

City of Jonesboro City Council
Staff Report – RZ 10-23: Askew 2800 Industrial Dr.
Huntington Building - 900 W. Monroe
For Consideration by the Council on January 18, 2011

REQUEST: To consider a rezoning a parcel of land containing 1.47 acres more or less (64,097 sq. ft.).

PURPOSE: A recommendation to rezoning from R-1 Single Family to I-1.

APPLICANT/OWNER: W. Turner Askew, 3 Ridgecrest Court, Whitefish, MT 59937

LOCATION: 3609 Johnson Ave. (South of Hudson Dr., North of Johnson Ave.) Jonesboro, AR

SITE DESCRIPTION: Tract Size: 64,097 sq.ft. Approx. 1.47 +/- Acres
 Frontage: Approx. +/- 242' along Hwy. 463, 418' Industrial Dr.
 Topography: Gently Sloping
 Existing Developmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
	North: I-1	Industrial
	South: I-1	Industrial
	East: I-1	Industrial
	West: C-3	Commercial

HISTORY: None.

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

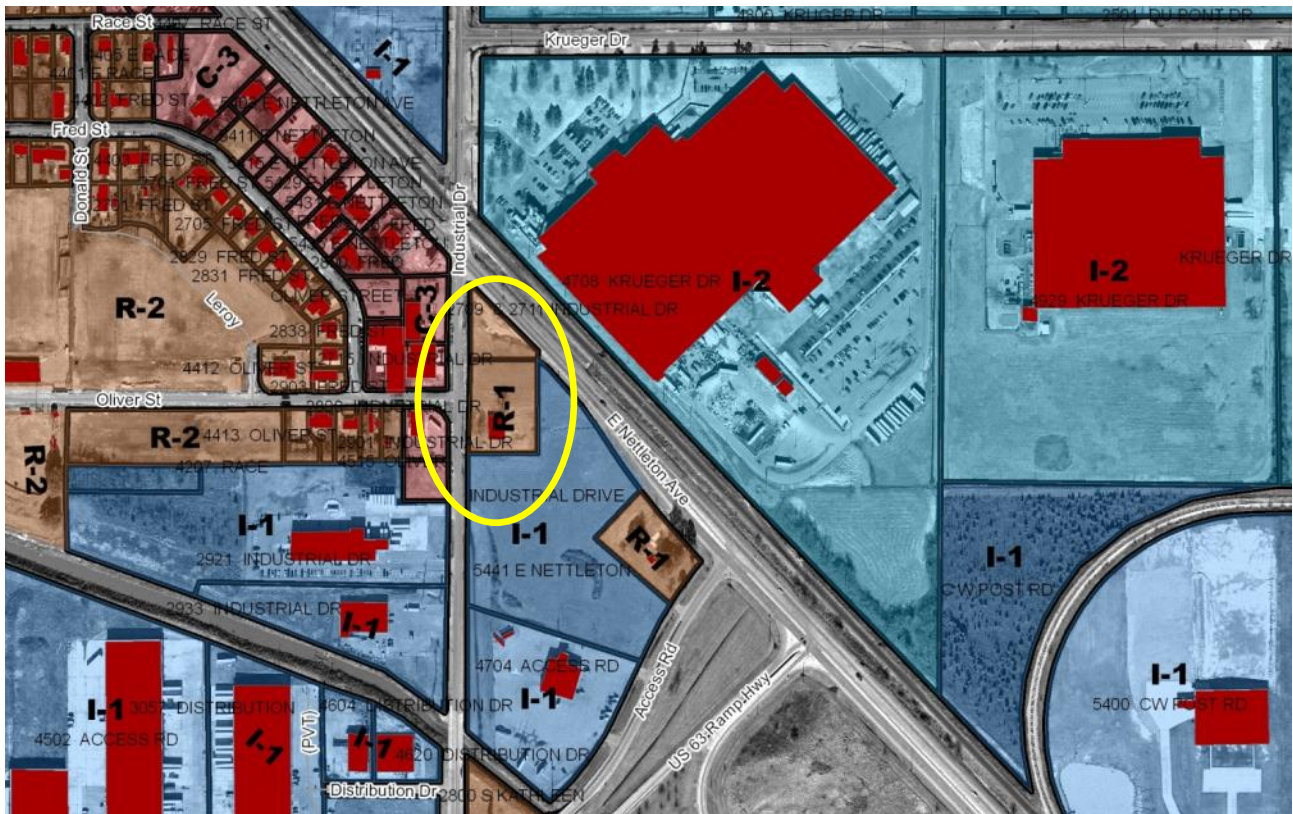
The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as a Heavy Industrial District Area.

