



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 18-18: 5205 Ingels Road
Municipal Center - 300 S. Church St.
For Consideration by the Commission on August 14, 2018

REQUEST: To consider a rezoning of one tract of land containing 30.12 acres more or less.

PURPOSE: A request to consider recommendation to the MAPC for a rezoning from “R-1” Single Family Residential District to “I-2” General Industrial District.

APPLICANTS/OWNER: Jason Beard, Land Surveyor, 311 S. Church, Suite H, Jonesboro, AR 72401
CWL, 400 E. Monroe, Jonesboro, AR 72401

LOCATION: 5205 Ingels Road, Jonesboro, AR 72401

SITE DESCRIPTION: Tract Size: Approx.: 30.12 Acres
Street Frontage: 684 +/- Ingels Road
Topography: Predominately Flat
Existing Development: CWL Plant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential
South	R-1 Single Family Residential
East	R-1 Single Family Residential
West	R-1 Single Family Residential

HISTORY: CWL Plant

ZONING ANALYSIS

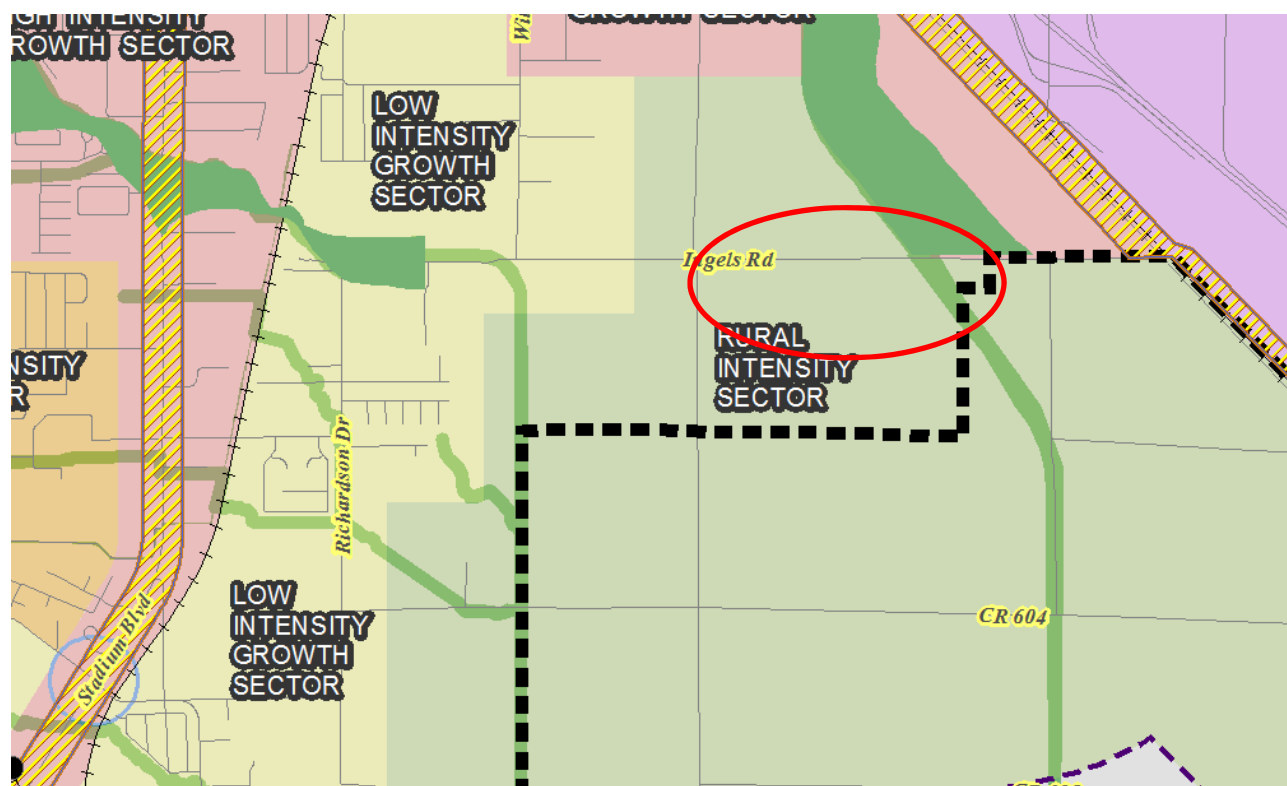
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as Rural Intensity Sector. Rural land uses are extremely low intensity uses that happen in areas that have traditionally been devoted to agriculture. These areas typically do not have sewer. In much of the area designated rural, flooding is a distinct possibility. Even though individual properties

can be brought into conformation with flood-prevention standards to allow construction, limited development is still advisable.

