

City of Jonesboro City Council
Staff Report – RZ 17-13: Nestle Road / Nordex Road
 Municipal Center - 300 S. Church St.
For Consideration by the City Council on July 6, 2017

REQUEST: To consider a rezoning of one tract of land containing 72.13 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC a rezoning of 72.13 acres of land located at NW Barnhill Road and CW Post Drive from R-1 Single Family Residential I-2 General Industrial District.

**APPLICANTS/
OWNER:** City, Water and Light 400 E. Monroe, Jonesboro, AR 72401

LOCATION: South side of the street between Nestle Road and Nordex Road of CW Post Road

SITE DESCRIPTION: **Tract Size:** Approx. 72.13 Acres
Street Frontage: **Street Frontage:** Around 3134 Feet
Topography: Flat
Existing Development: Unimproved

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	Industrial
South	Agriculture
East	Industrial
West	Industrial

HISTORY: COJ Industrial Development Area

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.

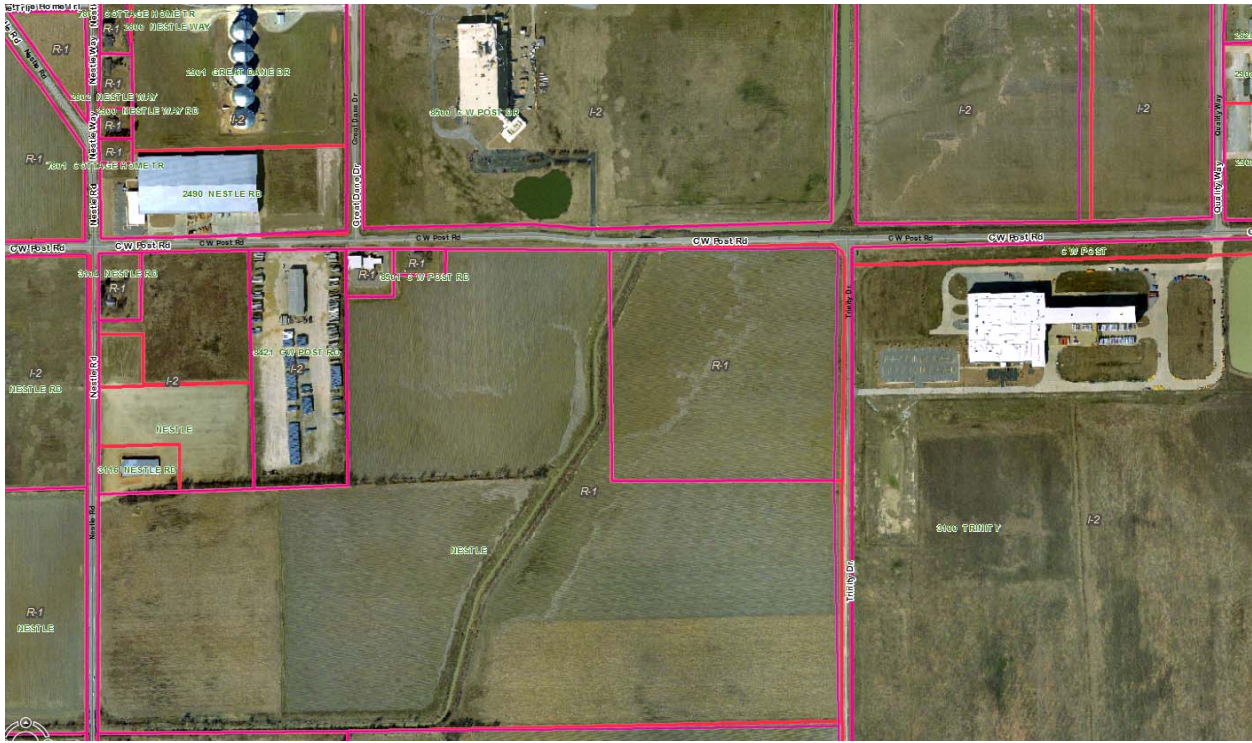
Smaller scale “light” industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.

MASTER STREET PLAN/TRANSPORTATION

The subject site is served by CW Post Road and Barnhill Road. The street right-of-ways must adhere to the Master Street Plan.



Adopted Land Use Map









Aerial/Zoning Map



Aerial View

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.	This area is classified as an Industrial Growth Sector.	1. 
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	The area surrounding this lot is industrial.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Designated as the Industrial Development Park by the City of Jonesboro. This zoning conforms to that designation.	
(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.	This site and use should not be a detriment to the area if controls are implemented to screen and buffer the industrial property from surrounding developments.	
(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.	

STAFF FINDINGS

APPLICANT'S PURPOSE

The applicant would like to rezone this property to match the adjoining I-2 property.

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

I-2 General Industrial Districts: 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	No objections to this rezoning to date.	
Streets/Sanitation	No objections to this rezoning to date.	
Police	No objections to this rezoning to date.	
Fire Department	No objections to this rezoning to date.	
MPO	No objections to this rezoning to date.	
Jets	No objections to this rezoning to date.	
Utility Companies	No objections to this rezoning to date.	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JUNE 27, 2017

APPLICANT: APPLICANT: Mr. Terry Bare of Fisher Arnold and Kevan Inboden of City, Water and Light requested MAPC approval of a rezoning from R-1 Single Family Residential District to I-2 General Industrial District for 72.13 acres of land. This property is located between Nestle Road and Nordex Road. Mr. Terry Bare said the applicant wants the rezoning so they can use the property for industrial recruitment.

STAFF: Mr. Derrel Smith recommended approval with the following conditions:

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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

No Opposition.

COMMISSION ACTION:

Mr. Denise Zopher made a motion to approve Case: RZ: 17-13, as submitted, to the City Council with the noted conditions, and the MAPC find that to rezone property from “R-1” Single Family Residential District to “I-2” General Industrial District. Motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote: 7-0, Aye’s: Jim Scurlock; Ron Kelton; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little and Denise Zopher.

Absent: Rick Stripling

CONCLUSION

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should the MAPC decide to approve based on the above observations and criteria of Case RZ 17-13, a request to rezone property from R-1 Single Family Residential to I-2 General Industrial District, subject to final site plan approval by the MAPC and the following conditions:

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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for City Council Consideration,
The Planning Department

Sample Motion:

I move that we place Case: RZ 17-13 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from R-1 Single Family Residential to I-2 General Industrial District, will be compatible and suitable with the zoning, uses, and character of the surrounding area, subject to the Final Site Plan review and approval by the MAPC in the future.



View looking North



View looking South



View looking East



View looking West