



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 19-02: 901 Willet Road
Municipal Center - 300 S. Church St.
For Consideration by the Commission on February 26, 2019

REQUEST: To consider a rezoning of one tract of land containing 45.04 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 45.04 acres of land located at 901 Willet Road, from “R-1” Single Family Medium Residential District to “I-1” Limited Industrial District.

**APPLICANTS/
OWNER:** John Easley of Associated Engineering, LLC, 103 Church Street, Jonesboro, AR
Marvin Day, Craighead County Judge, 511 Union Street, Suite 119, Jonesboro, AR

LOCATION: ***901 Willett Road, Jonesboro, AR 72401***

SITE

DESCRIPTION: **Tract Size:** Approx. **45.04 Acres**
Street Frontage: **1250 feet along Willett Road**
Topography: Undeveloped flat.
Existing Development: Craighead County Detention Center and Pasture Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family – CWL Wastewater Treatment Plant
South	R-1 Single Family and C-3 General Commercial - Undeveloped Farm Land
East	R-1 Single Family – Undeveloped Farm Land
West	Single Family Housing in Craighead County

HISTORY: Craighead County Detention Center and Pasture Land

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 Rural Intensity Growth 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 business 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 Growth Sector Recommended Use Types Include:

Typical Land Uses:

- Large lot Single Family Residential
- Commercial Businesses serving Agricultural Needs
- Small Retail to meet needs of local residents
- Convenience Store/Gas Station (at intersections of Collector and above)
- Neighborhood Markets
- Open Space
- Agricultural (Crop / Animal)
- Stable or Kennel
- Churches
- Institutional (Wastewater Treatment Plants, Sludge Ponds, Water Towers, Landing Strips, Cell Towers and Drainage Ways)

Density: Single Family Residential on > 5 Acres Lots



Fig. 1: Example Rural Development Type-Service Commercial



Fig. 2: Example Rural Development Type-Vacant Residential or Agricultural



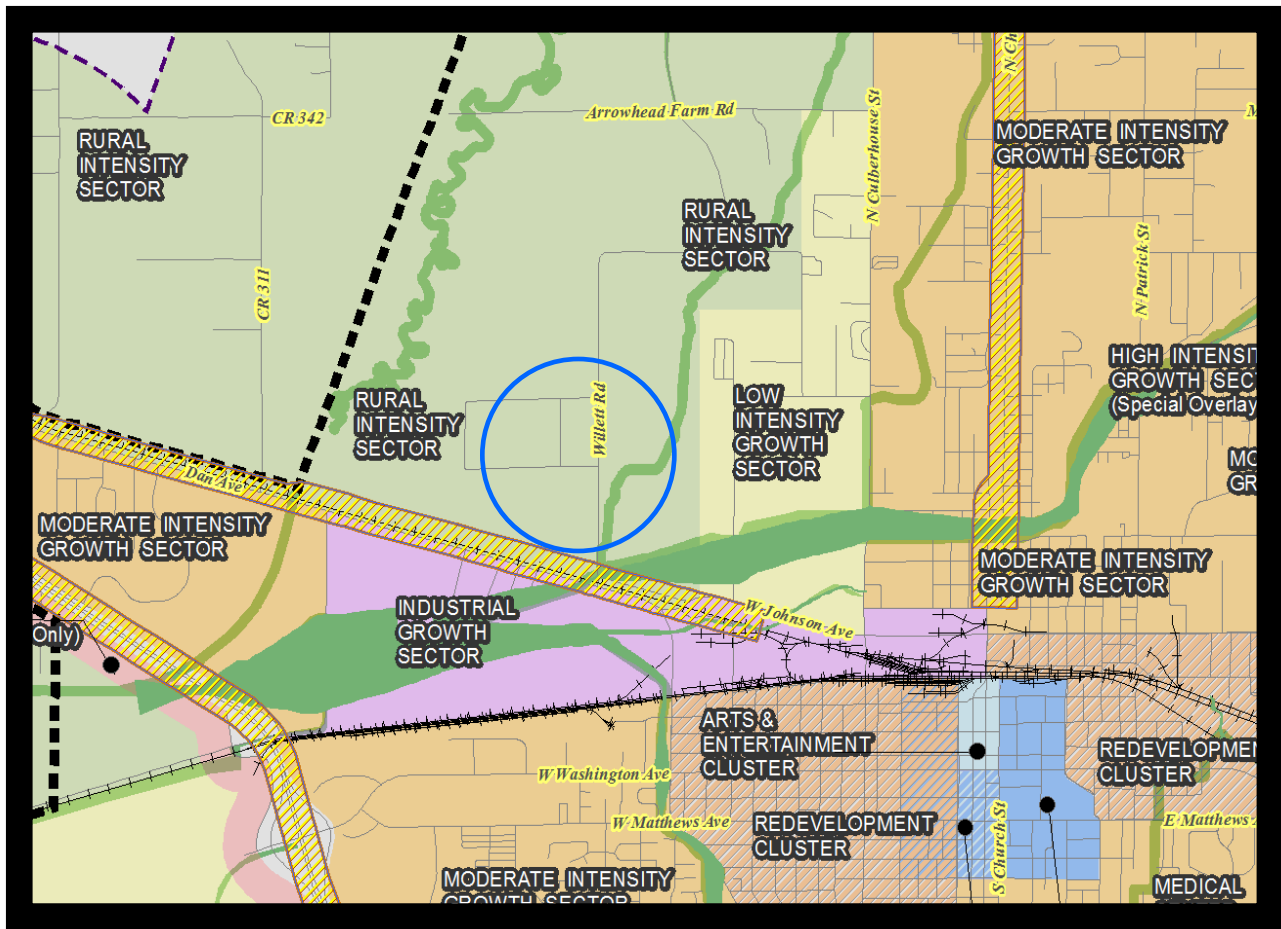
Fig. 3: Example Rural Development Type-Large Lot Residential