At some of the rural crossroads, very small-scale businesses such as convenience stores may be allowed to serve the needs of the surrounding residents. Additionally, commercial businesses serving agricultural needs may be allowed at the crossroads. The intent is to prevent highway-oriented strip development even in these rural areas.

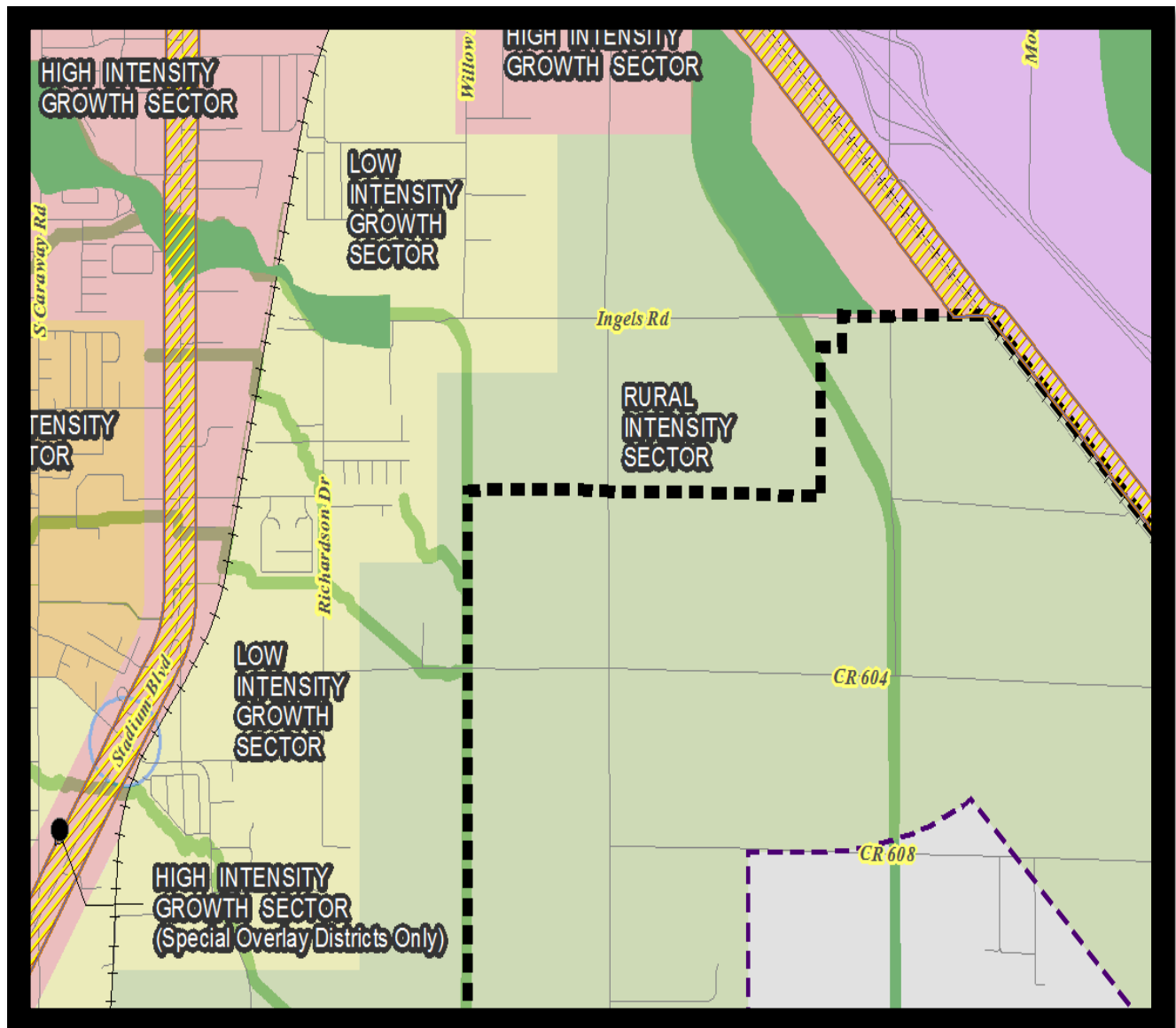


RURAL INTENSITY RECOMMENDED USE TYPES INCLUDE:

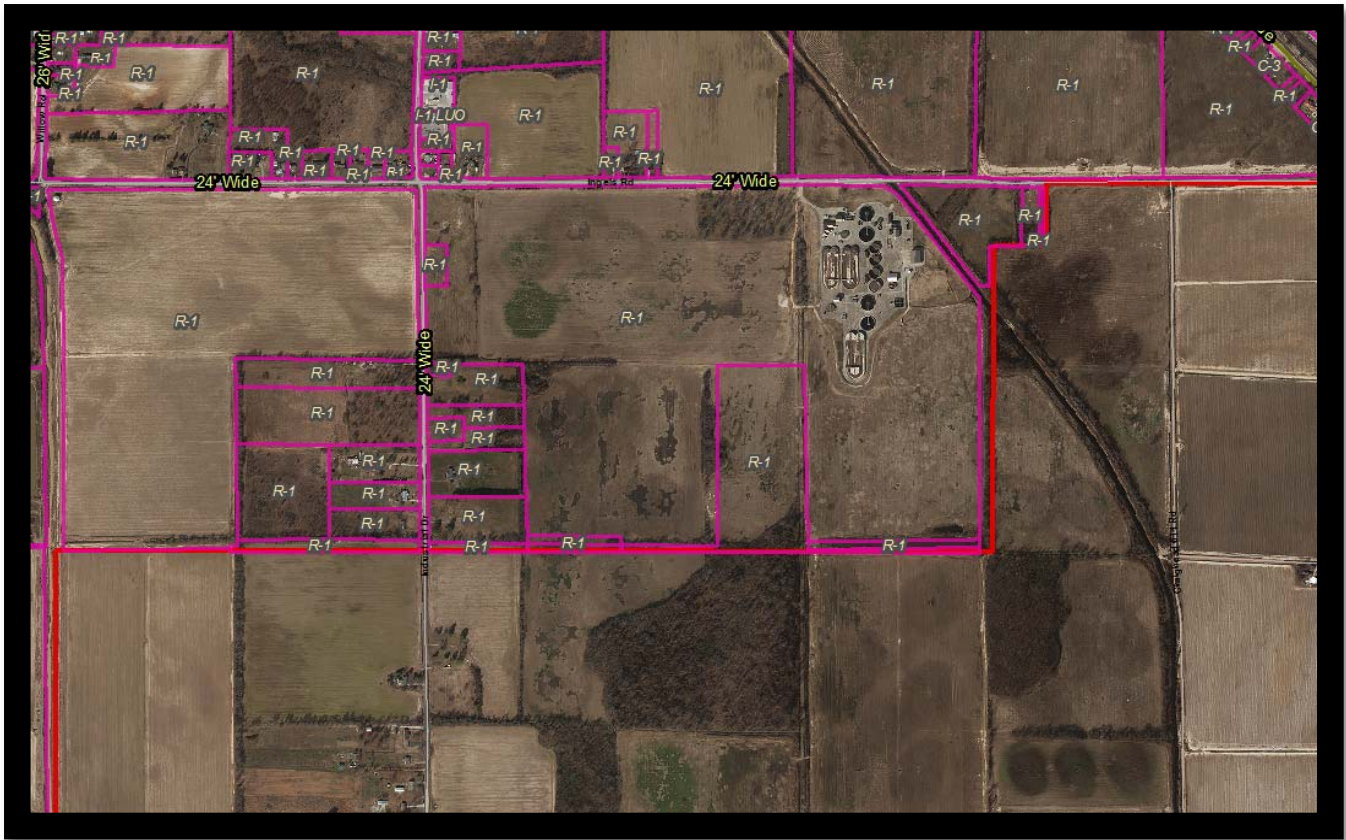
- Large Lot Single Family Residential
- Commercial Businesses serving Agricultural Needs
- Small Retail to meet Needs of Local Residents
- Convenience Store / Gas Station
- Neighborhood Markets
- Open Space
- Agricultural – Crop / Animal
- Stable or Kennel
- Churches
- Institutional

