



DEPARTMENT OF PLANNING, INSPECTION, AND CODE ENFORCEMENT

REZONING REPORT

CASE #RZ01-30

DATE: Thursday, August 09, 2001
TO: Metropolitan Area Planning Commission
FROM: Glenn Batten, AICP
City Planner

HEARING DATE: August 14, 2001
AGENDA ITEM: #1

PROPERTY IDENTIFICATION: Part of the NW ¼ of Section 22, T14N, R3E.
Located on Strawfloor Drive approximately one-fourth mile northwest of its intersection with Tall Birch Drive

APPLICANT: City Of Jonesboro

REQUESTED ACTION: Rezoning from R-1, Single-Family Medium Density District to I-1 LU-O, Limited Industrial District with Limited Use Overlay for a Class IV Public Landfill.

This Class IV landfill is to be used for the disposal of yard waste (grass and leaves if not placed in the city's composting facility); tree trimmings, storm cleanup debris, construction debris (lumber, roofing, and debris from building demolition), debris from site clearing (stumps, logs, and roots), discarded furniture and other general clean up items that are not subject to putrefaction. Metal items may be accepted by the landfill and then sold to scrap metal dealers. Garbage, waste food, or other items that will produce odors or attract flies, rodents or birds will not be placed in this facility.

The landfill may contain a combustor designed to reduce plant waste, unrecyclable solid waste and construction debris to

waste, unrecyclable solid waste and construction debris to sterilized ash suitable for standard landfill disposal, composting or agricultural use.

LAND AREA:

85 acres more or less.

CURRENT USE:

Abandoned sand and gravel mine.

SITE CHARACTERISTICS:

The topography of the landfill site varies from gently rolling to extremely irregular as the result of past sand and gravel mining. Timber is growing in some of the mined-out areas. Other areas of the site have been stripped of topsoil and are now sparsely vegetated.

Following a preliminary inspection of the proposed landfill on July 18, 1995 by the Solid Waste Division of the State of Arkansas Department of Pollution Control and Ecology, a letter dated January 3, 1996 was sent by that Division to the City of Jonesboro that stated:

"It was determined through this inspection and a review of the available information that this site is suitable for further consideration as a Class 4 landfill. However, we have determined that this site is problematic in that it is situated in sands and gravels with hydraulic connection with the two most important aquifers in your area: the Wilcox and the Memphis Sand." This letter goes on to say: "Should you elect to proceed with the application process for this site, the permit application must address each of the conditions and limitations outlined in the attached internal memorandum and all relevant sections of Reg. 22 pertaining to a clay liner, leachate collection system, and a groundwater monitoring system."

The landfill is at a starting point in the governmental review and approval process. Air and water quality will be major issues to be investigated and approved by State environmental regulatory agencies.

LAND USE PLAN DESIGNATION:

Village Residential

STREET CLASSIFICATION:

Strawfloor Drive is designated as a "Collector Street" (planned right-of-way width of 80 feet).

UTILITIES:

Water, electrical, and possibly natural gas services can be extended into the landfill site. A septic field would be used for any sewage disposal.

CHARACTER OF

ADJACENT PROPERTY:

	Land Use	Zoning
North	Razor Rock Sand & Gravel Co. processing facility.	R-1, Single-Family Medium Density District.
South	Woodlands; a portion of this area is thought to contain sand & gravel that may be mined in the future.	R-1, Single-Family Medium Density District.
East	Razor Rock settling ponds; further to the east is a large auto salvage and storage operation	R-1, Single-Family Medium Density District.
West	Woodlands, pasture land, and rice fields	R-1, Single-Family Medium Density District. Further to the west, the zoning changes to AG, Agricultural District

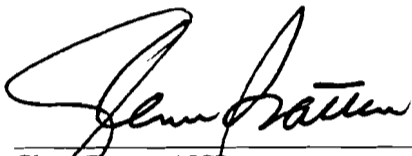
COMPARISON OF CASE FACTS TO APPROVAL CRITERIA SET OUT IN THE ZONING ORDINANCE:

- 1. Consistency of the rezoning proposal with Jonesboro's Comprehensive Plan.** The rezoning proposal is totally inconsistent with the Future Land Use Plan for Jonesboro that calls for this area to be used for "Village Residential" purposes. Given the nature of the subject site, its surrounding character, and the uses that are along the route to this proposed landfill site, it can only be concluded that the land use designation given to this area by the Future Land Use Plan is an error. There is no mention of landfill locations in the text of the Comprehensive Plan and no criteria set out for selecting sites for public landfills. It is therefore concluded that the use of this approval criterion to judge the merits of rezoning is not valid.
- 2. Consistency of the rezoning proposal with the purposes of the Zoning Ordinance.** Zoning regulations have been enacted by the City of Jonesboro to promote, in accordance with present and future needs, the safety, order, convenience, prosperity, and general welfare of the citizens of Jonesboro. The rezoning proposal coincides with this general purpose as well as with the more specific purpose of providing for adequate public utilities and facilities.
- 3. Compatibility of the proposal with the zoning, uses and character of the surrounding area.** The landfill proposal is completely compatible with the mining, processing, salvage and storage uses surrounding the site to the north and east. The current R-1 zoning of these areas does not properly reflect actual land uses. Land to the west and south that are now used as woodland and for agriculture is relatively compatible with the landfill and its operational characteristics as long as this land remains in its current use. However, future conversion of this land to urban use would result in incompatibility with the landfill. Consideration must be given to leaving the heavily wooded areas adjoining the south and west sides of the landfill in place as green space separating the landfill from future land uses. Further consideration must also be given to creating a road network that separates landfill traffic from traffic going to areas south and west of the landfill.

