

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-02, 5709 E. Nettleton Avenue
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on February 13, 2024

REQUEST: To consider a rezoning of one tract of land containing 0.55 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” single family medium density district, to “I-1” limited industrial district.

APPLICANT: Jeremy Bevill, 2520 Alexander Dr. Ste. C, Jonesboro, AR 72401

OWNER: Gary & Diann Smith, 1305 Cherokee St., Wynne, AR 72396

LOCATION: 5709 E. Nettleton Ave., Jonesboro, AR 72404

SITE DESCRIPTION: **Tract Size:** Approx. 0.55 Acres
Street Frontage: Approx. 150 ft. on E. Nettleton Ave.

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 – Industrial (Vacant Structure)
South	R-1 – Residential (Vacant)
East	I-2 - Industrial
West	R-1 – Residential (Vacant)

HISTORY: Property has been vacant for 30 years.

ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **High Intensity** Growth Sector.

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

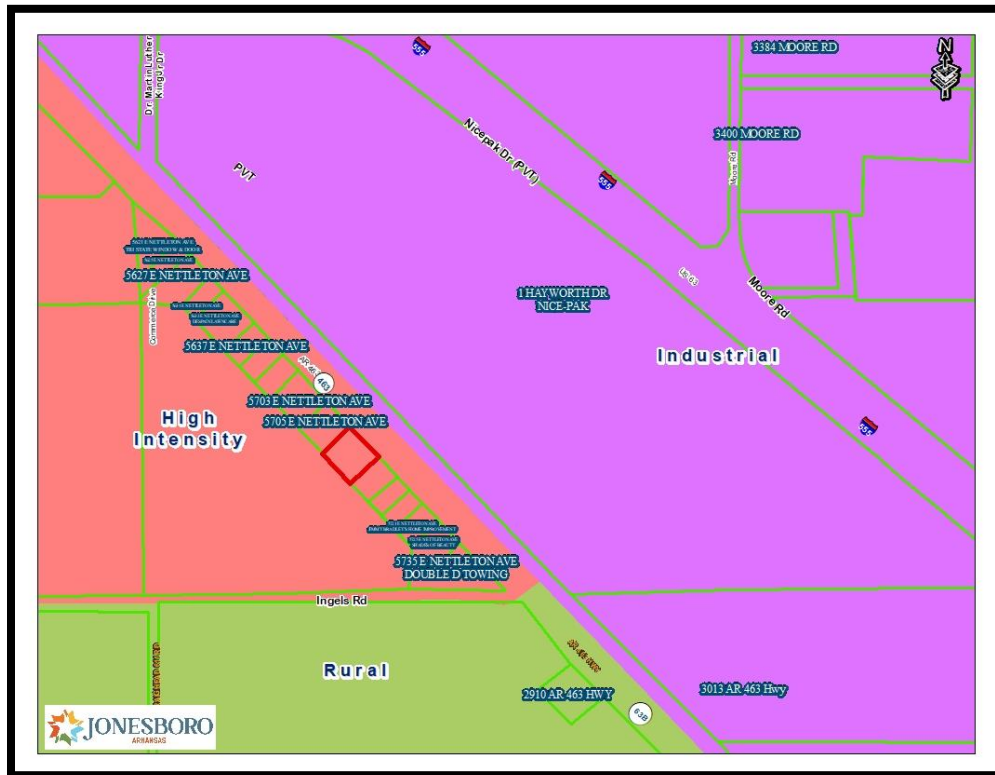
Typical Land Uses:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

