



*City of Jonesboro City Council
 Staff Report – RZ 11-09: Baltz-Sloan
 Huntington Building - 900 W. Monroe
 For Consideration by the Council on May 3, 2011*

REQUEST: To consider a rezoning of a parcel of property containing approximately 4.58 acres more or less from R-1 Single Family to I-1 and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as I-1 Limited Industrial District, L.U.O. Mini-storage/Warehousing.

**APPLICANT/
OWNER:** Lance Sloan 3516 E. Highland Dr., Jonesboro AR
 Derek Baltz P.O Box 16726 Jonesboro AR 72403

LOCATION: 300 North Kathleen St.

SITE DESCRIPTION: Tract Size: Approx. 4.58 +/- acres, Sq. ft. +/-
 Frontage: Approx. 946.2” ft. along North Kathleen St.
 Topography: Flat
 Existing Devlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	I-2	Industrial (Airport)

HISTORY: None.

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

Approval Criteria- Section 14.44.05, (5a-g) - 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:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (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
- (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.

RECORD OF PROCEEDINGS-
METROPOLITAN AREA PLANNING COMMISSION – APRIL 12, 2011

Applicant: Lance Sloan, applicant representing the owner and himself to rezone from R-1 to I-1. Has an outstanding contract to purchase the property contingent upon the rezoning. The use is for storage and warehouse.

Staff: Mr. Spriggs: We have forwarded the analysis in the staff report. It is surrounded primarily by residential with the exception to being adjacent to the railroad and airport to the west. The applicant has requested I-1 Limited Industrial, however staff is suggesting a modification to the I-1 Limited Use Overlay District; so that there can be some level of control on the build out of this lot. We realize that there are some challenges in terms of right of way and access management; which has been an issue for other rezonings in this area. Mr. Spriggs suggested that the MAPC consider L.U.O. as an alternative.

Mr. Spriggs added: In the applicant it was revealed that the applicant proposes 20 buildings at 1,000 sq. ft. each. If approved as I-1, any uses permitted on the use-tables would be allowed with a limited amount of constraints. In instances where the property abuts residentially zoned property, we would require some form of privacy fence screening. The Master Street Plan recommendations were listed- Kathleen Street is listed a collector road recommended as an 80 ft. right of way; 60 ft. was denoted on the plans.

Commission: Mr. Joe Tomlinson asked the applicant would he be acceptable to the MSP collector right of way; Mr. Sloan noted that would be acceptable. Mr. Roberts asked if the limited use overlay would be acceptable to the applicant; Mr. Sloan replied yes it would be acceptable.

Mr. Spriggs read recommended **stipulations:** 1. That a 6ft.- privacy fence be installed along the perimeter of the property where it abuts single family residential. That a final landscaping and lighting plan be submitted as a part of the site plan review process before the MAPC prior to any construction; 3. That the property be rezoned to an I-1, LUO, Mini-storage/warehousing. 4. That the applicant agrees to dedicate the required right of way to satisfy the 80 ft. collector road recommendation along Kathleen St.

Action: Motion was made by Mr. Kelton to recommend approval of the rezoning to City Council, with the above stipulations; 2nd by Mr. Scurlock.

