



*City of Jonesboro City Council*  
**Staff Report – RZ 12-12: 4216 Stadium Blvd. @ Fire Academy Dr.**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Council on July 17, 2012*

**REQUEST:** To consider a rezoning of a parcel of land containing 0.2 acres more or less.

**PURPOSE:** A request to consider a recommendation to Council for a rezoning from R-1 Single Family Residential to C-3 General Commercial by the MAPC.

**APPLICANT/  
OWNER:** City of Jonesboro Administration, 515 W. Washington Ave., Jonesboro AR

**LOCATION:** 4216 Stadium Blvd. Jonesboro, AR 72401 (Northeast Corner)

**SITE  
DESCRIPTION:** Tract Size: Approx. +/- 0.2 acres, +/- 9,000 sq. ft.  
 Frontage: 100' ft. +/- along Fire Academy Dr., 90' +/- Stadium Blvd.  
 Topography: Flat  
 Existing Development: Former Fire Station

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Former Craighead County Shop
South:	R-1	Consolidated Youth Services Juvenile Facility
East:	R-1	Former Craighead County Shop/Fire Academy
West:	C-3	John Deere

**HISTORY:** None

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

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

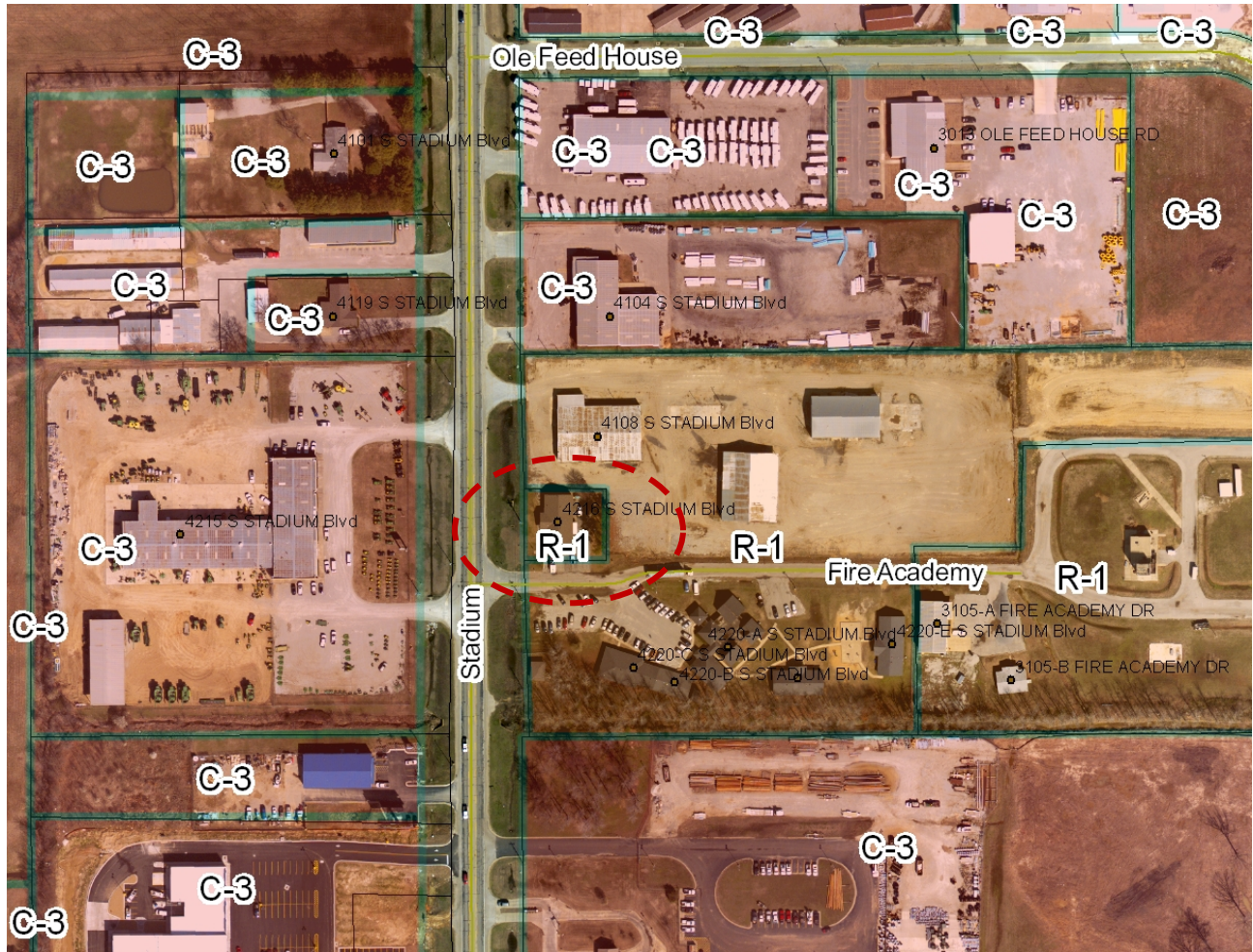
The Current/Future Land Use Map recommends this location as Public-Semi-Public and Institutional (PSI). The proposed rezoning is consistent with the land use map with the proposed Institutional Use which will be human service type use.

