

City of Jonesboro City Council
Staff Report – RZ 14-17: 2916 Wood St. Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Council on November 4, 2014

REQUEST: To consider a rezoning of the land containing 0.698 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-1” Single Family residence to “C-3” L.U.O. General Commercial use.

**APPLICANTS/
OWNER:** **City of Jonesboro**, 300 S. Church Street, Jonesboro AR

LOCATION: **Fire Station 5:** 2916 Wood Street, Jonesboro, AR
 (Now being relocated to 2525 Neely Rd.)

**SITE
DESCRIPTION:** **Tract Size:** Approx. 0.698 Acres (Approx. 30,404sq. ft.)
Street Frontage: 213 ft. on Wood St; 80 Ft. on W. Parker St.
Topography: Slopes downward to the southeast from Elev. 387 to Elev. 377.
Existing Development: R-1 Single Family Zoned/Fire Station Building.

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: R-1	Single family home
	South: R-1	Single family home
	East: R-1	Single family home
	West: R-1/C-3	Single family/General commercial

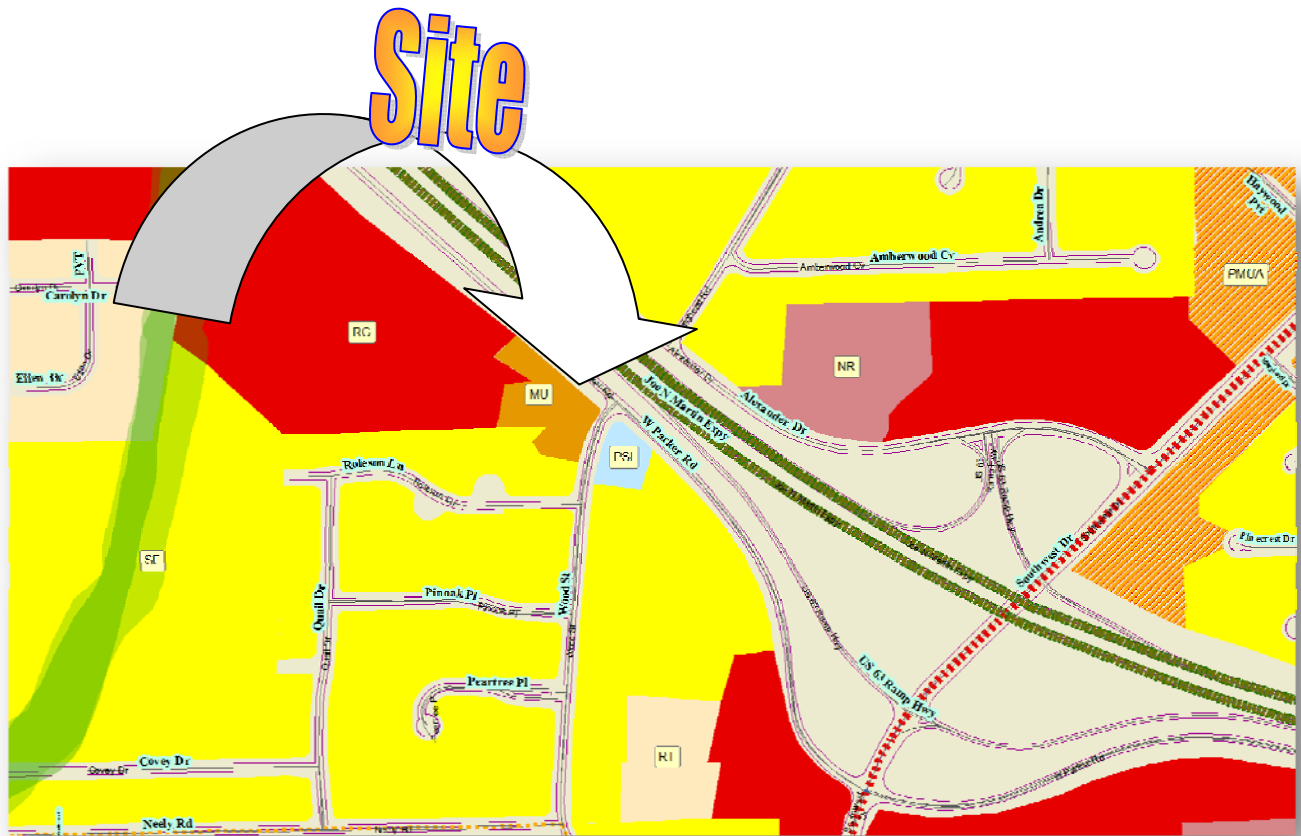
HISTORY: Governmental Use in an R-1 District as Fire Station.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Current/Future Land Use Map recommends this location as Public, Semi-public Institutional. The proposed rezoning is not consistent and in compliance with the adopted Land Use Plan, because the City hopes to close on a pending sale of the fire station to an office use/potential buyer.










