

*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ 21-20: 5712 C.W. Post Road  
Municipal Center - 300 S. Church St.  
For Consideration by the City Council on February 1st, 2022*

**REQUEST:** To consider a rezoning of two tracts of land containing 27.76 acres more or less.

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “I-1 LUO” Limited Industrial District Limited Use Overlay to a “C-3” General Commercial District.

**APPLICANTS/  
OWNER:** R. Scott Troutt, Troutt Law Firm, 247 S. Main Street, Jonesboro, AR 72403  
Caliarka Petro LLC, 3910 S. Caraway Road, Jonesboro, AR 72404

**LOCATION:** 5712 C.W. Post Road, Jonesboro, AR 72401

**SITE**

**DESCRIPTION:** **Tract Size:** Approx. 1,209,225 sq. ft. / 27.76 acres +/-  
**Street Frontage:** 1227.7’ on C.W. Post Road / 524.14’ on Dr. Martin Luther King Jr. Drive  
**Topography:** Two flat, empty lots with small tree groves to the S. and E.  
**Existing Development:** Currently vacant, no standing structure

**SURROUNDING CONDITIONS:**

ZONE	LAND USE
North	I-2 – General Industrial District
South	C-3 – General Commercial District
East	I-2 – General Industrial District
West	R-1 – Single Family Medium Density District (Vacant/Farmland)

**HISTORY:** Vacant for the past several years.

**ZONING ANALYSIS:**

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

**COMPREHENSIVE PLAN LAND USE MAP:**

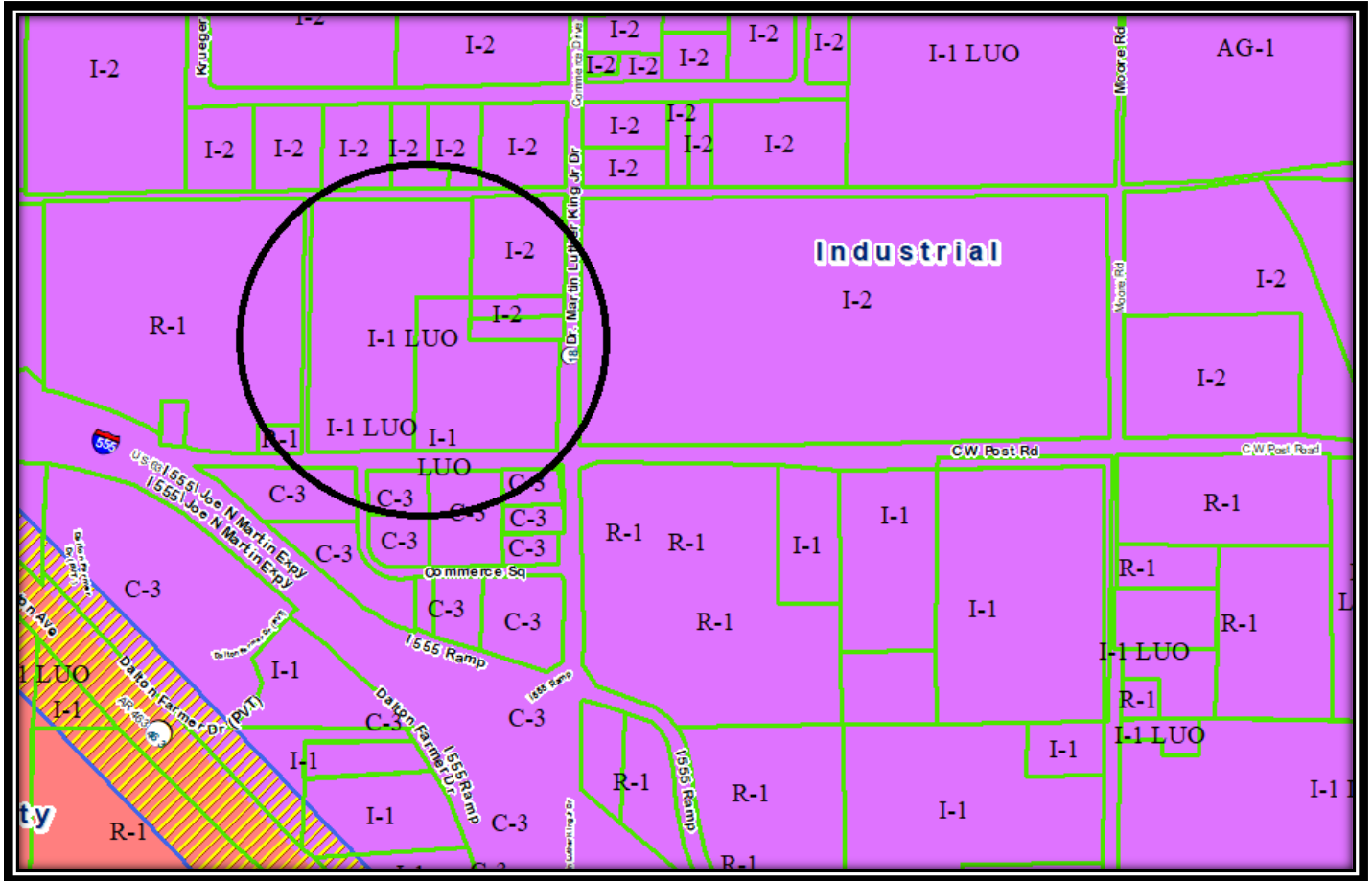
The Current/Future Land Use Map recommends this location as an Industrial Growth Sector. Industrial uses include those considered "heavy," such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and