**Approval Criteria- Section 117-34- 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.



*Vicinity/Zoning Map*

Findings:

**Master Street Plan/Transportation**

The subject site is served by Stadium Blvd. has a right of way totaling 150ft. (Principal Arterial min. 120’) and Fire Academy Dr. has a ingress/egress easement totaling 60ft (Private Drive).

**Zoning Code Compliance Review:**

The applicant is requesting a change to C-3 General Commercial District and it is the desire of Consolidated Youth Services to use the facility for commercial services, educational and youth services in the near future. This was formerly the City of Jonesboro Fire Station which was permitted as a government use within an R-1 District. It is the City’s intend to sell the property to the CYS Organization upon completion of the rezoning.

The property is surrounded by a various commercial uses in the immediate area and the acreage is served by Fire Academy Dr. on which those uses are owned by the potential owner. The collective acreage will allow an excellent opportunity to create a campus environment and allow continued growth. The applicant is proposing the C-3 District on the site with a single private driveway for access.

Staff has discussed possible approaches to this development through either the Planned District Development Code or the Limited Use Overlay. This is highly recommended so that the MAPC and City Council can place necessary provisions on the development to assure the promised outcome. Staff finds the requested reasonable and consistent with the zoning of properties in the area.

**C-3 Zoning District Requirements:**

Requires 6,500 sq. ft. Nonresidential uses

**Front Setback:** 25 ft.

**Side:** 10 ft.

**Rear:** 20 ft.

**Parking required:** Existing Spaces Provided

**Future Use Parking Requirements:** Government service 1 per 300 ft.  
General Office 1 per 300 ft.  
General Retail/Service 1 per 250 ft.

**MAPC RECORD OF PROCEEDINGS: Public Hearing 7/10/2012:**

**Applicant:**

**Staff: Mr. Thomas White** gave the Staff Summary Report and noted that the City is potentially selling this property to City Youth Services who will utilize this space. They currently have an office south of the tract, and are planning on using it in its current state. If they redevelop the property, MAPC would have to review a site plan.

**No Public Input or Opposition Present.**

*Motion was made by Mr. Reece; 2<sup>nd</sup> by Mr. Tomlinson to recommend approval to the City Council.*

**The motion PASSED by the following vote: Vote 6 to 0 to recommend Approval to City Council.**

**Aye: 6** – Mr. Jim Scurlock, Mr. Joe Tomlinson; Mr. Paul Hoelscher; Mr. Ron Kelton; Ms. Kim Elmore; Mr. Reece. **Chair:** Mr. Lonnie Roberts

**Absent: 2** – Mr. Brian Dover, Ms. Beverly Nix

**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by The City of Jonesboro, should be evaluated based on the above observations and criteria, of Case RZ 12-12 noted above, a request to rezone property from “R-1” to “C-3” General Commercial District. The MAPC recommends that

the petition should be approved by the City Council and will follow good land use principles. The following condition is recommended.

1. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the site.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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# Site Photographs



View looking North from adjacent property.



View looking East towards subject property along Stadium Blvd.



View looking North from subject property frontage.



View of looking South along Stadium Blvd.



View of subject property and Fire Academy Dr.



View looking West from subject property.



View looking Northeast of subject property and additional acreage (rear).