

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 13-03: Temple Baptist Rezoning – 2405 Stadium
 Huntington Building - 900 W. Monroe
For Consideration by the Council on April 16, 2013

REQUEST: To consider a rezoning of a parcel of land containing 4.89 acres more or less.

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

**APPLICANT/
OWNER:** Temple Baptist Church, 2405 Stadium Blvd., Jonesboro, AR 72401

LOCATION: 2405 Stadium Blvd., North side of Race St. East of Parkwood/West of Stadium

SITE DESCRIPTION: **Tract Size:** 4.89 acres/ 212,871 sq. ft.
Frontage: 191 ft. on Stadium Blvd./Hwy. 1; 200 ft. on Race St.
Topography: Predominately flat.
Existing Development: The site is currently Church use.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Vacant (Fairground Property)
South:	C-3	Focus Bank/ South of Race- Automotive & Non-conforming residential use.
East:	C-3	Shipley’s Donuts
West:	C-3	Vacant Land (Same Ownership)

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 Institutional. While the Land Use Plan recommends this site for future uses as church, civic, governmental or institutional use, it is not ideal that future single family uses will be in demand along the Stadium Blvd. Commercial Core area, also due to expanded commercial growth in the area. The proposed rezoning is consistent with the adopted Land Use map from a current use standpoint, because religious worship uses are commercial in nature. All potential general commercial uses would be consistent with the planning area, and a map revision is advised.



Adopted Land Use Map

Approval Criteria Checklist- 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 list. Staff has reviewed each and offers explanations and findings as listed in the rezoning checklist below:

Criteria	Consistent (Yes or No)	Explanation
(a) Consistency of the proposal with the Comprehensive Plan	Yes. Plan Update is Pending.	See Land Use Section Above.
(b) Consistency of the proposal with the purpose of the zoning ordinance.	Commercial uses surround the subject property. The church use is consistent.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;	Commercial uses surround the subject property. The church use is compatible.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Not suitable for single family along the Stadium frontage and the core commercial area.	
(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;	No detriments. Traffic and access management should be considered during the site plan. Cross access is recommended.	
(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 has been partially developed for church use.	
(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.	Applicant states no major impacts. Access management should be coordinated.	



Vicinity/Zoning Map

RECORD OF PROCEEDINGS: MAPC PUBLIC HEARING HELD APRIL 9, 2013

Applicant: Attorney Don Parker (on behalf of the applicant- Temple Baptist Church) appeared before the Commission with the pending rezoning request, for property located at 2405 Stadium Blvd. The church owns approximately 13.21 acres that stretch from Stadium Blvd. to Fair Park Blvd. The subject site is located on a 4.89 tract, which is currently zoned R-1 Single Family. The area surrounding the property is zoned C-3 General Commercial. The rezoning for this tract, where the church building sits, is requested so that the land will conform to the other land zoned C-3. The adjacent Fairground property to the North is still available, and site plans are not yet approved. Mr. Parker described the surrounding uses, which all are zoned C-3 General Commercial. Again, this will conform to the zoning, and will be consistent with the surrounding C-3. The land is not suitable for R-1 Single Family, and it is adjacent to a major commercial arterial.

Staff: Mr. Spriggs presented the findings of the Staff Report, stating that the Land Use Plan developed previously for this area listed the property and church as Semi-Public Institutional. Church uses are considered as Commercial. While it is not consistent with the Land Use Plan technically, it is consistent with

the general planning area. A map revision is advised, as it relates to land uses that abut a major or minor arterial. Listed in the Staff Report are also the requirements as it relates to the Master Street Plan for Race Street frontage (Collector Road), and Stadium Blvd being a principal arterial. Mr. Spriggs added that Staff feels during the platting process, it will be brought into compliance.

Mr. Spriggs: With the requested district change being C-3 General Commercial, approval is still contingent upon site plan review submissions before the MAPC. There were no submitted objections or issues by the various departments or utility agencies as noted in the staff report. Staff is requesting that any future development will satisfy City Engineering storm water drainage requirements, as well as future site plan shall be submitted; and, the applicant agrees to any Master Street Plan requirements for Race Street and Stadium Blvd.

Public Input: None Present.

Commission Action:

Mr. Tomlinson made the observation that he feels this is one of the most logical thing that will benefit this entire acreage of land within the C-3 General Retail Core.

Joe Tomlinson made a motion to place Case: RZ-13-03 on the floor for consideration and for recommendation to City Council for a rezoning from “R-1 to “C-3” General Commercial District, subject to the 3 Staff conditions. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area. Motion was seconded by Mr. Kelton.

Roll Call Vote:

Ms. Elmore- Aye; Mr. Tomlinson- Aye; Mr. Kelton- Aye; Mr. Scurlock- Aye; Mr. Roberts- Aye. **Absent were:** Mr. Dover, Mr. Hoelscher, Ms. Nix, and Mr. Reese.

Findings:

Master Street Plan/Transportation

The subject site is served by Race Street and Stadium Blvd., which on the Master Street Plan are defined as a Collector Road and Principle Arterial respectively. Both street right-of-ways satisfy the Master Street Plan recommendation as illustrated on the Plat, with 60 ft. depicted on Hwy. 1, and 41 ft. is shown along the Race Street frontage.

Zoning Code Compliance Review:

The applicant has proposed a rezoning from R-1 Single Family Residential to a C-3 General Commercial District with no special use or planned development district tools applied in this petition. All allowable uses listed under Chapter 117, C-3 General Commercial could potentially apply here. However, as customary, the Planning Commission my wish to request that a Final Site Plan be subject to MAPC approval at such time the property should redevelop. All other uses stipulated as allowable or as conditional use will apply to this proposed rezoning petition.

Other Departmental/Agency Reviews:

Department/Agency	Reports/ Comments	Status
Engineering	Reported at the Meeting	Noted no objection
Streets/Sanitation	Received	Noted no objection
Police	Received	Noted no objection
Fire Department	Received	Noted no objection
MPO	Received	Noted no objection
Jets	Received	Noted no objection
Utility Companies	Was present at Pre-Meeting	Noted no objection

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Temple Baptist Church should be evaluated based on the above observations and criteria, of Case RZ 13-03 noted above, a request to rezone property from “R-1” to “C-3” General Commercial District. The following conditions apply:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That a future site development plan be submitted and reviewed by the MAPC prior to any future redevelopment of the proposed site.
3. The applicant agrees to comply with the Master Street Plan recommendations for the Race Street and Stadium Blvd./Hwy.1 right-of-way(s).

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking South from site.



View looking East along property frontage on Race Street



View looking West along site frontage on Race Street



View looking South of site.



View looking North from across Race towards existing Church



View looking East along Race towards Stadium/Race intersection.



View looking West of abutting residence and Commercial Uses South of Project Site.