

City of Jonesboro City Council
Staff Report – RZ 21-09 6609 C. W. Post Road
Municipal Center - 300 S. Church St.
For Consideration by the Council on July 6th, 2021

REQUEST: To consider a rezoning of one tract of land containing 12 +/- acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “I-2” General Industrial District.

**APPLICANTS/
OWNER:** John C. Stuckey, 10415 Stuckey Lane, Trumann, AR 72472

LOCATION: 6609 C.W. Post Road, Jonesboro, AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx. 12 Acres
Street Frontage: 400 ft. – C. W. Post Road
Topography: Predominately flat – farm land
Existing Development: Farm Land

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-2 Industrial and AG-1 Farmland and Residential
South	R-1 Single Family Residential
East	R-1 Single Family Residential – Vacant and Agricultural
West	R-1 Single Family Residential – Vacant and Agricultural

HISTORY: The site is Agricultural Land.

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 Industrial Intensity Growth Sector. Large Scale Manufacturing is appropriate in the **Industrial Intensity 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

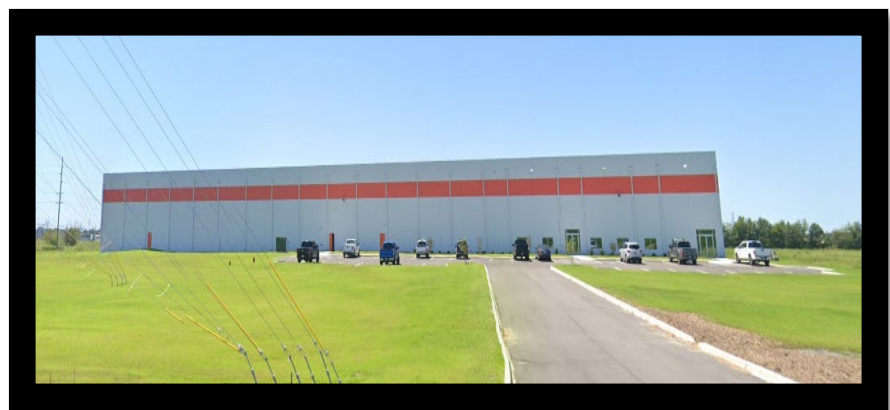
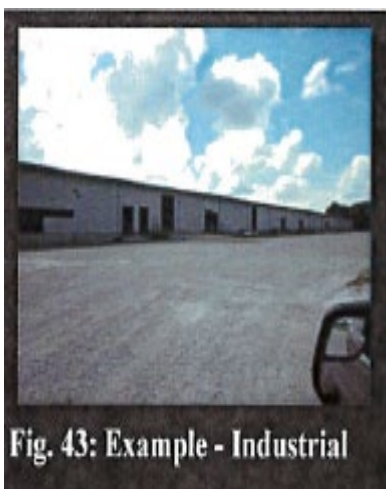
be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy Industrial Centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor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

