



City of Jonesboro City Council
Staff Report – RZ06-06: CWL Barnhill Road Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the City Council on Thursday, July 6, 2006

REQUEST: To consider rezoning a parcel of property containing two hundred (200) acres more or less. The areas to be considered are identified as Tract A, Tract B, and Tract C.

PURPOSE: A request to recommend approval to the City Council for rezoning from R-1 Single Family Medium Density to I-2 Industrial;

**APPLICANT/
OWNER:** City Water & Light, 400 E. Monroe, Jonesboro, AR 72403

LOCATION: West Side Barnhill Rd. between Highland Dr. (Hwy. 18) and C.W. Post Rd. Section 28, Township 14N, Range 5 E.

SITE DESCRIPTION:

Tract Size:	Approx. 200 Acres
Frontage:	Approx. 5,236 ft. on Barnhill, 2,628 on C.W. Post Rd.
Topography:	Predominately Flat ;adjacent to Craighead Technology Park
Existing Dvlpmt:	Vacant; Industrial & Agricultural, 5 or 6 homes scattered along east side.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: R1 Residence	Hwy. 18
	South: R1 Residence	Agricultural
	East: R1 Residence	Primarily Agricultural
	West: I2 Industrial	Industrial; Trinity Lighting

HISTORY: None.

RECOMMENDATION FROM MAPC: On June 15, 2006, the Metropolitan Area Planning Commission voted unanimously 6 – 0 to recommend approval of a request to rezone property from R-1 to I-2 Industrial.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Planned Industrial. This designation includes all future manufacturing activities of a light,

medium and heavy intensity which should be located in planned industrial parks with adequate land area, access, utilities and environmental controls.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

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.

Findings:

Consistency is achieved with the Comprehensive Plan where Industrial (I-2) is requested. Where residential may be abutting, the property when developed will be held to strict regulation as provided in the Zoning Ordinance where it relate to dissimilar land uses and incompatibility standards.

Conclusion:

The MAPC and Planning Department staff finds that the requested Zone Change submitted by C.W. & L should be approved based on the above observations and criteria, of Case RZ06-06, a request to rezone property from R-1 to I-2, Industrial District to be recommended to the Jonesboro City Council. Staff concurs with the 1996 Land Use Map which recommends Industrial for this region.

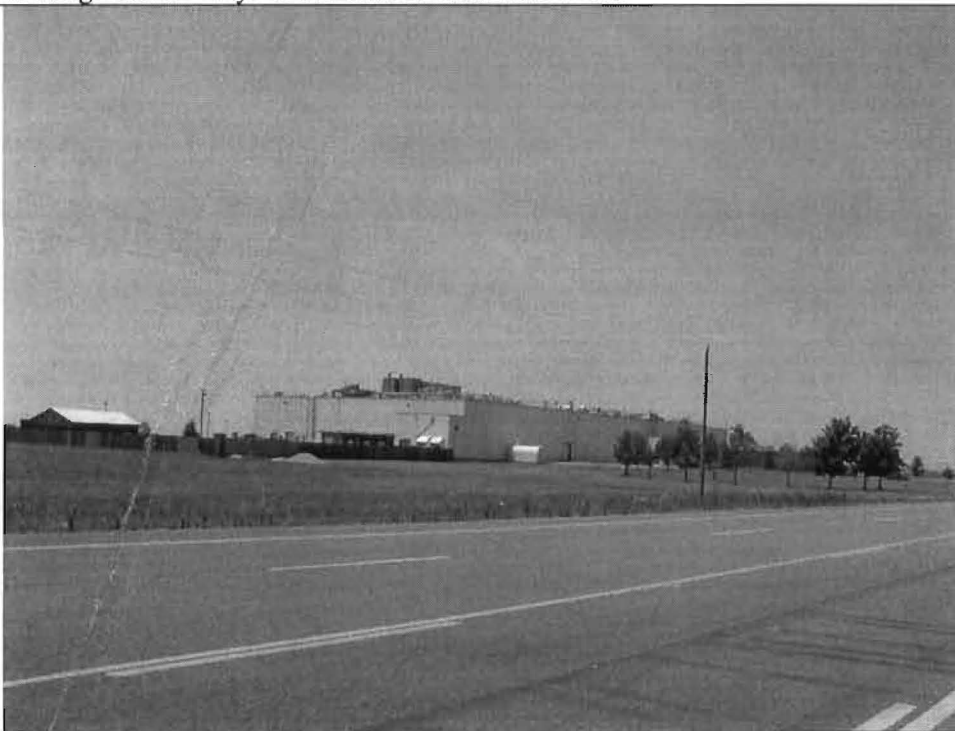
Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking West on Hwy. 18 at intersection of Barnhill Rd.



View Looking Southwest at property along



View looking North from Barnhill/Hwy. 18 intersection



View looking Northeast at Fritolay



View looking Northeast from Fritolay Drive



View looking South at Trinity Lighting Business west of project site.