



City of Jonesboro City Council
Staff Report – RZ09-06: St. Bernards- 712 E. Washington
 Huntington Building - 900 W. Monroe
For Consideration by the Council on April 21, 2009

REQUEST: To consider rezoning a parcel of property containing approximately .34 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. Bernard’s Regional Medical Center , 225 E. Jackson Ave., Jonesboro AR

LOCATION: 712 E. Washington Ave.

SITE DESCRIPTION: Tract Size: Approx. .34 acres; 14,815 sq. ft.

Frontage: Approx. 47.39’ on Washington Ave.

Topography: flat

Existing Dvlpmt: Previously Church Building

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

HISTORY: Neighboring property was rezoned to C-1 Downtown-Core, previously for St. Bernard’s Senior Center

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 be recommended for Downtown Redevelopment Area/commercial. Consistency is achieved with the development patterns for this area.

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:

On April 14, 2009, the MAPC held a public hearing on this case and offers the following recommendation:

Opposition: None

Applicant: Mr. Patrick Lemley of Associated Engineering appeared before the Commission and explained the basis of the rezoning. Mr. Spriggs presented the staff report and findings and stated that he did not object to the rezoning, and found it to be in compliance with all C-1 District standards. It will be a good accessory use to the existing Senior Citizen's facility.

Motion was made by Mr. Roberts to approve, 2nd by Ms. Norris.

Roll call Vote: Mrs. Norris- Aye; Mr. Tomlinson- Aye; Mr. Roberts- Aye; Mr. Hoelscher- Aye; Mr. Halsey- Aye; Mr. Dover- Aye; Mr. Collins- Aye; Mr. Kelton- Aye; (8 to 0 vote- Approved)

Findings:

The applicant has proposed to use the property for medical and office/business use. The proposed site is surrounded by residential, daycare elderly facility and religious uses within R-2 and C-1 Zoning Districts, and will be used with sensitivity to neighborhood scale. Staff was informed that the existing structure will be utilized for accessory uses to the senior daycare use. With a C-1 District, no setback variations are needed, and the parking for the use will all be onsite; there are no onsite parking requirements for downtown-core properties.

Because of the proximity to residential homes and the downtown area, and 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.

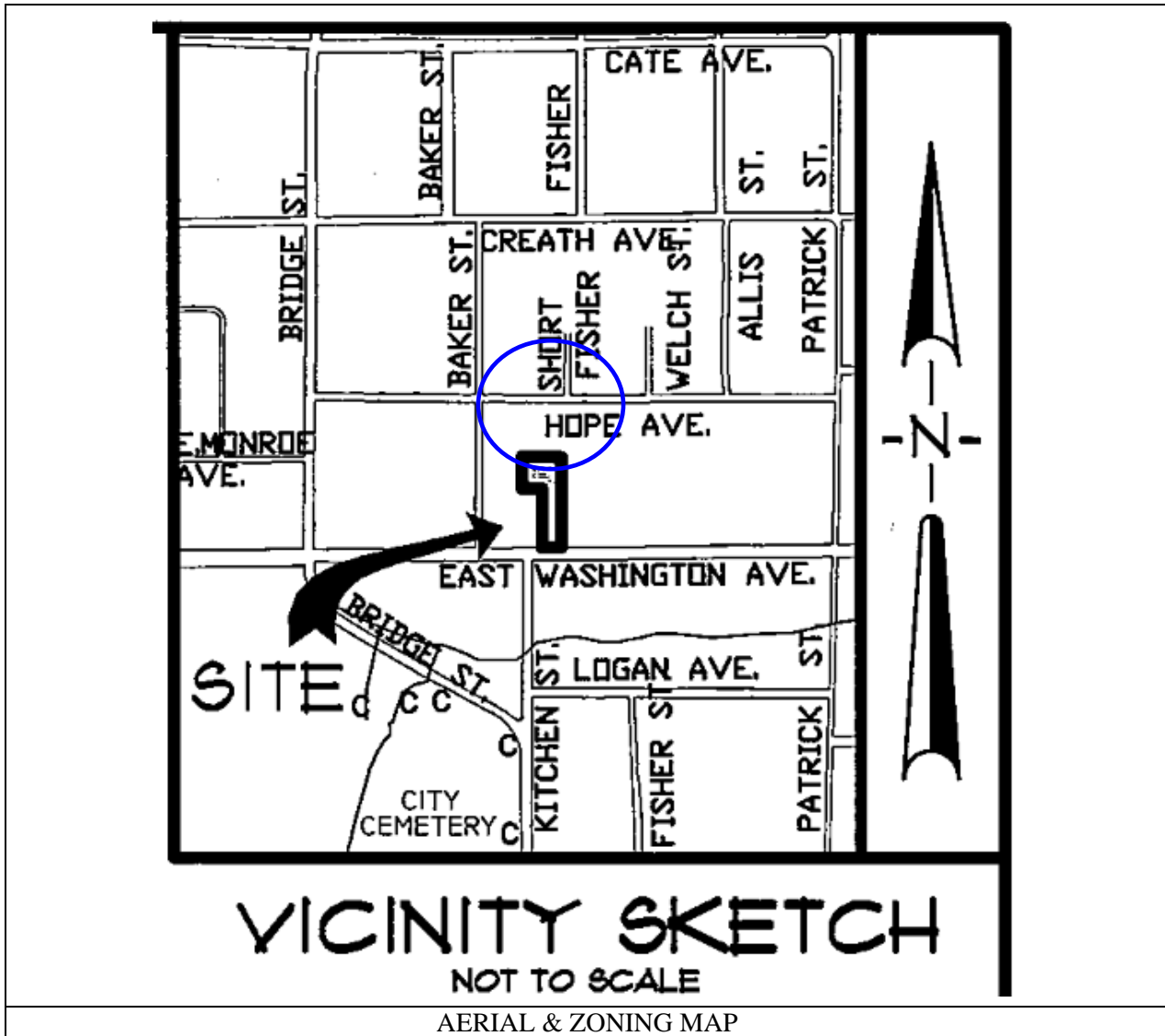
Conclusion:

