



City of Jonesboro City Council
Staff Report – RZ08-06: St. Bernards Washington/Kitchen
 Huntington Building - 900 W. Monroe
 For Consideration by the Council on Tuesday, April 15, 2008

REQUEST: To consider rezoning a parcel of property containing approximately .37 acres more or less.

PURPOSE: A request for rezoning from R-2 Single Family High Density Residential to C-1 Downtown Core Commercial

APPLICANT/ OWNER: St. Bernards Health Care, 525 E. Jackson Ave., Jonesboro AR

LOCATION: E. Washington Ave.

SITE DESCRIPTION: Tract Size: Approx. 15,998 sq.ft. (.37 acres)
 Frontage: Approx. 125' Kitchen St. 65' Washington Ave.
 Topography: flat
 Existing Dvlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-2, C-1	Residential
South:	R-2	Residential
East:	R-2	Residential
West:	C-1	Commercial

HISTORY: None

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Medium-Density Residential. This sector is currently under update/study by the Land Use Advisory Committee. This area will mostly likely remain recommended as commercial.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

Approval Criteria- Section 14.44.05, (5a-g) - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the planning commission or city council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (a) Consistency of the proposal with the Comprehensive Plan;
- (b) Consistency of the proposal with the purpose of the zoning ordinance;
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and
- (g) 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.

MAPC Record of Proceedings:

Patrick Lemley came forward as proponent for this item.

Otis Spriggs, Planner stated that there is no issue with the request. He cautioned the Commission that C-1 has no parking requirements. Mr. Lemley stated that they plan to have some parking off site but they have a cross-parking agreement across Washington as well. Mr. Spriggs stated that you are allowed shared parking, if the other areas are within 500 ft., but we will need to see that agreement between businesses.

A motion was made by Mr. Joe Tomlinson to approve as C-1 LUO with the stipulations of buffering and screening requirements being met before any development, on-site lighting shall be shielded to protect abutting properties and off site signage shall be prohibited, seconded by Secretary Marvin Day, that this Rezoning be recommended to Council. The motion CARRIED by the following vote:

Mr. Tomlinson voted aye. Mr. Krennerich voted aye.
 3 others voted Aye: Ms. Margaret Norris; Mr. Marvin Day and Mr. Brian Dover
 Absent: 4 – Mr. Ken Beadles; Mr. Ken Collins; Mr. Lonnie Roberts Jr. and Mr. Jerry Halsey Jr.

Findings:

The applicant has proposed to use the property for medical and office/business use. The proposed site is surrounded by residential, governmental and religious uses within an R-2 Zoning District, and should be developed with sensitivity to neighborhood scale. Consideration of any remaining residential should be considered with site controls.

Because of the proximity to a number of residential homes off-premise signage would not be reasonable. Any future request for such conditional use requests should be discouraged. Otherwise particular buffering and protection from light spillage should be required of the applicant if and when the site is developed.

Conclusion:

The MAPC and the Planning Department staff find that the requested zone change submitted by St. Bernards Health Care should be evaluated based on the above observations and criteria in making recommendation to the City Council. MAPC and Staff are recommending that the property be rezoned from R-1 to [C-1](#); it would follow good land use design principles if all of the above concerns are addressed.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP; Planning & Zoning Director

Site Photographs



AERIAL & ZONING MAP



View of the site looking Southeast



View looking Easterly along Washington Ave.



View from the site looking toward the West along Washington Ave.



View looking West from subject site