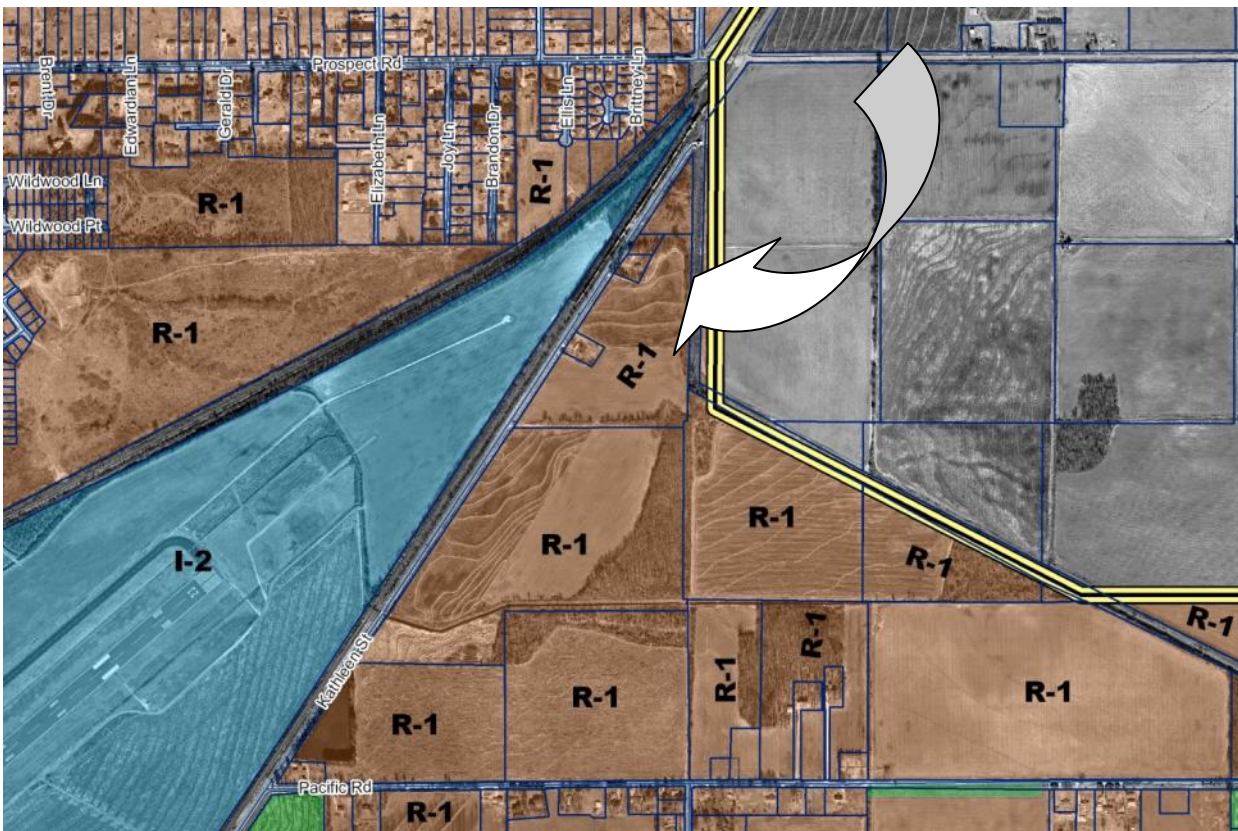
Roll Call: Mr. White- Aye; Mr. Tomlinson- Aye; Mr. Kelton- Aye; Ms. Norris- Aye; Mr. Hoelscher- Aye; Mr. Roberts- Aye; Mr. Scurlock- Aye; Mr. Dover- Aye. **(8 to 0 Approval).**

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as a Planned Mixed Use Area.

Master Street Plan/Transportation:

North Kathleen Street is a (Proposed Collector- 80 ft. min.) and Commerce/Old Bridger is a (Proposed Arterial Road). It is currently two lanes in width, but is capable of accommodating this limited amount of traffic generated by this development. The City has N. Kathleen St. /Commerce Road on the list for improvement to a wider street, capable of accommodating more traffic than at present, though a firm date for the improvements has yet to be decided and announced. Accessibility to the site should be evaluated once final plans are submitted for review.



Zoning/Vicinity Map

Findings:

The proposed rezoning will result in existing R-1 Residential zoned property to be zoned to I-1 Limited Industrial District.

The applicant expressed in the application a desire to construct mini-storages in the future, and wants to phase the project beginning with several buildings then potentially increasing to a max total of twenty if

all standards are met. Staff recommends a limited use overlay consideration or a Planned District submission on the subject site, so that some restraints can be placed to protect single family properties remaining. Furthermore, an orderly growth is necessary for this area which currently lacks necessary road improvements.

The limited Industrial I-1 District has a broad list of possible uses that could be developed on the current site. The applicant has also stated the possibility that (20) - 1,000 s.f. buildings could be built on the site. This area is a planned mixed use proposed area on the Future Land Use Map; therefore, some level of detail is necessary to make an informative decision on this commercial request, to weigh the impact on the surrounding area.

Landscaping/Buffering:

The applicant has not submitted a site plan which would demonstrate any greenspace or undisturbed buffer on South or East. The zoning ordinance calls for a 6' privacy fence around the entire development. The applicant should retain the existing tree line/brush to the south. A final landscape and lighting plan is required as part of the Development Plan review process if this petition is approved and adopted by ordinance.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted by Baltz-Sloan should be evaluated based on the above observations and criteria for Case RZ 11-09, a request to rezone property from R-1 & to **I-1**. All issues cited above will be addressed by the applicant when further details are provided to the Planning Commission during the site plan review process. The Metropolitan unanimously recommends approval of this rezoning to I-1 L.U.O. Mini-storage/Warehousing to City Council with the above stipulations.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking Northeast along Kathleen St.



View looking West along Kathleen St.



View looking north of Jonesboro Airport property.



View looking northeast along Kathleen St. (subject property frontage).



View looking northeast along Kathleen St. (subject property frontage).



View looking East in direction of Commerce intersection.



View Looking North at subject property from rear property.



View looking South of residence/agricultural land abutting subject property.



View looking west along Kathleen St. (subject property frontage).