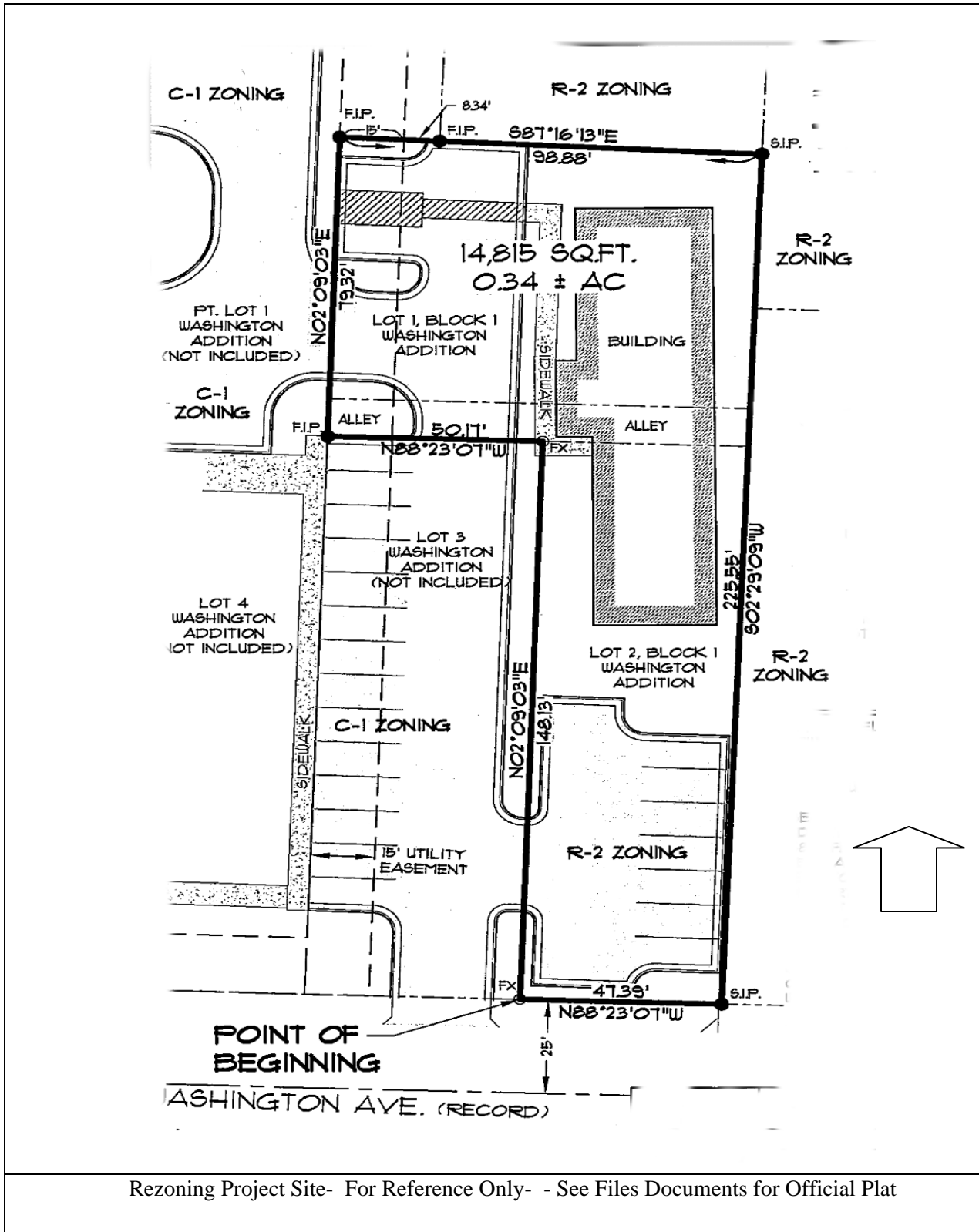
The MAPC and Planning Staff find that the requested zone change submitted by St. Bernard's Health Care should be evaluated based on the above observations and criteria and is hereby recommended for approval to the City Council. MAPC is recommending that the property be rezoned from R-2 to [C-1](#) and it would follow good land use design principles.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs





Rezoning Project Site- For Reference Only- - See Files Documents for Official Plat



View looking West along Washington Ave.



View looking toward the West along Washington Ave.



View looking West towards subject site



View of the site looking North



View of the site looking South



View of Site looking East