

City of Jonesboro Planning Commission
Staff Report – CU 13-04, City of Jonesboro Fire Station #5
Huntington Building - 900 W. Monroe
For Consideration by Planning Commission on June 11, 2013

REQUEST: City of Jonesboro requests MAPC Conditional Use Approval for a proposed fire station, No. 5, to be located at 2525 Neely Road.

**APPLICANT/
OWNER:** City of Jonesboro, 300 South Church, Jonesboro, AR 72401

LOCATION: 2525 Neely Road, Jonesboro, AR

SITE DESCRIPTION: Tract Size: 1.1559 Acres.
 Frontage: 385.67' feet along Neely Road
 Topography: Sloping gradually from west to east
 Existing Development: Vacant forest-like parcel

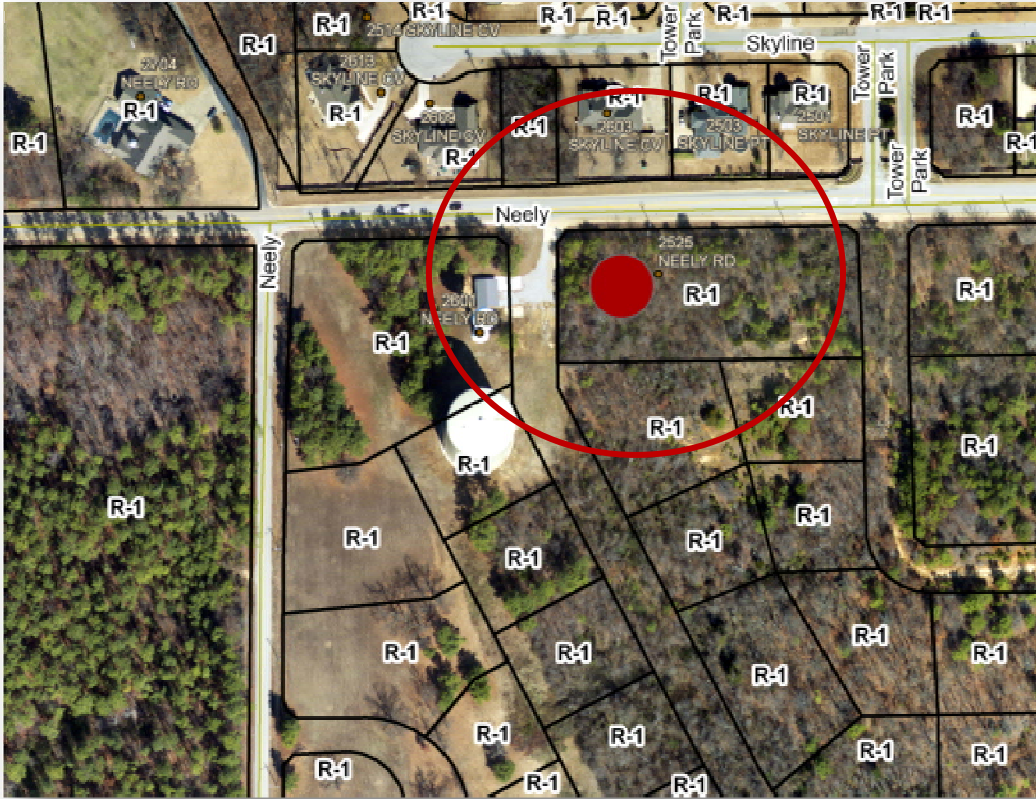
SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

HISTORY: Platted/Un-built subdivision property

Zoning Code Analysis:

In carrying out the purpose of this section of Chapter 117 of the Jonesboro Code of Ordinances, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.
- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed.



Zoning/Vicinity Map

Findings:

A Conditional Use Approval is required by the MAPC for governmental and public safety uses within a R-1 Single Family Residence. The new principle structure has a total building area of 11,490 s.f. including the apparatus bays. The applicant has submitted site plan drawings for review of the proposed fire station in a residential area, which is required prior to any consideration by Planning, Fire and Inspections for permit approval. That review is pending.

The establishment will serve as a public safety venue for the neighborhood and entire City. The department is proposing two access points on the site. There are existing sidewalks fronting the project area. To the North of the property is an existing subdivision, gated by a 6 ft privacy fence along the entire stretch of Neely Rd. Consideration of an open space park area should be considered for the remaining land area onsite.

Department/Agency	Reports/ Comments	Status
Engineering	Will be present at meeting	Noted no objection
Streets/Sanitation	Received	Noted no objection
Police	Received	Noted no objection
Fire Department	Received	No objection, facility will increase ISO rating for community
MPO	Received	Noted no objection
Jets	Received	Noted no objection
Utility Companies	Received from CWL.	Noted no objection

Conclusion:

MAPC should consider the following conditions if the request is granted in full on the basis of the Conditional Use:

1. That upon issuance of the Conditional Use Approval, all future alterations shall be subject to Planning Dept. approval in the future.
2. That prior to any issuance of Certificate of Occupancy, all permits shall be acquired.
3. Final Occupancy shall be achieved within a two-year time limit.

Sample Motion:

I move to approve Conditional Use Case CU 13-05, as presented for Fire Station No. 5 to be located on the subject property; and we, the MAPC find that the use falls within the provisions for conditional uses for public safety use. This approval is contingent upon the satisfaction of conditions 1-3 as recommended by the Planning Staff.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photos



View Southwest of Project Site from Tower Park Subdivision



View looking south from Tower Park Subdivision towards Project Site



View southwest towards Project Site



View looking west on Neely Rd.



View looking east on Neely Rd. towards Project Site



View looking east on Neely Rd., Project Site on right