

**City of Jonesboro Planning Commission  
Staff Report – RZ10-01: Vickie Mink**

**Huntington Building - 900 W. Monroe**

***For Consideration by the Planning Commission on March 9, 2010***

**REQUEST:** A recommendation by MAPC to rezone property containing 25.89 acres more or less.

**PURPOSE:** To rezone a tract of land from R-1 to I-1 Limited Industrial District.

**APPLICANT/  
OWNER:** Vickie Mink, P.O. Box 478 Bay, AR 72411

**LOCATION:** 2701 Nestle Way Rd.

**SITE  
DESCRIPTION:**

Tract Size:	25.89 Acres (1,127,668.58 sq. ft.)
Frontage:	1417.86' of frontage along Nestle Rd. 1224.06' along Nestle Way
Topography:	Flat
Existing Dvlpmnt:	Agriculture land used for farming. Within a Flood Plain.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	I-2	General Industrial
South:	R-1	Single Family
East:	R-1, I-2	Single Family, General Industrial
West:	R-1	Single Family

**HISTORY:** None.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed development and offers the following findings.

**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 Heavy Industrial.

**Heavy Industrial - "HI"** promotes larger scale industrial uses such as intensive manufacturing activities which may contain outside storage. This category includes typically industrial or manufacturing uses with convenient access to primary highways or rail system. The proposed use is consistent with the current Land Use Map.

### **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.



Aerial Map/ Vicinity Map

**Findings:**

*The subject site is located on Nestle Road just north of Cottage Home Trail and south of Hwy. 18/Highland Dr. The area is predominately zoned residential with heavy industrial abutting to the north and east. The applicant has requested a I-1 Rezoning for the said property; this would allow any use listed within the permissible uses of limited industrial such as: Government service, safety service, Medical service/office, fast food and general restaurant, retail service, gas station, banks/financial institution, carwash, church, school vocational school, mini-storage warehouse, college/university, construction sales/service, off premise advertisement, communication towers, warehousing, welding or machine shop, agricultural, vehicle and equipment sales/equipment storage yard, freight terminal, limited and general manufacturing, research services, general and limited vehicle repair, etc. A lighting plan shall be required to demonstrate compliance with the zoning ordinance*

**Conclusion**

The Planning Staff has reviewed the request and feels that the request falls within the long range planning goals and objectives for the Jonesboro Industrial Park area. Staff supports a recommendation for approval to City Council for a change from R-1 Residential Single Family to I-1 Industrial District. The following stipulations for the motion are recommended:

1. That the final site plan shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.
2. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.

Respectfully Submitted for Planning Commission,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking southeast along Nestle Road.



View looking northeast abutting the site.





View looking north along frontage (Nestle Road).



View looking southwest of adjacent property.



View looking north at the subject property.



View looking northeast towards site.