Zoning Code Allowable Uses:

Below is the Table of Permitted Uses regarding the requested C-1, Downtown Core District. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC, or not permitted where blank within the Zoning Ordinance Chapter 117:

Uses	C-1	Uses	C-1
Loft apartment * Conditional Use for Apartments on First Level	P/C	Utility, major	C
Bed and Breakfast	P	Utility, minor	P
Hospital	P	Vehicle repair, limited	C
Auditorium or stadium	C	Vocational school	P
Automated teller machine	P	Agriculture, farmers market	P
Bank or financial institution	P	Sign, off-premises*	C
Cemetery	P	Retail/service	P
Church	C	Safety services	P
College or university	P	School, elementary, middle and high	P
Communication tower	C	Service station	C
Funeral Home	C	Museum	P
Convenience store	C	Office, general	P
Day care, limited (family home)	P	Parking lot, commercial	P
Day care, general	C	Parks and recreation	P
Golf Course	P	Nursing Home	C
Government service	P	Post office	P
Hotel/Motel	P	Recreation/entertainment, indoor	P
Library	P	Carwash	C
Medical service/office	P	Restaurant, fast-food	C
		Restaurant, general	P

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 19-19, a request to rezone property from “R-2” Multi-Family Low Density District to “C-1” Downtown Core 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-19-19 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 to “C-1” Downtown Core 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.