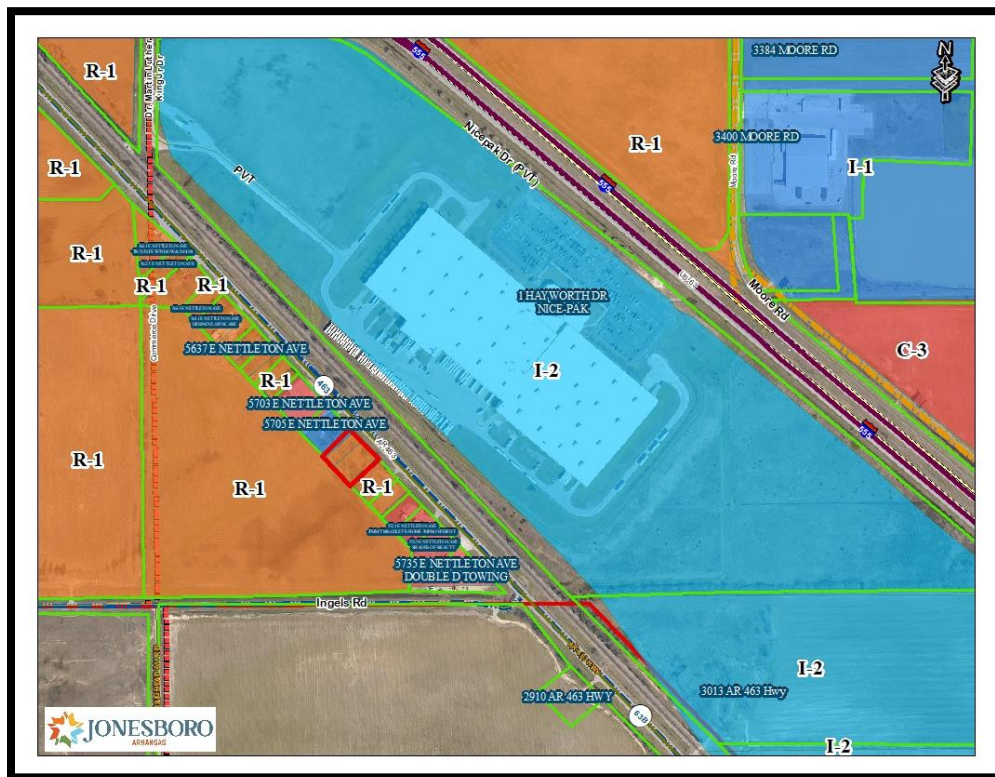
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Land Use Map



Zoning Map

Master Street Plan/Transportation

The subject property will be served by E. Nettleton Avenue. The Master Street Plan classifies this road as a **Minor Arterial**.