should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

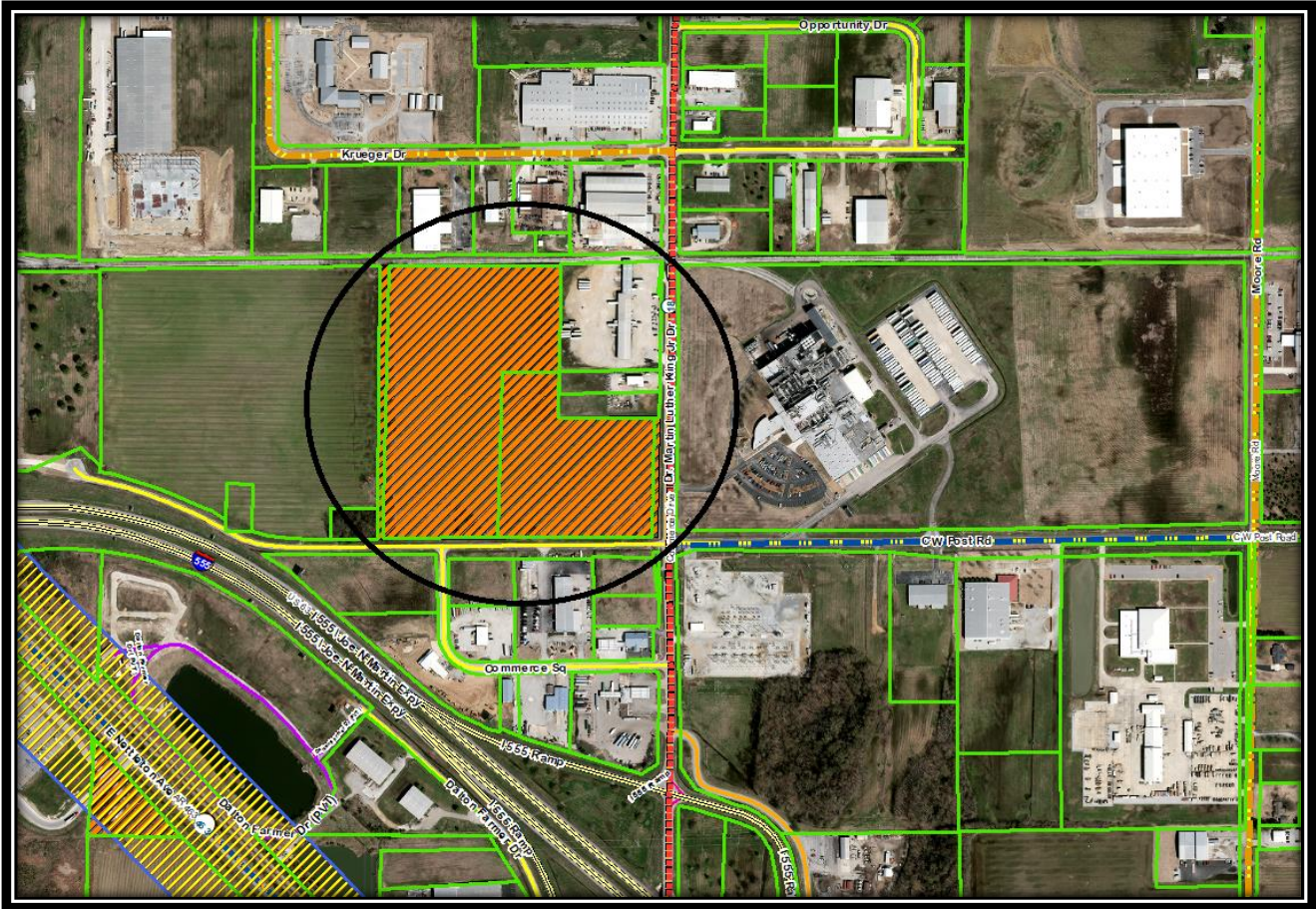
Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.



