

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 12-13: 4220 Stadium Blvd. @ Fire Academy Dr.
Huntington Building - 900 W. Monroe
For Consideration by the Commission on August 14, 2012

REQUEST: To consider a rezoning of a parcel of land containing 10.9 acres more or less.

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

**APPLICANT/
OWNER:** Consolidated Youth Services, 4220 Stadium Blvd., Jonesboro AR

LOCATION: 4220 Stadium Blvd. Jonesboro, AR 72401

**SITE
DESCRIPTION:** Tract Size: Approx. +/- 10.9 acres
 Frontage: 599.25' ft. +/- along Fire Academy Dr., 90' +/- Stadium Blvd.
 Topography: Flat
 Existing Development: Former County Shop, Consolidated Youth Services

SURROUNDING CONDITIONS:	<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

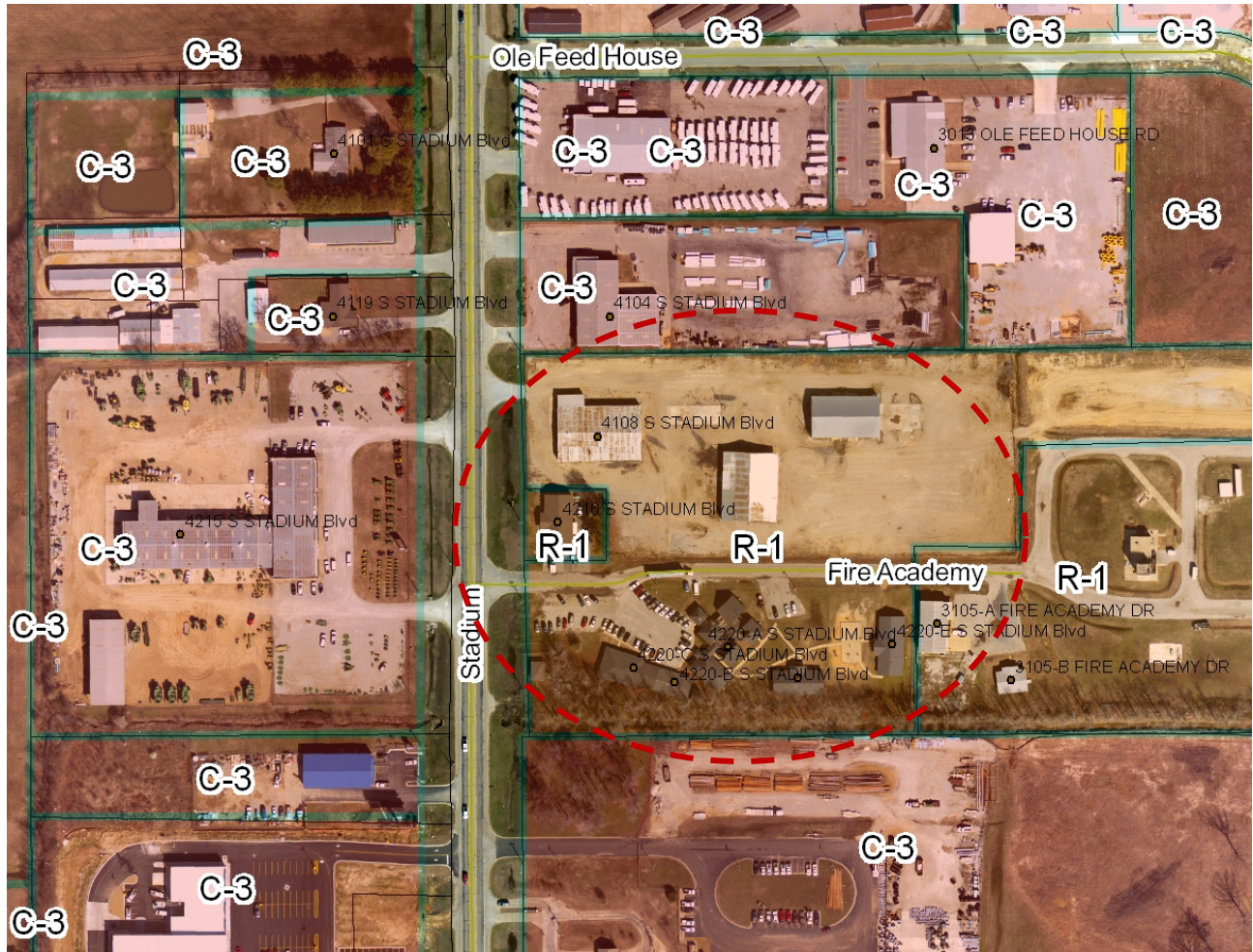
The Current/Future Land Use Map recommends this location as Public-Semi-Public and Institutional (PSI). The proposed rezoning is consistent with the land use map with the proposed Institutional Use which will be human service type use.

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 is adjacent to the formerly known City of Jonesboro Fire Station which was previously permitted as a government use within an R-1 District. CYS is purchasing adjacent property pending rezoning completion.

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 finds the request 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.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Consolidated Youth Services should be evaluated based on the above observations and criteria, of Case RZ 12-13 noted above, a request to rezone property from “R-1” to “C-3” General Commercial District. Staff feels that the petition should be recommended for approval to City Council and will follow good land use principles. The following condition is recommended.

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

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motion 1:

I move that we place Case: RZ-12-13 on the floor for consideration and for recommendation to City Council for a rezoning from R-1 to “C-3” General Commercial District. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

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).