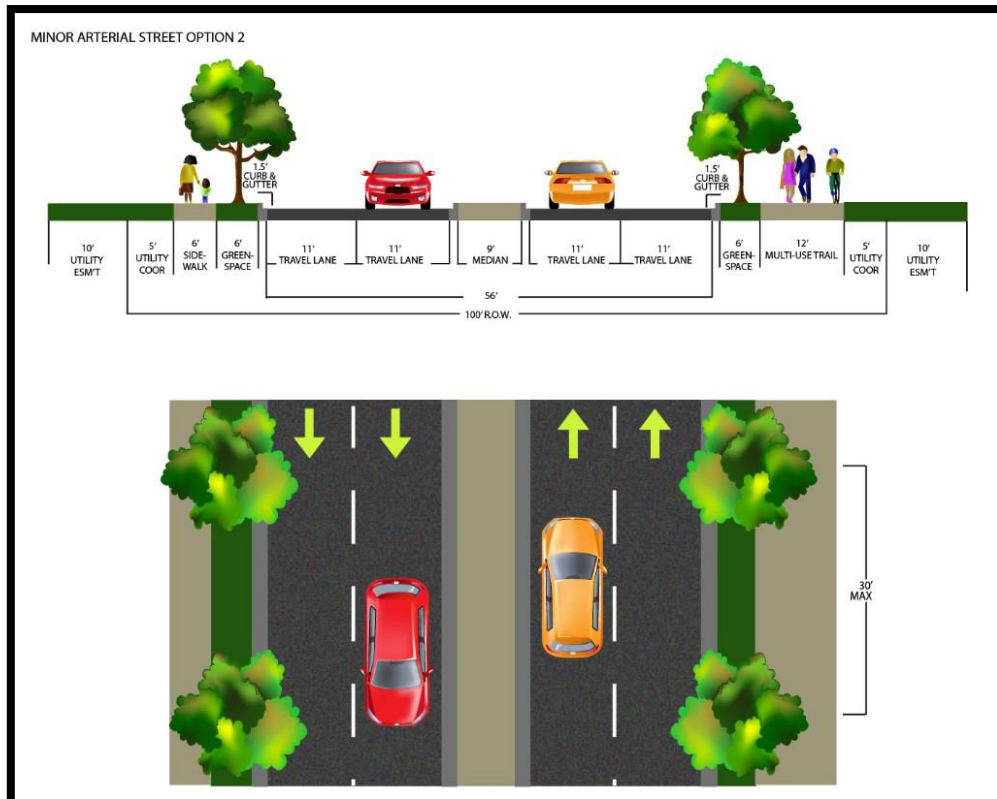
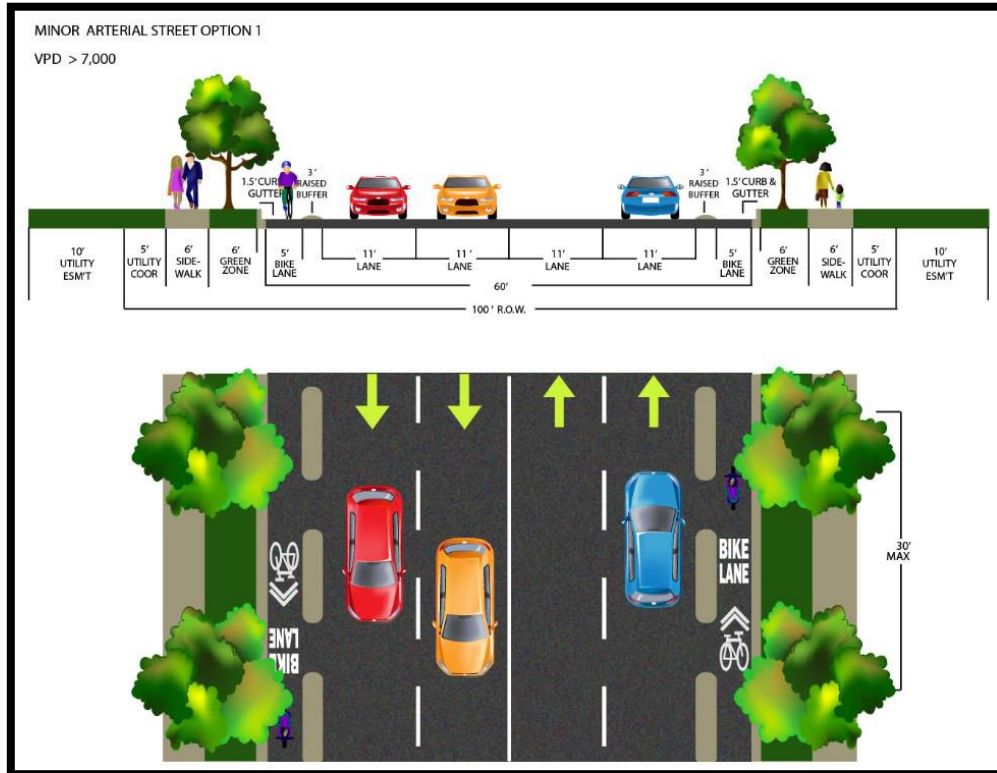
Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