Fig. 43: Example - Industrial



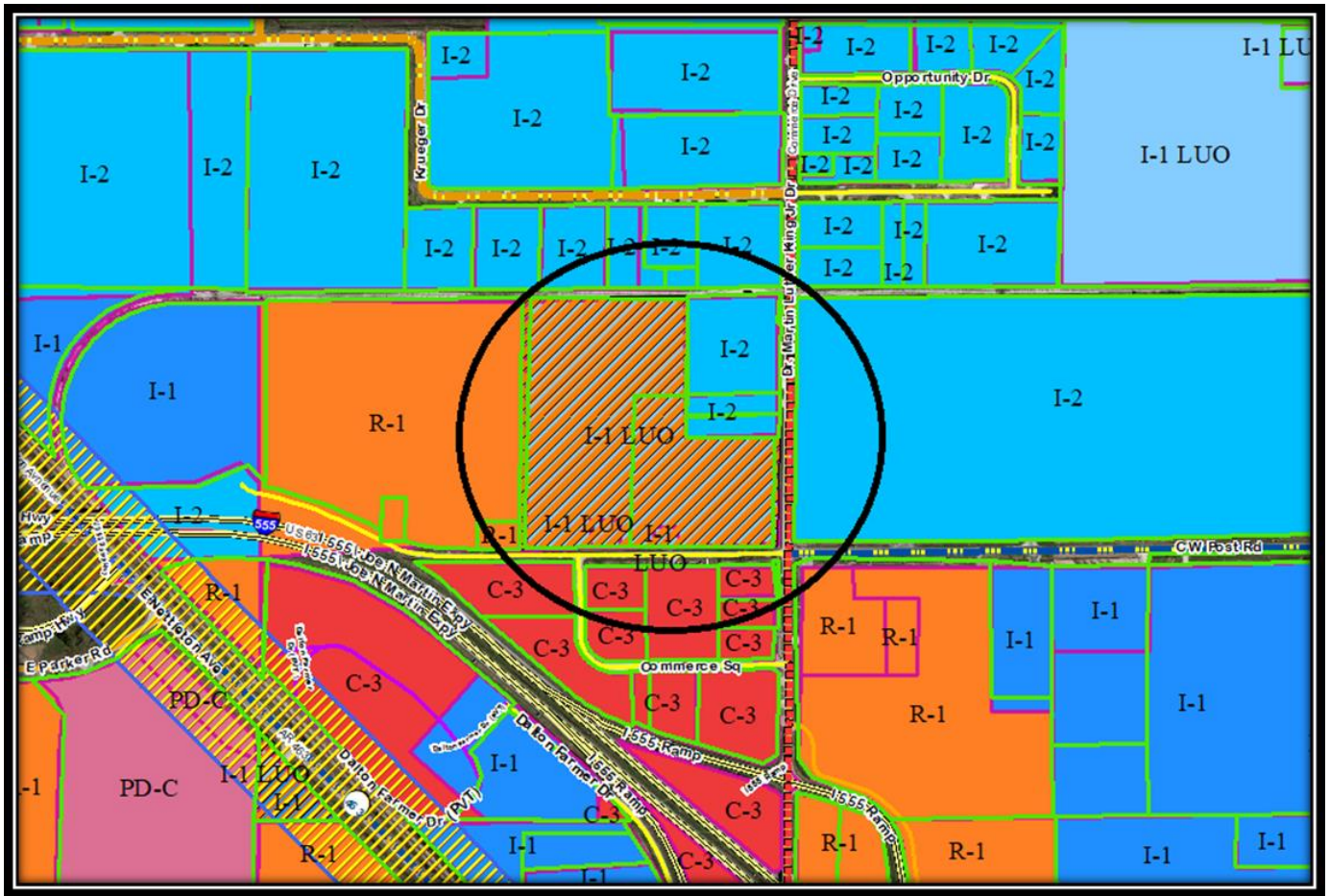
*Land Use Map*



**Master Street Plan/Transportation**

The subject property will be serviced by Dr. Martin Luther King Jr. Drive and C.W. Post Road. The applicant will be required to adhere to the Master Street Plan and the Land Use Plan.