MASTER STREET PLAN/TRANSPORTATION

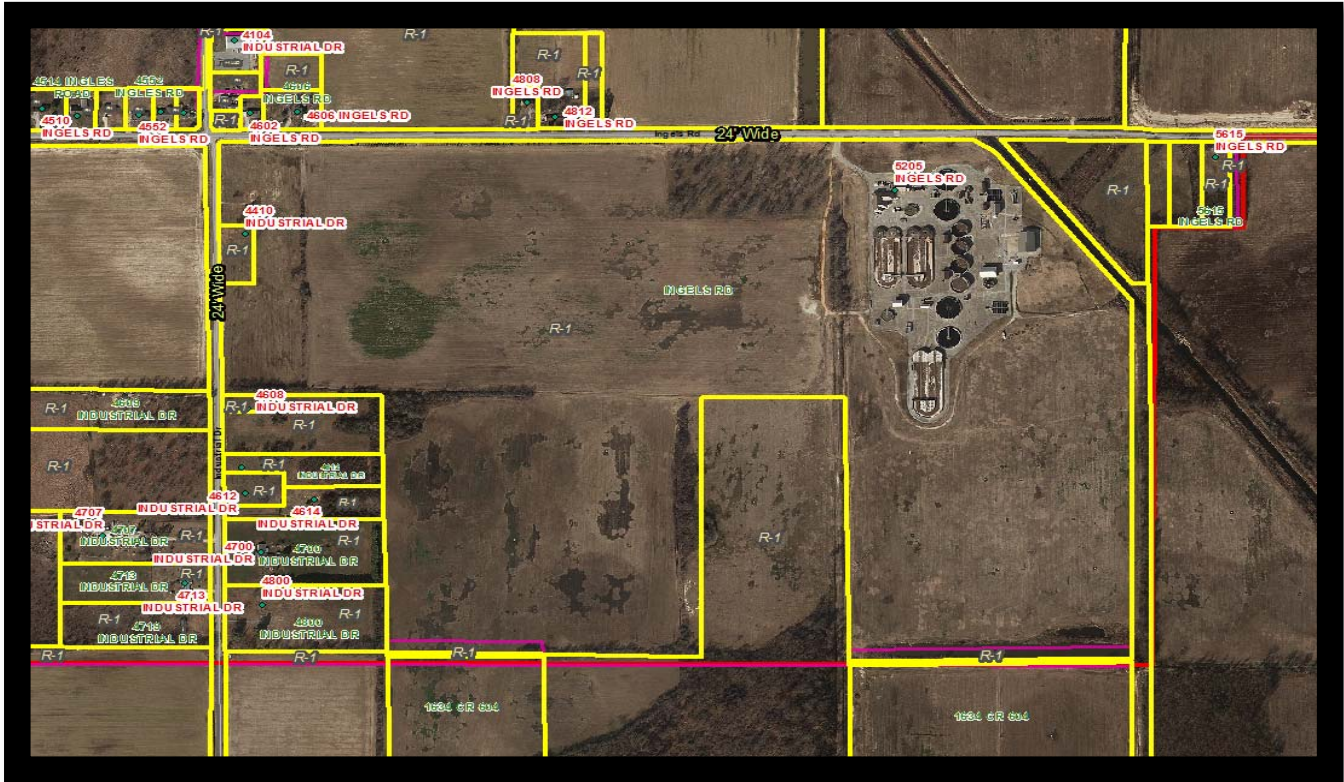
The subject site is served by Ingels Road, which on the Master Street Plan are defined as Minor Arterial. The Street is 100 feet wide.



Adopted Land Use Map









Aerial/Zoning Map



Aerial Map

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 I-2 Industrial District rezoning is consistent with the Future Land Use Plan. It goes with the Rural Intensity of Waste Water Treatment Plant. CWL has a Waste Water Treatment Plant that is currently on the property.	
(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 I-1 District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. The proposed uses would complement said district as noted.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This zoning is “R-1” Single Family. This needs to be changed to I-2 for CWL Waste Water Treatment Facility.	
(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.	This will fit in with the surrounding development. No detrimental or adverse impacts are predicted. The elements will be taken care of thru the development site plan with the appropriate departments. This CWL Plant has been there for several years.	
(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 businesses and residential currently exist or did as of recent. The elements will be taken care of thru the development site plan with the appropriate departments.	