Fig. 4: Example Rural Development Type-Service Commercial-Tractor Supply



Fig. 5: Example Rural Development Type-Service Commercial-Fueling Station



Adopted Land Use Map







Master Street Plan/Transportation

The subject site is served by Willett Road, which on the Master Street Plan is defined as a Minor Arterial. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment. The recommended right-of-way is 100 foot. Any Replat should satisfy the minimum requirements.



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-1 district is partially consistent with the Future Land Use Plan, which was categorized as Rural Intensity Growth of Rural 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. This is to allow permitted use for government services.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area already has a CWL Wastewater Treatment Plant and Craighead County Detention Center on this Minor Arterial Street – Willett Road.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Property is currently a Craighead County Detention Center. The Current Zoning would not allow the Crisis Unit. This property has to be rezoned to allow the Unit to be placed on this 45.04 acres of land.	
(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.	Minimal Impact if Rezoned.	
(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.	

Staff Findings:

Applicant's Purpose:

The applicant wants to Rezone this 45.04 acres of land to I-1 Limited Industrial to build a new 5,000 square foot Crisis Stabilization Unit Facility with an existing Craighead County Detention Center. This also has some pastureland with horses. This new Crisis Unit will evaluate the mental and physical health of non-criminal outpatients then seek community-based treatment.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 Limited Industrial District 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 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.	

Conclusion:

The Planning Department Staff find that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 19-02, a request to rezone property from “R-1” Single Family Medium Residential District to “I-1” Limited Industrial District, subject to final site plan approval by the Planning Department and the following conditions:

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, which will include parking, signage, landscaping, fencing, sidewalks, buffering, etc.
3. Any change of use shall be subject to Planning Commission approval in the future.

Respectfully Submitted for Planning Commission Consideration,

The Planning Department

Sample Motion:

I move that we place Case: RZ 19-02 on the floor for consideration of recommendation by the Planning Department to the MAPC with the noted conditions, and we, the Planning Department find that changing the zoning of this property from “R-1” Single Family Medium Residential District to the proposed “I-1” Limited Use Overlay, 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 Department in the future.