**Aerial/Zoning 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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is not consistent with the Adopted Land Use Plan, which was categorized as an Industrial Growth Sector.	
(b) <b>Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering there is C-3 Commercial zoning in the area.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	The proposed use could develop in the current I-1 Limited Industrial District.	
(e) <b>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;</b>	No detrimental or adverse impacts are predicted, if proper planning is implemented.	
(f) <b>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</b>	Minimal impact if rezoned due to the fact that businesses currently exist in this area.	

# Staff Findings:

## Applicant's Purpose

The proposed area is currently classified as I-1 LUO Limited Industrial District Limited Use Overlay. The applicant wishes to rezone this parcel to a C-3 General Commercial District in order to develop this site for commercial use.

## Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

Definition of C-3 General Commercial District - The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

## 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 issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

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## **MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON January 25, 2022**

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**Caliarka Petro, LLC is requesting a Rezoning from I-1 LUO, Limited Industrial District Limited Use Overlay District, to C-3, General Commercial District for 27.76 +/- acres of land located at 5712 C.W. Post Road.**

**APPLICANT: Attorney Scott Trout representing Caliarka Petro, LLC. This is 27.76 acres at the corner of CW Post Road and Dr. Martin Luther King Drive. We are asking it be rezoned out of I-1 LUO to a C-3 designation for the purposes of building a truck stop.**

**STAFF: Derrel Smith stated we have reviewed it and would recommend approval with the following conditions. That the proposed site shall satisfy all requirements of the city engineer, all requirements**

of the current storm water drainage design manual and flood plain regulations regarding any new construction. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved the Planning Department prior to any re-development of the property. Any change of use shall be subject to the planning commission in the future. The final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosures, sidewalks, etc. shall be submitted to the Planning Department prior to any re-development.

**PUBLIC:** Rajeev Kumar stated my concern is the land in this area has been zoned industrial so the city should stick to its original land drawn plan and should stay industrial. Industries are the high paying jobs and we should invite more industries so the Jonesboro economy can keep thriving.

**PUBLIC:** Jim Gramling representing Rajeev Kumar stated I just want to re-emphasize one point. In the city's land use plan this is designated as an industrial district. This is one that does not fit in the land use plan and I think the city should honor its land use plan.

**COMMISSION:** Jimmy Cooper stated this looks like 2 lots will they have to replat.

**STAFF:** Derrel Smith stated yes they will have to do a replat.

**APPLICANT:** Attorney Scott Trout stated we have got the information together to get it replatted. We have a surveyor that has already written it up.

**COMMISSION:** Jim Little stated were there any thoughts about this not meeting the land use plan.

**STAFF:** Derrel Smith stated this is right there at the interchange. Across the street is C-3 so we felt for this use it would be in compliance for what we were looking for out there.

**COMMISSION:** Jeff Steiling stated this would probably be a high traffic development, how does that impact the re-development of MLK along that area. Has that been thought about or addressed?

**STAFF:** Derrel Smith stated they are working with the Highway Department. They will be required to do a traffic study. They will have to fit with what the Highway Department is doing so it won't cause any conflicts out there.

**COMMISSION:** Monroe Pointer stated is there another project that's in place now by the state that if you're going on MLK and constantly going north. Is there a project that's going south as well that it would interfere with?

**STAFF:** Derrel Smith stated no.

**COMMISSION ACTION:**

Mr. Jimmy Cooper made a motion to approve Case RZ 21-20, as submitted, to the City Council with the stipulations that were read by the Planning Department:

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.

The MAPC finds to rezone property “I-1 LUO” Limited Industrial District Limited Use Overlay to a “C-3” General Commercial District for 27.76 +/- acres of land located at 5721 C.W Post Road.

The motion was seconded by Mr. Monroe Pointer.

Roll Call Vote: Aye (5) – Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, and Jim Little.  
Nay (1) – Stephanie Nelson

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**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 21-20 a request to rezone property from “I-1 LUO” Limited Industrial District Limited Use Overlay to a “C-3” General Commercial District. The following conditions are recommended:

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 of the property.

Respectfully Submitted for Planning Commission Consideration,  
The Planning and Zoning Department

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**Sample Motion:**

I move that we place Case RZ 21-20 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “I-1 LUO” Limited Industrial District Limited Use Overlay to a “C-3” General Commercial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.