Adopted Future Land Use Map

Master Street Plan/Transportation

The subject property is served by Wood St. on the Master Street plan, which is classified as a local road, which requires a 30 ft. right-of-way to road centerline (60 ft. total right-of-way). The property also fronts on W. Parker Road, which is part of the existing major highway having over 300 ft. of right of way.

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 C3-L.U.O. District rezoning is not consistent with the Future Land Use Plan, which was categorized as P.S.I. Public-semi-public, Institutional.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, as a Limited Use Overlay. As the end use for the property will be office use. The property is not suitable as a residential home.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. Property fronts on major highway access road.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Property is not suitable for single family residential. The fire station building will be reused for office use.	
(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;	This site and use should not be a detriment to the area. At time of transition or reuse, little or no traffic will be noticed by surrounding residential.	
(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	Property is not vacant with the current fire station within the R-1 zoning district. It has consistently been used as a fire station.	
(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	Minimal impact if rezoned to C-3, L.U. Overlay.	



Vicinity/Zoning Map

Staff Findings:

Applicant’s Purpose:

The City of Jonesboro is hoping to rezone the subject property to allow the existing structure to be used as office. This area is mixed with different types of residential developments and commercial developments. The site is occupied by a fire station, which is adjacent to other R-1 single family uses. Land adjacent was rezoned to C-3 L.U.O. property in the past.

As the City transitions the relocation of Station 5, Staff feels that the reuse of the building for a small office use will be fitting for the general area. Staff has advised on the C-3 General Commercial Use with restrictions on the types of uses that should be restricted for this location.

Moreover, any uses that will cause detriment to the residential neighborhood to remain, should be discouraged. If the property should ever be redeveloped under the requested C-3 District, the following uses should be prohibited because of their incompatibility with residential:

- Gas Fueling Station
- Billboard Advertisement
- Automotive Repair/ Collision Repair
- Animal Care
- Adult Entertainment

The City of Jonesboro has proposed a rezoning to C-3 L.U.O, and staff has listed the permitted uses to be allowed within the development as follows (*Note the highlighted uses in yellow are suggested to be prohibited due to adverse impacts on residential*):

List of Commercial Uses	C-3 General Commercial	List of Commercial Uses	C-3 General Commercial
<i>Civic and commercial uses</i>		<i>Civic and commercial uses</i>	
Animal care, general	Permitted	Nursing home	Permitted
Animal care, limited	Permitted	Office, general	Permitted
Auditorium or stadium	Conditional	Parking lot, commercial	Permitted
Automated teller machine	Permitted	Parks and recreation	Permitted
Bank or financial institution	Permitted	Pawn shops	Permitted
Bed and breakfast	Permitted	Post office	Permitted
Carwash	Permitted	Recreation/entertainment, indoor	Permitted
Cemetery	Permitted	Recreation/entertainment, outdoor	Permitted
Church	Permitted	Recreational vehicle park	Permitted
College or university	Permitted	Restaurant, fast-food	Permitted
Communication tower	Conditional	Restaurant, general	Permitted
		Retail/service	Permitted
Convenience store	Permitted	Safety services	Permitted
Day care, limited (family home)	Permitted	School, elementary, middle and high	Permitted
Day care, general	Permitted	Service station	Permitted
Entertainment, adult	Conditional	Sign, off-premises*	Permitted
Funeral home	Permitted	Utility, major	Conditional
Golf course	Permitted	Utility, minor	Permitted
Government service	Permitted	Vehicle and equipment sales	Permitted
Hospital	Permitted	Vehicle repair, general	Permitted
Hotel or motel	Permitted	Vehicle repair, limited	Permitted
Library	Permitted	Vocational school	Permitted
Medical service/office	Permitted	Warehouse, residential (mini) storage	Conditional
Museum	Permitted	<i>Industrial, manufacturing and extractive uses</i>	
<i>Agricultural uses</i>		Freight terminal	Conditional
Agriculture, animal	Conditional	Research services	Conditional
Agriculture, farmers market	Permitted		

