



**City of Jonesboro City Council**  
**Staff Report – RZ 12-13: 4220 Stadium Blvd. @ Fire Academy Dr.**

**Huntington Building - 900 W. Monroe**  
*For Consideration by the City Council on August 21, 2012*

**REQUEST:** To consider a rezoning of a parcel of land containing 10.9 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.

**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

<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**

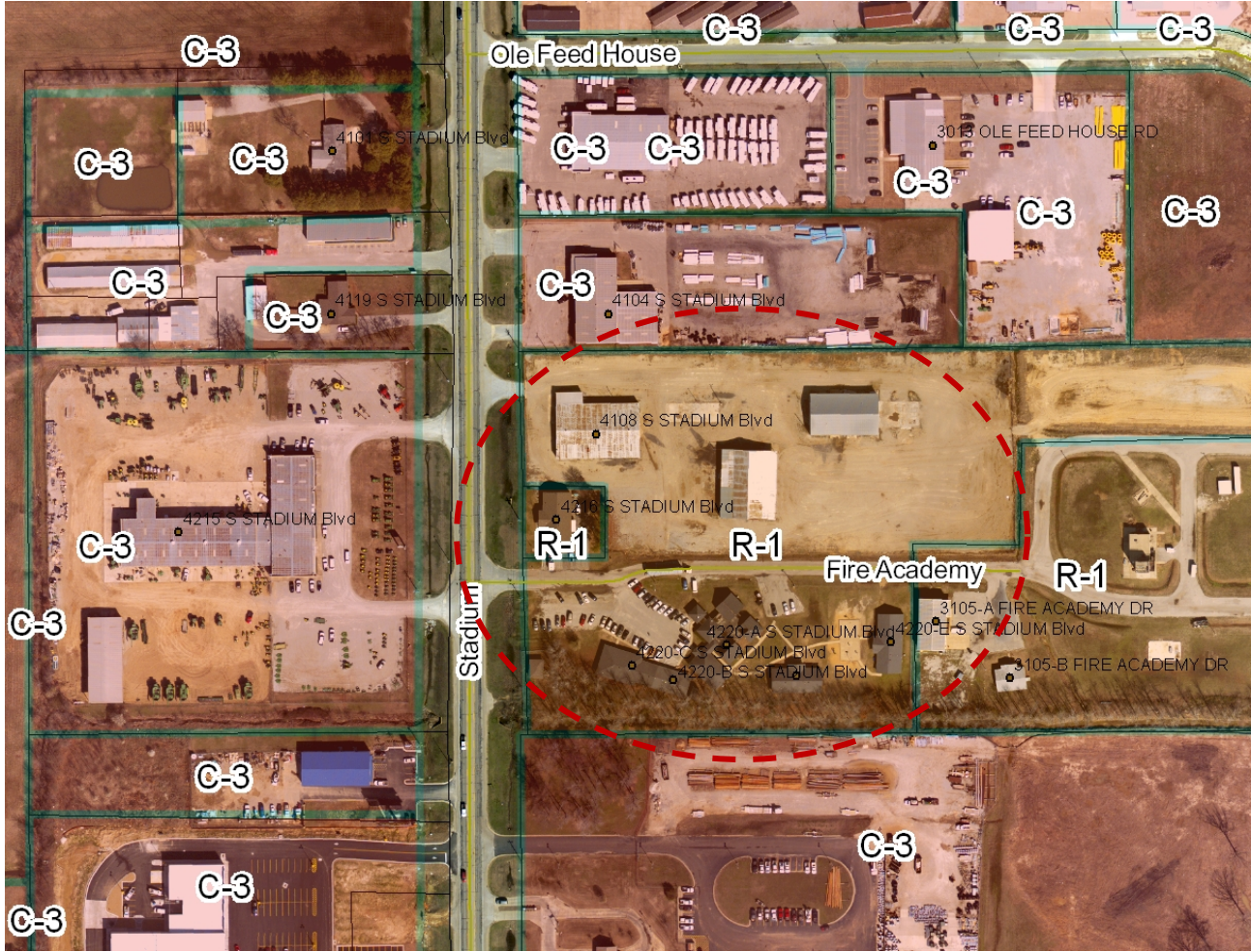
The Current/Future Land Use Map recommends this location as Public-Semi-Public and Institutional (PSI). The proposed rezoning is consistent with the land use map with the proposed Institutional Use which will be human service type use.

**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 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.

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**MAPC RECORD OF PROCEEDINGS: Public Hearing- August 15, 2012**

**Applicant: Jason Branch, HKB Engineers** represented the Owner and stated that they are seeking to rezone the property from R-1 Single Family to C-3 General Commercial, with the intent for the land to be in conjunction with the Fire Station previously rezoned to C-3 General Commercial.

**Mr. Spriggs** gave a staff summary noting that the 10.9 acres on Stadium Blvd. on Fire Academy Drive is adjacent to the recent case rezoning the Fire Station. Consolidated Youth Services hopes to rezone the property and make it consistent on the Zoning of the surrounding land uses. Stipulations for the Master Street Plan were given and are in compliance. Fire Academy is a private drive. C-3 General Commercial District standards were provided in the Staff report. Staff recommended a condition that any approval would be contingent upon a site plan coming before the MAPC for any redevelopment in the future.

**Joe Tomlinson** expressed concern over the access/egress easement- to assure that the County property to the east will not be landlocked, and the easement remains for access to that tract.

**Departmental/Agency Reports:**

Police: N/A

Engineering: No Comments

Sanitation: No Comments

Streets: No Comments

Jets: No Comments

Fire: No Comments

**Public Input:** None Present

**MAPC ACTION:**

Based on the facts, Mr. Reece made a motion to approve the case as noted and to recommend approval to the City Council. Motion was seconded by Mr. Joe Tomlinson.

**Roll Call Vote:**

Mr. Tomlinson- Aye; Mr. Hoelscher - Aye; Ms. Elmore- Aye; Mr. Reece- Aye; Mr. Kelton – Aye.  
Mr. Roberts- Chair.

**Absent were:** Mr. Scurlock, Ms. Nix, and Mr. Dover. Case was approved by a 5-0 Vote.

**Conclusion:**

The MAPC and the Planning Department Staff find 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. This petition is recommended for approval to City Council, subject to the following condition:

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).