4. **Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.** The subject property is not suitable, by location or physical characteristics, to be used for residential purposes. Its best and most appropriate use is as a sand and gravel mine or as a landfill.
5. **Extent to which approval of the proposed rezoning will detrimentally affect nearby property.** There are existing homes scattered in the vicinity of the proposed landfill. These homes depend on wells for their domestic water supply. Extreme care must be taken in designing and constructing the landfill to make sure that the groundwater is maintained in a safe condition.
6. **Length of time the subject has remained vacant as zoned as well as it's zoning at the time of purchase by the applicant.** This land has been zoned R-1 since it was annexed into the city and since it was purchased by the City of Jonesboro.
7. **Impact of the proposed development on community facilities and services.** A new Class IV landfill is critically needed to meet the needs of a rapidly growing community and to replace the nearby Class IV landfill that has reached capacity. The impact of this new community facility on other community facilities and services is entirely positive.

RECOMMENDATION.

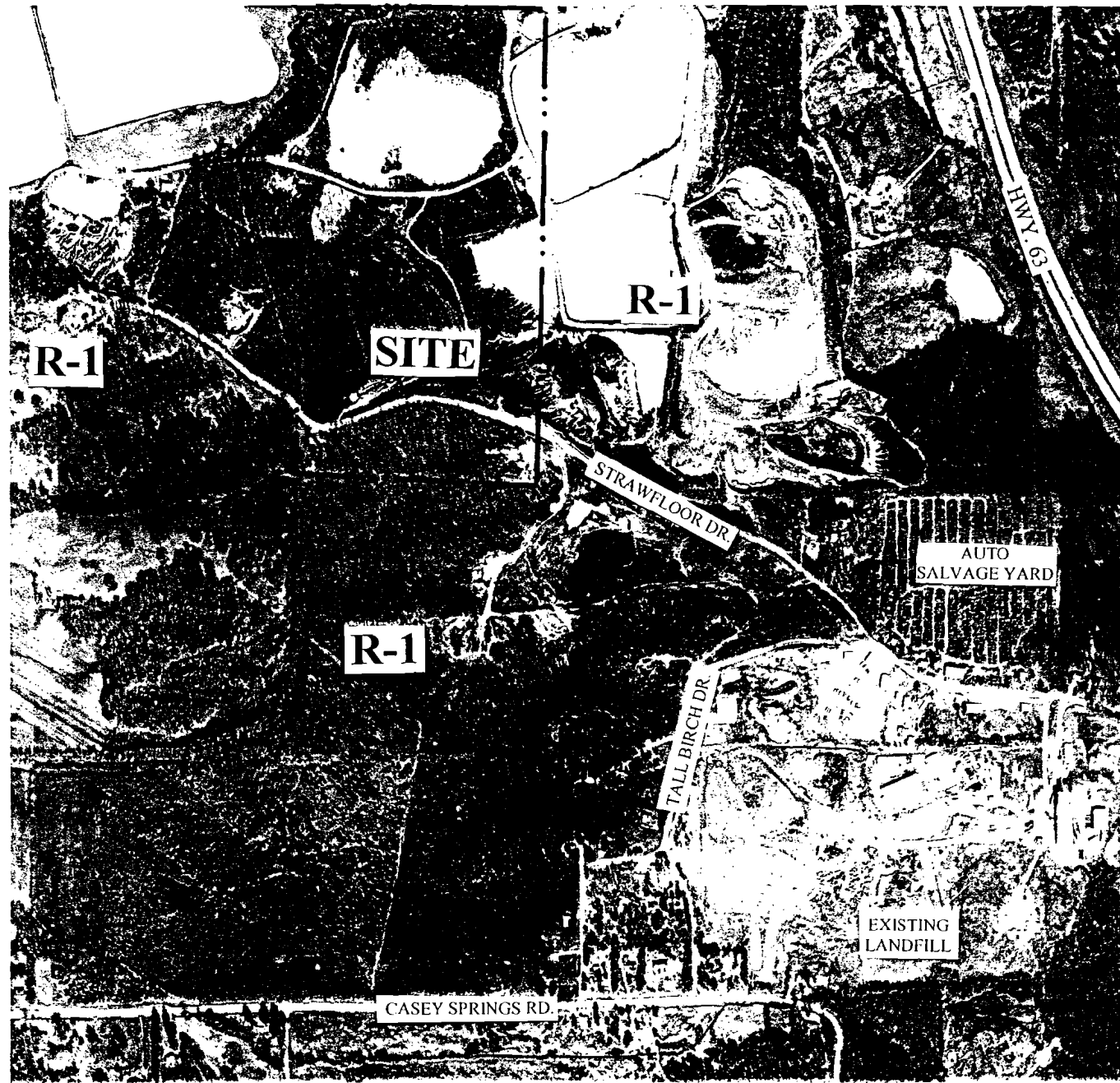
It is recommended that this rezoning proposal be approved.



Glenn Batten, AICP
City Planner



Date



LOCATION AND ZONING MAP



PHOTOGRAPHS