

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 23-20, 2650 Moore Rd.
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on December 12, 2023

REQUEST: To consider a rezoning of one tract of land containing 9.12 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “AG-1” agricultural district, to “I-1” limited industrial.

APPLICANT: Associated Engineering, LLC, 103 S. Church St., Jonesboro, AR 72401

OWNER: CWL, P.O. Box 1289, Jonesboro, AR 72403

LOCATION: 2650 Moore Rd, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 9.12 Acres
Street Frontage: Approx. 750 ft. on Moore Rd.

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	AG-1 – Agricultural (Vacant)
South	I-2 – Industrial
East	AG-1 – Agricultural (Vacant)
West	I-1 LUO - Industrial

HISTORY: Undeveloped lot

ZONING ANALYSIS:

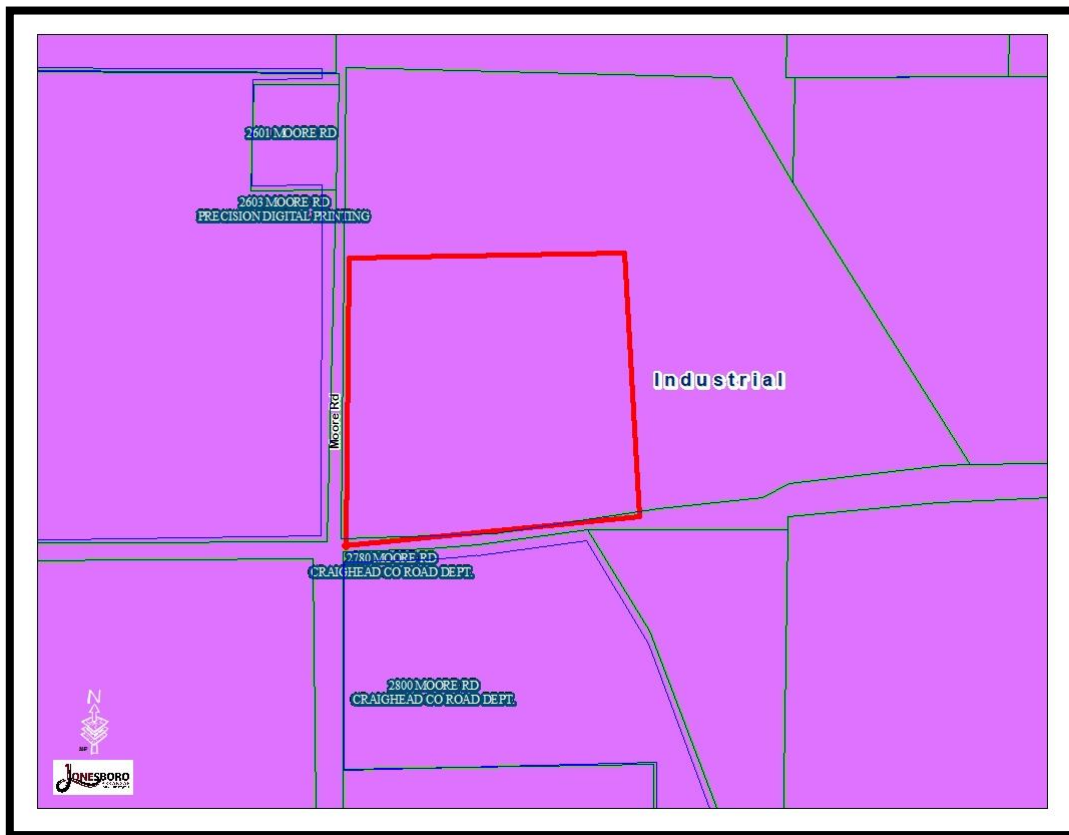
City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

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.