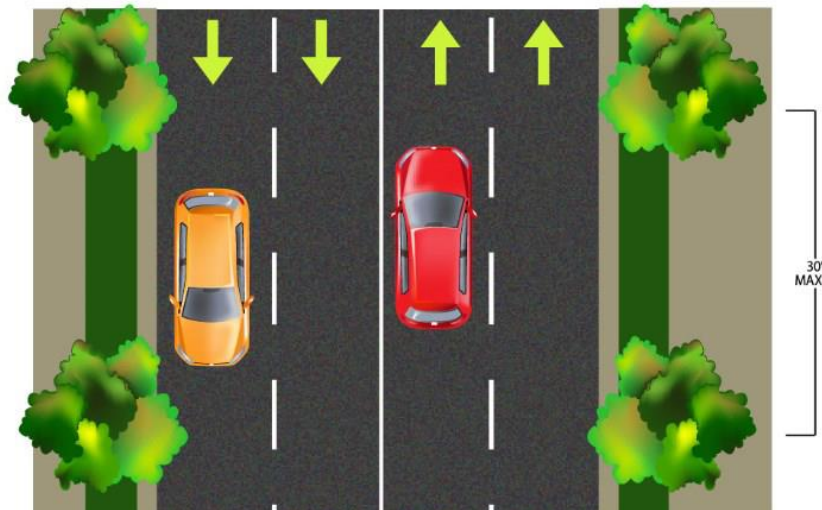
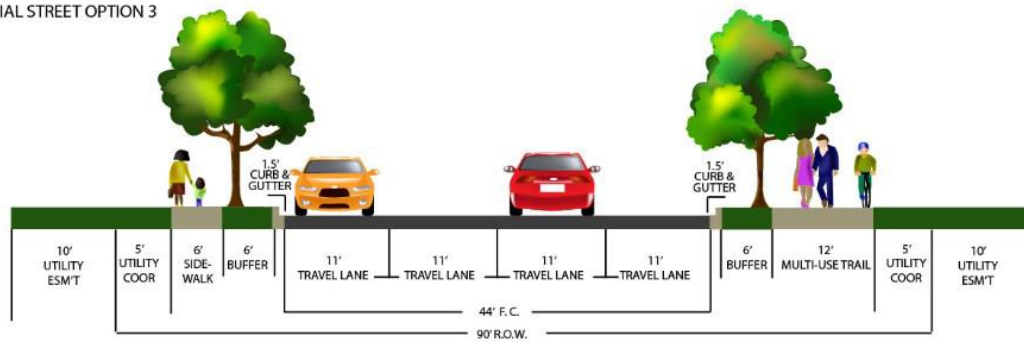
DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Minor Arterial









MINOR ARTERIAL STREET OPTION 3



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in the high intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes industrial zonings and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an industrial use.	
(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;	With proper planning there should not be any adverse effects caused by the property.	
(f) 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	Minimal impact if rezoned due to the fact that industrial and commercial uses currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1" single family medium density district. The applicant is applying for a rezoning to allow an industrial use at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 as follows:

I-1, limited industrial district. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-02 a request to rezone property “R-1” single family medium density district, to “I-1” limited industrial district; the following conditions are recommend:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 24-02 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” single family medium density district, to “I-1” limited industrial district will be compatible and suitable with the zoning, uses, and character of the surrounding area.

**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON FEBRUARY 13,
2024**

RZ-24-02 Rezoning: 5709 E. Nettleton Avenue

Crafton Tull on behalf of C3, LLC is requesting a rezoning from R-1, single-family medium density district, to I-1, limited industrial district. This request is for 0.55 acres located at 5709 E. Nettleton Ave.

Jeremy Bevill (Proponent): Jeremy Bevill engineer with Crafton Tull. We're asking for this rezoning to I-1 from R-1, it's adjacent to existing I-1 just north of the subject tract, existing industrial zoning shaded in blue and south of us is commercial C-3, across the highway, that portion of Nettleton is a state highway, across there is I-2 heavier industrial use.

Lonnie Roberts: City planner, any staff comments on this one?

Derrel Smith (City Planner): Yes we reviewed it, it meets all 6 of the criteria to rezone a property, so we would recommend approval with the following condition:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, reviewed, and approved by the planning department, prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all the overlay district standards.

Lonnie Roberts: Alright and so with this request is there anyone her to give public input regarding his rezoning request? If not, I'll open up for commissioners. Questions or comments from anyone?

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 24-02, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The proposed site, shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted to, reviewed, and approved by the planning department, prior to any redevelopment of the property.
3. Any change of use shall be subject to planning department approval in the future.
4. The site shall comply with all the overlay district standards.

The motion was seconded by Mr. Jim Little.

Roll Call Vote:

Aye: 7 – Paul Ford, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, & Jim Little

Nay: 0

Absent: 1 – Dennis Zolper