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	Concurs	Concurs
Streets/Sanitation	Concurs	Concurs
Police	Concurs	Concurs
Fire Department	Concurs	Concurs
MPO	Concurs	Concurs
Jets	Concurs	Concurs
Utility Companies	Concurs	Concurs

MAPC RECORD of PROCEEDINGS: Public Hearing held on Tuesday, October 28, 2014:

Applicant: City of Jonesboro

Mr. Otis Spriggs, Planning Department, presented on behalf of Administration, the rezoning of Station 5 from R-1 Single Family Residential to C-3- L.U.O., with a list of prohibited uses. The Land Use recommendation is Public Semi-public Institutional for the previous fire station use. The requested office use will be consistent with the area in terms of intensity. An architectural code analysis would be required of the new user to assure building code compliance. Mr. Spriggs added that Wood Street and West Parker Road right-of-ways would have to meet the Master Street Plan requirements if the property is ever redevelopment.

Mr. Spriggs: The proposed office uses will have limited impacts on the neighborhood with little or no traffic. The criteria for rezoning has been met. The list of permitted uses were discussed and the list of discouraged uses were given. He concluded that there were no concerns from the other departments and agencies as a result of the pre-development meeting. The conditions were read.

Public Input: None present.

Commission Input:

Mr. Hoelscher: Asked is it a reasonable request to dictate any future redevelopment to maintain a residential character. Mr. Spriggs found no reason that such a condition would be a problem, and cited a sample added condition to address character of future buildings. Mr. LM Duncan concurred from administration.

Mr. Kelton: Commented about the home that was rezoned to commercial just across the street, noted that he visited the site. The fire station has been there a while and has posed no problems to the existing single family that exists to the south and west.

Motion was made by Mr. Reece to place the matter on the table for consideration, and recommend it to Council; Mr. Hoelscher seconded.

Roll Call Vote: Mr. Hoelscher- Aye; Mr. Reece- Aye; Mr. Perkins- Aye; Mr. Bailey- Aye; Mr. Kelton- Aye. Rezoning was approved by a 5-0 vote.

Absent were: Mr. Scurlock, Mrs. Schrantz, and Mr. Cooper; Mr. Lonnie Roberts was chairman.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 14-17, a request to rezone property from “R-1” Single Family to “C-3, L.U.O.” the following conditions are recommended:

1. That the proposed site shall continue to satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC, prior to any redevelopment of the property.
3. The applicant/successors agree to comply with the Master Street Plan recommendation for Wood St. and W. Parker Rd. upon any future redevelopment of the site.
4. Any future redevelopment of the existing facility shall maintain a residential character.
5. The property shall be redeveloped under the C-3 General Commercial District standards, without the following prohibit uses:
 - Gas Fueling Station
 - Billboard Advertisement
 - Automotive Repair/ Collision Repair
 - Animal Care
 - Adult Entertainment

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking toward to the front of subject property



View looking toward to the opposite side of road of subject property



View looking from toward to the south of Wood Street



View looking southeast towards the subject property



View looking towards the intersection of Wood Street and W. Parker Rd



View looking the west from W. Parker Rd.



View looking Southwest on Wood Street



View looking south of Wood Street



View looking north from the Southwest corner of the site



View looking North along Wood Street



View looking South on Wood Street.



View looking north at existing fire station



View looking east at home next door to the south



View looking toward to west of W. Parker Rd.