Land Use Map



Zoning Map

Master Street Plan/Transportation

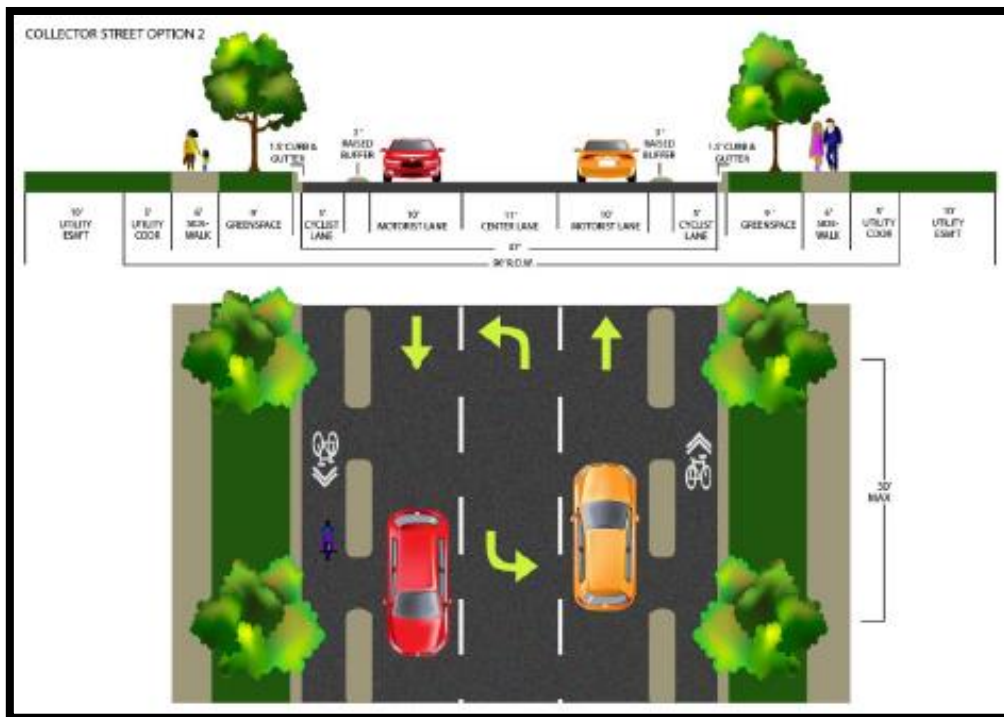
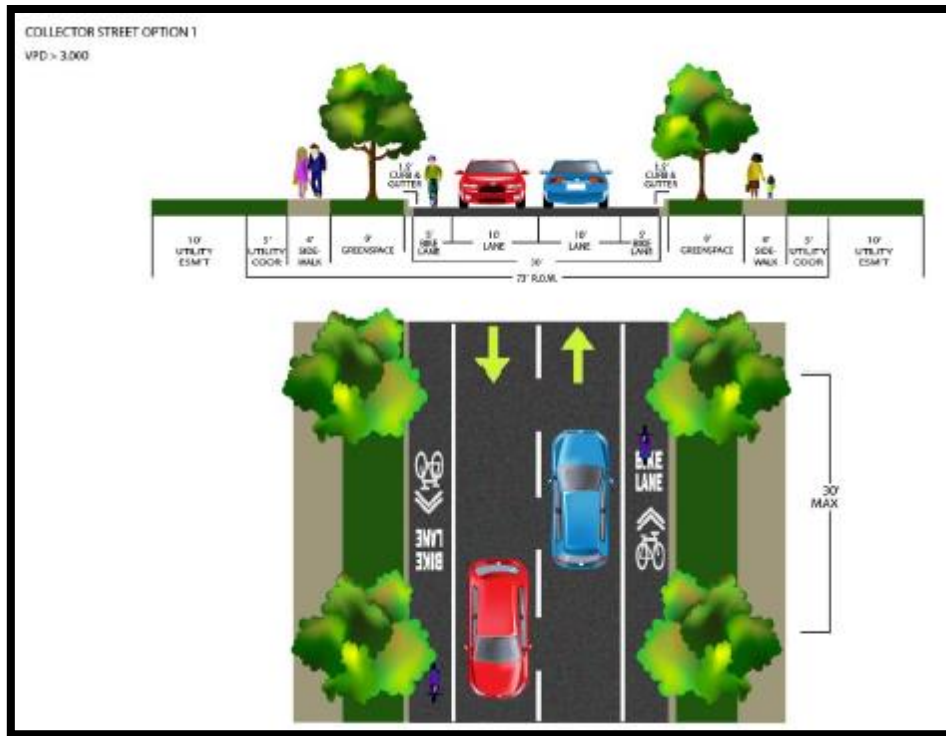
The subject property will be served by Moore Road. The Master Street Plan classifies this road as **Collector Streets**.