This designation typically includes intensive manufacturing activities with convenience to the highway and railway. The adjacent property is designated as Light Industrial with C-3 General Commercial across Industrial Drive; however, consistency is achieved with the Land Use Plan.

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.



Vicinity/Zoning Map

Findings:

With all the new development, this area abuts a changing commercial corridor which includes other new commercial development in the immediate area. The requested zoning is for an I-1 Limited Industrial District; any conditions or stipulations considered by MAPC will necessitate a Limited Use Overlay District.

Maximum lot coverage shall be restricted to 60% coverage and all future building setbacks and site parameters shall following the requirements of the I-1 Zoning District. The requested I-1 will be conducive for the existing planning area and consistency on the Zoning Map will be achieved.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD JANUARY 11, 2011

Mr. Kenneth Scrape, of Associate Engineering presented the case. Mr. Scrape stated that he is representing the owner Mr. Askew who has a total of 9 acres approximately at this site. He recently acquired the 1.47 acres that is being rezoned from R-1 to I-1. The property to the south is I-1; to the east is I-1; to the west is C3; and to the north is I-1. It is bordered on the east by Hwy. 463, and on the west side by Industrial Dr. He is requesting it to be rezoned to make it consistent with the entire parcel.

Mr. Tomlinson asked why the required right of way along Hwy. 63 appears closer with 20 ft. further from the intersection, and 60 ft. in other areas. He asked if we will need the 60 ft. from center line? Is it a part of the Master Street Plan? Mr. Spriggs noted that he didn't know the history of that varying R.O.W., but it appears to have been done in anticipation of intersection improvements.

Michael Morris, P.E. verified that the R.O.W. designation on the Master Street Plan for Industrial Drive is 120ft. on the current Master Street Plan.

Mr. Scrape noted that he is anticipating replatting the property, after the rezoning is complete; then he will make the right of way consistent. Mr. Spriggs noted that Staff and the City surveyor will coordinate that. We will look at City priority of projects for the future of that right of way.

Opposition: None.

Mr. Spriggs added that this request is consistent with the Land Use Plan for the area. And this will clean up the zoning map for that entire tract and remove the R-1 which is inconsistent to the planning area. Mr. Spriggs asked that this item be recommended to City Council as an I-1 Industrial District with the stipulation that a site plan be brought before the MAPC prior to permit application. The applicant concurred.

COMMISSION ACTION:

Mr. Tomlinson made a motion to recommend approval to City Council with the stipulation that a site plan be brought before the MAPC prior to permit application. Motion was 2nd by Mr. Dover. **Roll Call Vote:** Mr. Hoelscher- Aye; Mr. Dover- Aye; Mr. Scurlock- Aye; Ms. Norris; Mr. Tomlinson- Aye. **5-0 Vote Approval.**

Absent were Mr. Halsey, Mr. White, and Mr. Kelton. Mr. Roberts served as Chair.

Conclusion:

The Planning Department Staff and MAPC find that the requested Zone Change submitted by W. Turner Askew, should be evaluated based on the above observations and criteria, of Case RZ 10-23. A request to rezone property from R-1 to I-1 Limited Industrial District is hereby recommended to the City Council with the provision that a site plan shall be submitted and approved by the MAPC.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking east of the subject property.



View looking north along Industrial Dr.



View looking south along Industrial Dr of the property frontage.



View looking southeast of the subject property.



View looking northwest along Nettleton Ave (Hwy 463).



View looking west of Oliver St. / adjacent property (Harley-Davison/Daycare shown).



View looking southwest of the properties adjacent from the site.



View looking west of the property adjacent from the site.