



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 14-17: 2916 Wood St. Rezoning**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Commission on October 28, 2014*

**REQUEST:** To consider a rezoning of the land containing 0.698 acres more or less.  
**PURPOSE:** A request to consider recommendation to Council for a rezoning from “R-I” 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 El. 377.  
**Existing Development:** R-1 Single Family Zoned/Fire Station Building.

<b>SURROUNDING</b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
<b>CONDITIONS:</b>	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.



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:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues reported to date.	
<b>Streets/Sanitation</b>	No issues reported to date.	
<b>Police</b>	No issues reported to date.	
<b>Fire Department</b>	Concurs	Concurs
<b>MPO</b>	No issues reported to date.	
<b>Jets</b>	No issues reported to date.	
<b>Utility Companies</b>	No issues reported to date.	

**Conclusion:**

The Planning Department Staff finds 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. 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 Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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**Sample Motion:**

I move that we place Case: RZ-14-17 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “R-1” Single Family to the proposed C-3, L.U.O., will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the 4 conditions.

# 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.