



City of Jonesboro Planning Commission
Staff Report –CU 13-16 – 3901 East Highland Dr., Ambulance Station
Municipal Center – 300 South Church Street
For Consideration by Planning Commission on November 12, 2013

REQUEST: Applicant requests MAPC approval of a Conditional Use to permit an ambulance station on a property zoned R-2 Multi-Family Low Density District.

APPLICANT: George Stem, 3710 Riviera Dr., Jonesboro, AR 72404

OWNER: Vision 2000, Inc., P.O. Box 1654, Jonesboro, AR 72403

LOCATION: 3901 East Highland Drive at the southeast corner of the Bryan St. intersection.

SITE DESCRIPTION:

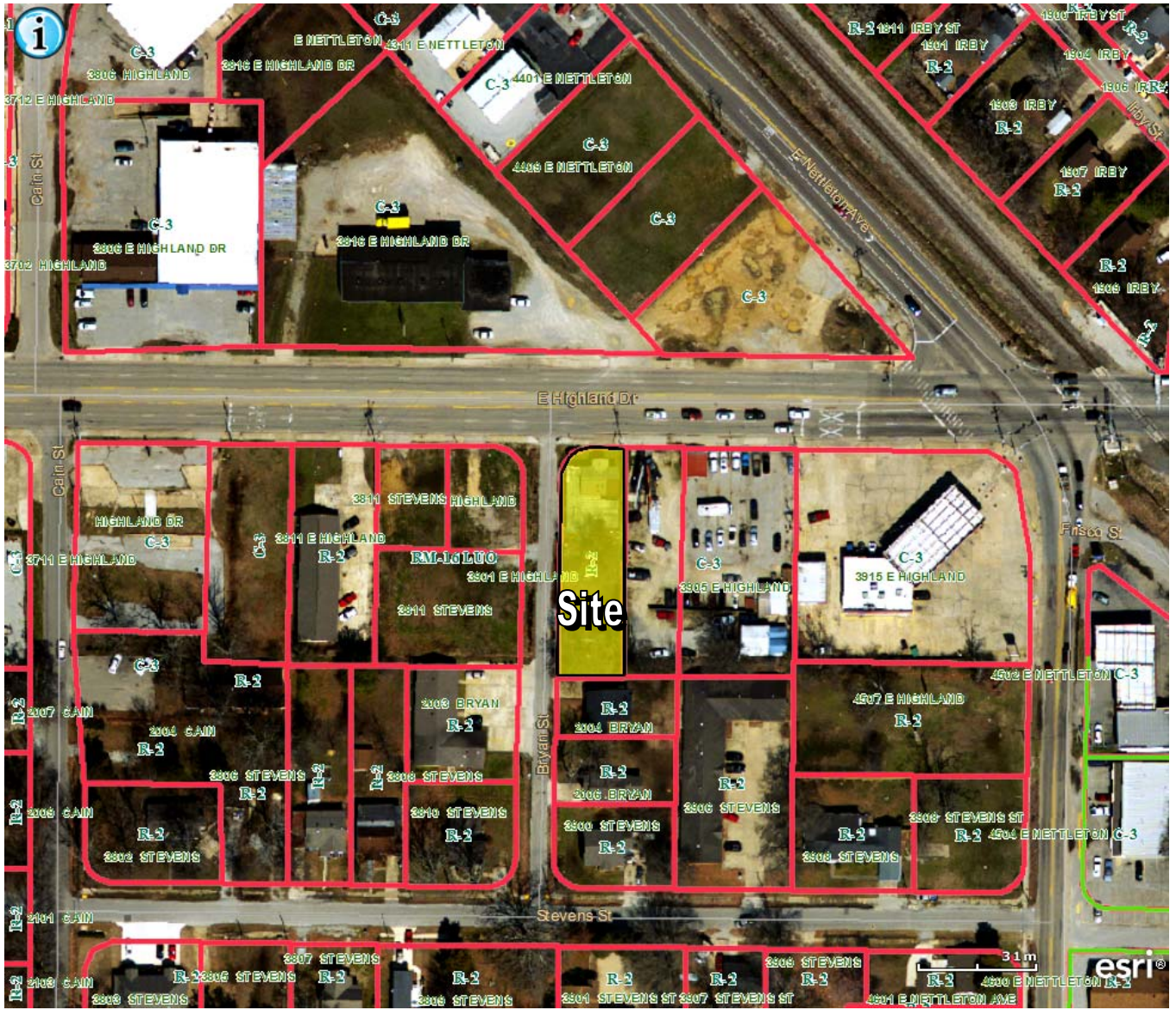
Tract Size:	0.24 acres +/-
Frontage:	Approx. 50' along E. Highland and 210' along Bryan St.
Topography:	flat
Ex. Development:	Single Family Residence

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Automobile Sales
South:	R-2	Single Family Residence
East:	C-3	Automobile Sales
West:	RM-16 LUO	Vacant/Undeveloped

Zoning Code Analysis:

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (7) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed. (Chapter 117-197)



Zoning/Vicinity Map

Findings:

1. An ambulance service is in the inclusion list under the code definition for safety services. Code requires safety services to receive conditional use approval within an R-2 District.
2. Property platting and street right of way dedication is required.
3. The preliminary site plan would require variances for street and side setbacks from the BZA, as well as, determination of the amount of parking required for the proposed use.
4. The setback, building height, screening, and site design standards as per “Sec. 117-328. - Residential Compatibility Standards” are triggered by the bordering property to the south.

MAPC should consider the following condition if the request is granted in full on the basis of the Conditional Use:

1. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the MAPC prior to any development of the property.

Sample Motion:

I move to approve Conditional Use: CU 13-16 as presented for an Ambulance Station contingent upon satisfaction of the specified condition(s). The MAPC find that the proposed use is appropriate for the location.

Respectfully Submitted for Commission Consideration,

A handwritten signature in cursive script, appearing to read "O. Spriggs".

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking southeast toward subject site.



View looking northeast toward subject site.



View toward subject site from the northwest corner of property located to the east of subject site.



View of property located to the north of subject site.



View of property located to the west of subject site.



View of property located to the southwest of subject site.



View of property located to the south of subject site.