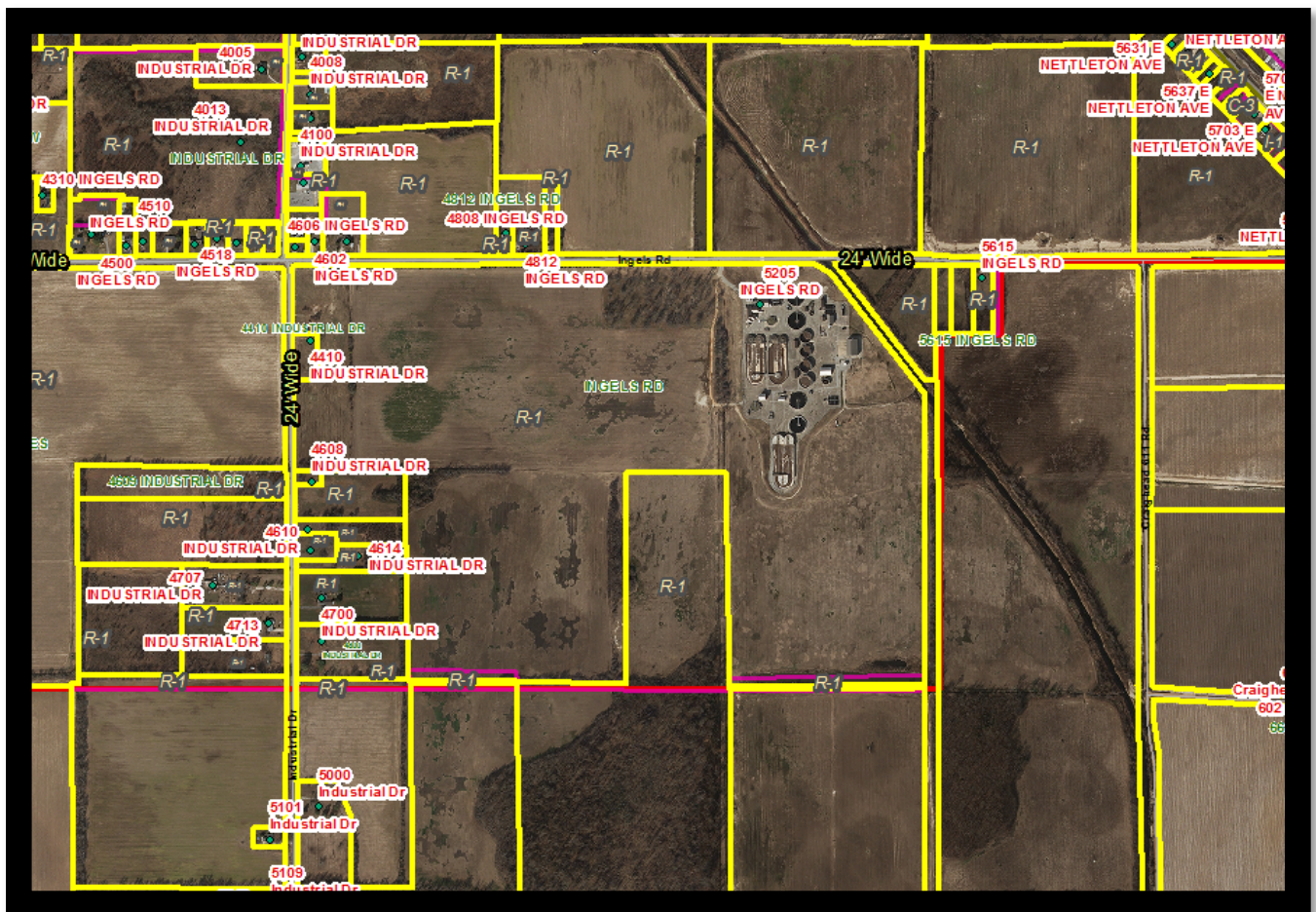
STAFF FINDINGS

Applicant's Purpose

The applicant currently has a wastewater treatment plan on this property. The Plant has been there for over 20 years. The applicant is providing the correct zoning for the current use of the property.