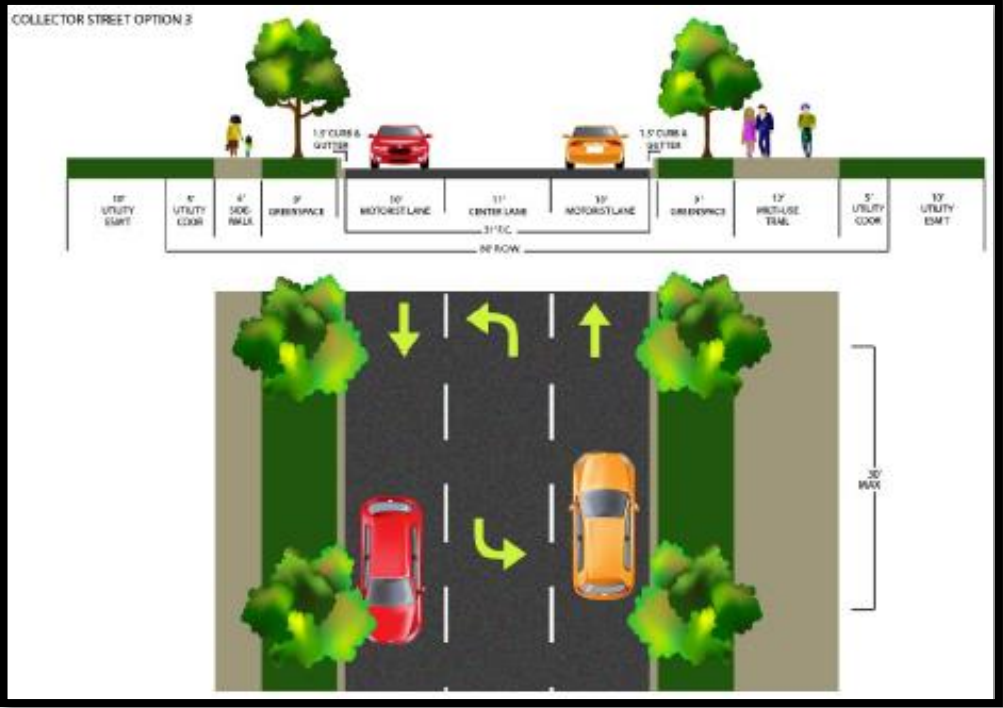
Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).







Collector Street





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.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in the industrial growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes industrial uses and zoning.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an industrial use.	
(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;	With proper planning there should not be any adverse effects caused by the property if rezoned to multifamily.	
(f) 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	Minimal impact if rezoned due to the fact that residential uses currently exist in this area.	

Staff Findings:

Applicant’s Purpose

The proposed area is currently classified as “AG-1” agricultural district. The applicant is applying for a rezoning to allow industrial use at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 as follows:

I-1, limited industrial district. This district is to accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

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	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 23-20 a request to rezone property “AG-1” agricultural district, to “I-1” limited industrial; the following conditions are recommend:

1. 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 Department approval in the future.

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

Sample Motion:

I move that we place Case: RZ 23-20 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 “AG-1” agricultural district, to “I-1” limited industrial will be compatible and suitable with the zoning, uses, and character of the surrounding area.

RZ-23-20 REZONING: 2650 Moore Road
Associated Engineering is requesting a rezoning from AG-1, agricultural district, to I-1, limited industrial district. This request is for 9.12 acres located at 2650 Moore Road.

Lonnie Roberts (Chair): Okay, next item we have on the agenda this is a rezoning and this is at 2650 Moore Road, Associated Engineering is requesting a rezoning from AG-1, agricultural district, to I-1, limited industrial district. This request is for 9.12 acres, it's located at 2650 Moore Road. The proponent for this item?

John Easley (Proponent): I'm John Easley with Associated Engineering representing City Water, and Light. Joe Brown Development Commission is working with a potential new business coming in and they work for City Water and Light on local land available. This is a little over nine acres on Moore Road and we're asking for a rezoning to I-1.

Lonnie Roberts: City planner do you have staff comments on this?

Derrel Smith (City Planner): Yes sir, we do. This meets all 6 of the criteria for rezoning. So, we would recommend approval with the following requirements:

1. 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 Department approval in the future.

Lonnie Roberts: Okay and for this rezoning request is there anyone here to give public comments? Okay, I'll open up for commissioner comments, questions, or motions.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case RZ: 23-20, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. 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 Department approval in the future.

The motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote:

Aye: 7 – Jeff Steiling, Stephanie Nelson, Kevin Bailey, Monroe Pointer, Jimmy Cooper, Jim Little,
& Dennis Zolper

Nay: 0

Absent: 1 – Paul Ford