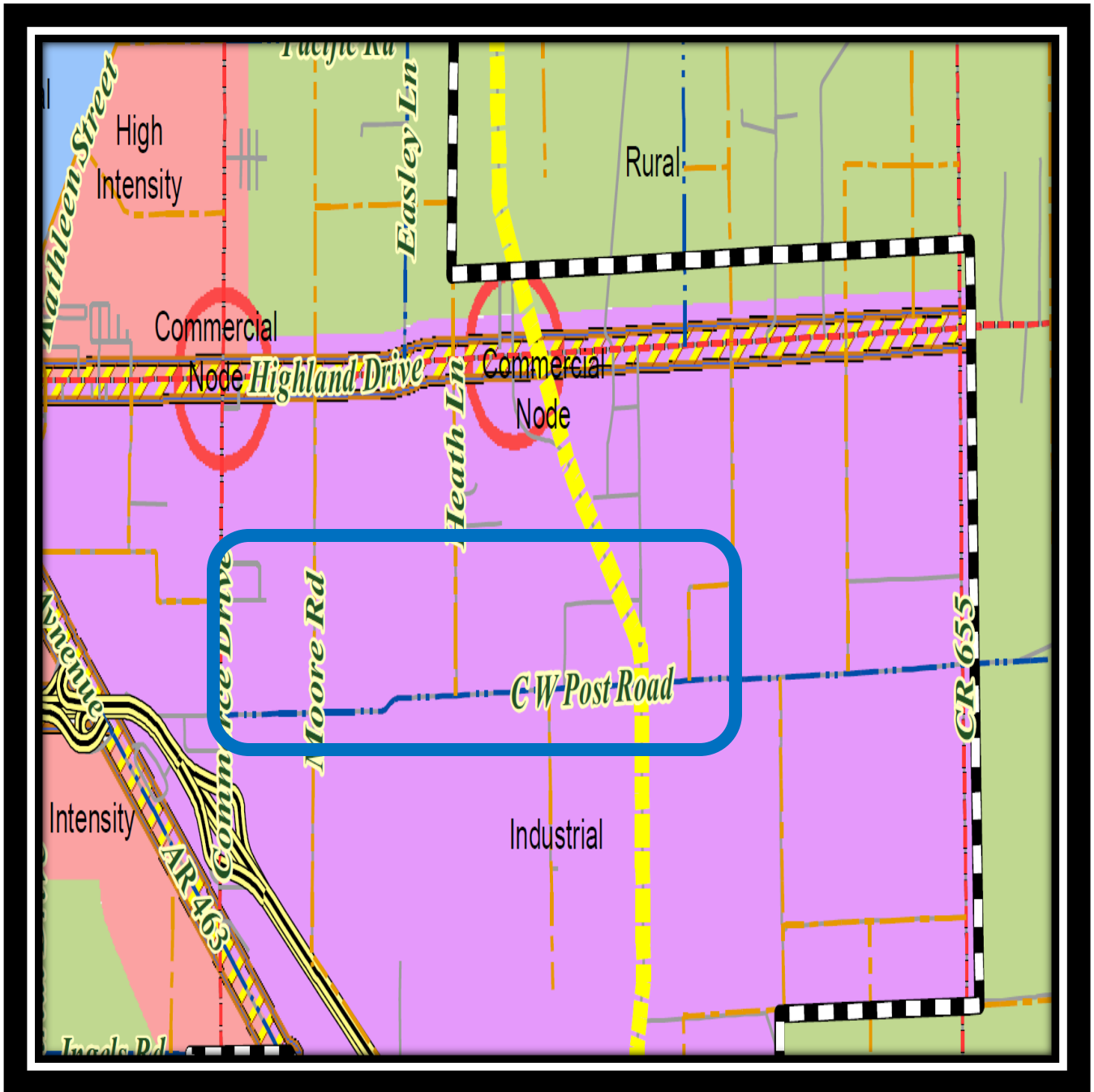
Smaller scale “light” industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.

INDUSTRIAL INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- Freight Terminals
- Warehousing
- Wholesaling
- Packaging
- Storage
- Fabrication

EXAMPLES:





Land Use Plan

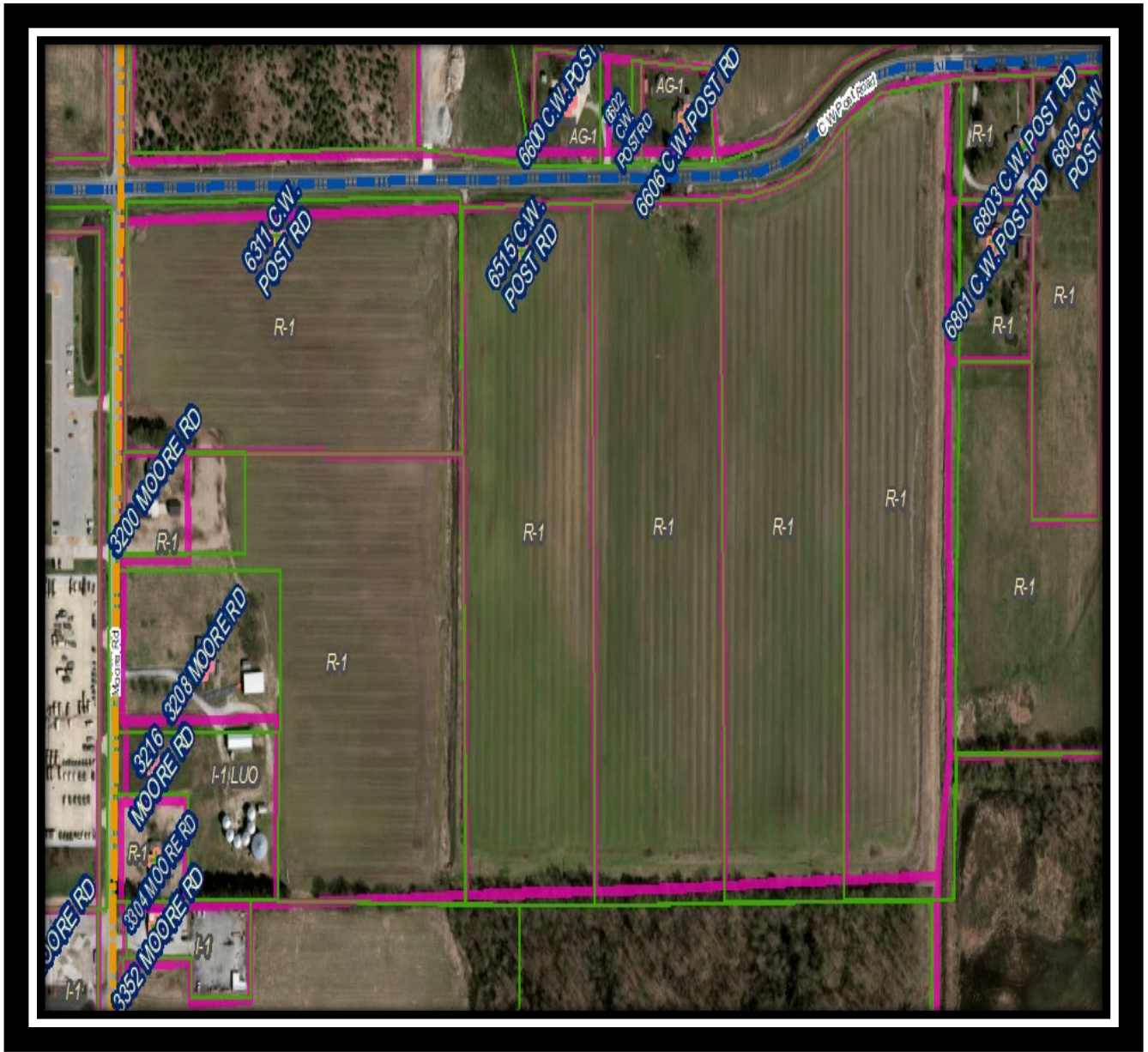
MASTER STREET PLAN/TRANSPORTATION



Master Street Plan Map

Master Street Plan/Transportation







The subject property is served by C. W. Post Road. C. W. Post Road on the Master Street Plan is classified as a Minor Arterial. A Minor Arterial Street provide the connections to and through an urban area. The Minor Arterial Street primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required.



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) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as an Industrial Intensity 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 there are I-1 and I-2 Zoning in this area.	
(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 will not develop as anything other than what is on this location now or new house. This is an R-1 Single Family Residential District and only a single family home can be built. This is located in the Floodway and actually, no home can be built on it.	
(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;	No detrimental or adverse impacts are predicted, if proper planning is implemented.	
(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 businesses and residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-1 Single Family Residential District. The applicant wants to rezone to engage a geotechnical firm to evaluate the subsurface materials and has been informed that those materials are suitable for the purposes of placement of fill materials for roadways and building structures. Therefore, the owner seeks to rezone to be allowed to excavate the materials for use on other sites under the same ownership in the near vicinity.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already Industrial Businesses located in the area.