Chapter 117 of the City Code of Ordinances/Zoning defines I-2 / General Industrial District as follows:

Definition: I-2, General Industrial District. The Industrial Zoning districts are intended to provide for the development of light to heavy industrial uses and their related facilities. Certain commercial and other complementary uses are also permitted. Appropriate standards for this district are designed to ensure compatibility with other similar uses and to minimize any conflicts with nonindustrial uses located in close proximity to industrial uses. This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as is adequate highway access.

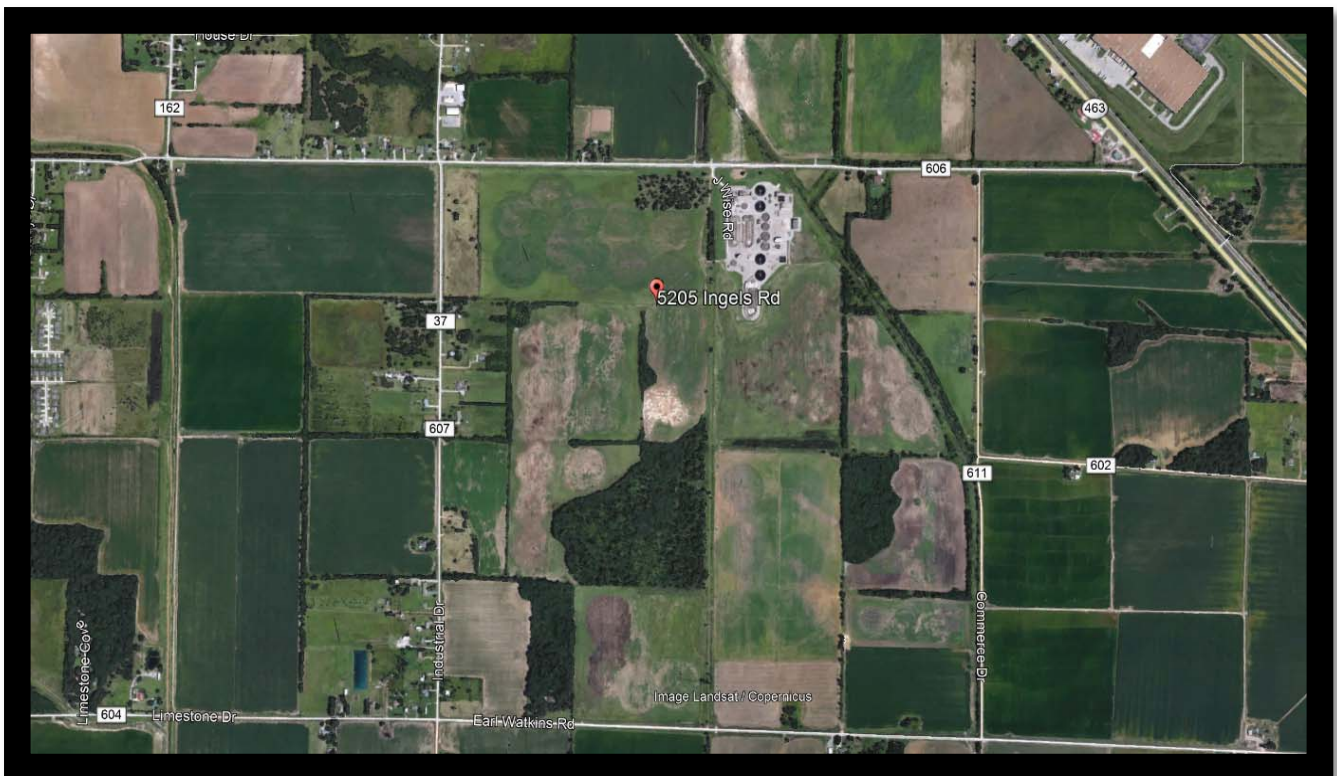


View of Larger Area Showing Current Zoning

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 objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	
Code Enforcement	Quality of Life requests that the concepts of CPTED be implemented in the design of all buildings, landscaping and lighting. ANSI/IES lighting standards are highly recommended. Maintenance plans to retain CPTED Landscaping should also be considered.	



CONCLUSION:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 18-18, a request to rezone property from “R-1” Single Family Residential District to “I-2” General Industrial District, subject to final site plan approval by the Planning Department subject to the following:

1. That 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 Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.

Respectfully Submitted for MAPC Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-18-18 on the floor for consideration of recommendation by the MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1” Single Family Residential District to “I-2” General Industrial District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the Planning Staff in the future.

Pictures of Area

