



*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 Commission on April 9, 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 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.
- | <b>SURROUNDING CONDITIONS:</b> | <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*

**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 and Principle Arterial respectively. Both street right of way 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 may 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:**

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	Pending	No comments to date
<b>Streets/Sanitation</b>	Received	Noted no objection
<b>Police</b>	Received	Noted no objection
<b>Fire Department</b>	Pending	No comments to date
<b>MPO</b>	Pending	
<b>Jets</b>	Pending	
<b>Utility Companies</b>	Pending	No comments to date

**Conclusion:**

The Planning Department Staff finds 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 Commission Consideration,



Otis T. Spriggs, AICP  
 Planning & Zoning Director

Sample Motion 1:

I move that we 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.



# 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.