Chapter 117 of the City Code of Ordinances/Zoning defines I-2 General Industrial District as follows:

Definition of I-2 General Industrial District - This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as is adequate highway access.

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

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JUNE 22, 2021

George Hamman of Civilogic on behalf of John Stuckey are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential to “I-2” General Industrial District for 11.53 +/- acres of land located around the 6609 C W Post Road.

COMMISSION: Lonnie Roberts stated there was an error on the staff summary stating they were requesting an I-1 zoning when it’s an I-2 zoning.

APPLICANT: Jim Gramling on behalf of John Stuckey. We did not have a neighborhood meeting for this particular request because there’s no structure being proposed. We’ve been here recently for some surrounding properties for Mr. Stuckey that were rezoned I-2 for warehouse and storage space. The purpose of this rezoning to I-2 would be to allow him to use some of the dirt on this property at the other properties that have been rezoned. This is an industrial intensity growth sector so this property would be consistent with the cities future land use plan.

STAFF: Ryan Robeson asked were the notifications that were sent out zoned correctly.

APPLICANT: Jim Gramling stated yes.

STAFF: Ryan Robeson stated it does meet the requirements of our zoning questions that we normally ask so we would recommend approval with the following stipulations:

- 1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy regarding any new development.**
- 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.**
- 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 this property.**

STAFF: Craig Light stated you would be moving dirt off this site to another site.

APPLICANT: Jim Gramling stated the purpose would be to use dirt, which is correct.

STAFF: Craig Light stated on this site or other sites.

APPLICANT: Jim Gramling stated to take dirt from this site and move it in connection with construction development that have been rezoned I-1.

COMMISSION: David Handwork stated so when you're borrowing the soil off this site I'm assuming it's going to create almost a pond type of situation.

APPLICANT: Jim Gramling stated I suppose it's possible.

COMMISSION: David Handwork asked is there any regulation to that Craig.

STAFF: Craig Light stated they would have to get a grading permit. My question is would they have to get a mining permit for the site. An I-2 classification would allow you to get a mining permit. That was the reason for my question. It could be permitted through a grading process or a mining process on the property. Whether or not they wanted it as a detention facility or not could be determined as it was dug out. The city does own some pits on Barnhill Road where we borrow material for this same reason.

COMMISSION: David Handwork asked could this create future challenges for development in this area if we create a ball pit.

STAFF: Ryan Robeson stated I wouldn't think so. As Craig said, in the area we've already had some ball pits, so I think it would be ok with our development.

COMMISSION: Kevin Bailey stated in the pre-meeting, this entire piece of property is in the floodway so it is not buildable.

STAFF: Craig Light stated it is north of our new gun range facility. We have a 40-acre block of woods separating the two but it is still north of our gun range.

COMMISSION: David Handwork asked are there any restrictions for excavating in the floodway.

STAFF: Craig Light stated not for excavating.

COMMISSION: Lonnie Roberts ask for Public Comments on this Rezoning Request and gave a minute on the clock for someone to call in.

PUBLIC: No calls or comments were made.

COMMISSION: Lonnie Roberts Jr. asked for commissioner's comments or motion.

COMMISSION ACTION:

Mr. Kevin Bailey made a motion to approve Case: RZ: 21-09, 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 Flood Plain Regulations and Traffic Access Management Policy regarding any new development.**

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.
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 this property.

The MAPC find to rezone property “R-1” Single Family Residential District to “I-2” General Industrial District for 11.53 +/- acres of land. Motion was seconded by Mr. Jim Little.

Roll Call Vote: 7-0, Aye’s: Paul Ford; Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little.

Nay’s: 0

Absent: Dennis Zolper

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 21-09 a request to rezone property from “R-1” Single Family Residential District to “I-2” General Industrial 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 Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
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.
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 this property.

Respectfully Submitted for City Council Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 21-09 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 “R-1” Single Family Residential District to “I-2” General Industrial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.



