

City of Jonesboro City Council
Staff Report – RZ 22-02 Service Road
Municipal Center - 300 S. Church St.
For Consideration by the City Council March 15th, 2022

REQUEST: To consider a rezoning of one tract of land containing 3.73 +/- acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “C-3” General Commercial District to “I-1” Limited Industrial District.

APPLICANT OWNER: Fisher & Arnold, INC., 404 Creath Avenue, Jonesboro, AR 72401
 Chris Futrell, 2806 Willow Road, Jonesboro, AR 72401

LOCATION: **Service Road, Jonesboro, AR 72401**
Parcel # 01-144274-02001

SITE DESCRIPTION: **Tract Size:** Approx. 3.73Acres
Street Frontage: 0 ft.
Topography: Flat
Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 Limited Industrial District
South	I-1 Limited Industrial District -- C-3 General Commercial District
East	I-1 Limited Industrial District
West	I-1 Limited Industrial District -- C-3 General Commercial District

HISTORY: Land has remained a vacant 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 High Intensity Growth Sector. A wider mix of land uses is appropriate in the **High Intensity Growth Sector**. From Multi-Family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic. The proposed rezoning is consistent with the adopted Land Use Plan for the proposed zoning.

HIGH INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- *Regional Shopping Centers*
- *Automotive Dealerships*
- *Outdoor Display Retail*
- *Fast Food Restaurants*
- *Multi-Family*
- *Service Stations*
- *Commercial and Office*
- *Call Centers*
- *Research and Development*
- *Medical*
- *Banks*
- *Big Box Commercial*
- *Hotel*

DENSITY: *Multi-Family 8 – 14 Dwelling Units Per Acre*

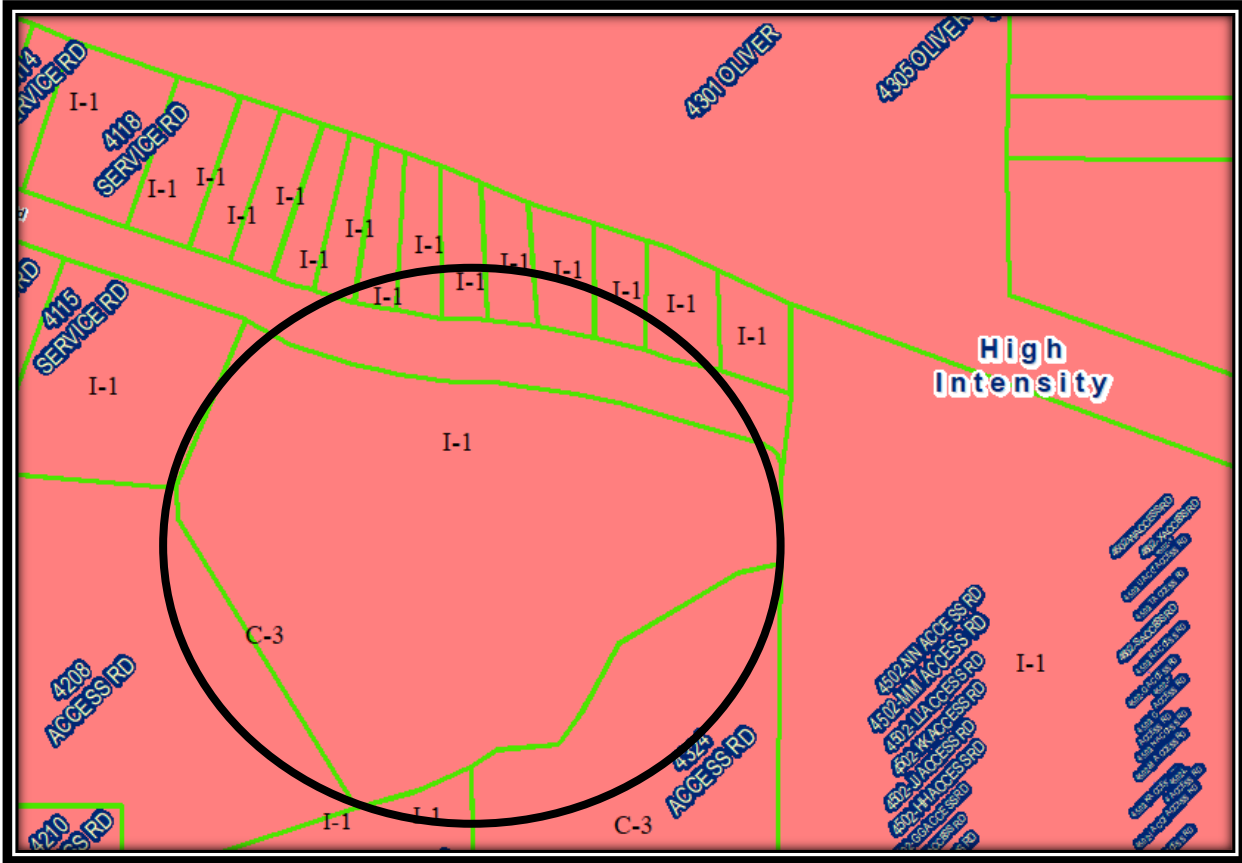
Multi-Family should only be allowed on collector and above streets that have been improved or scheduled to be improved in the next construction cycle of city projects unless the developer is willing to build the roads to Master Street Plan standards that serve the development.

HEIGHT: *150 Feet*

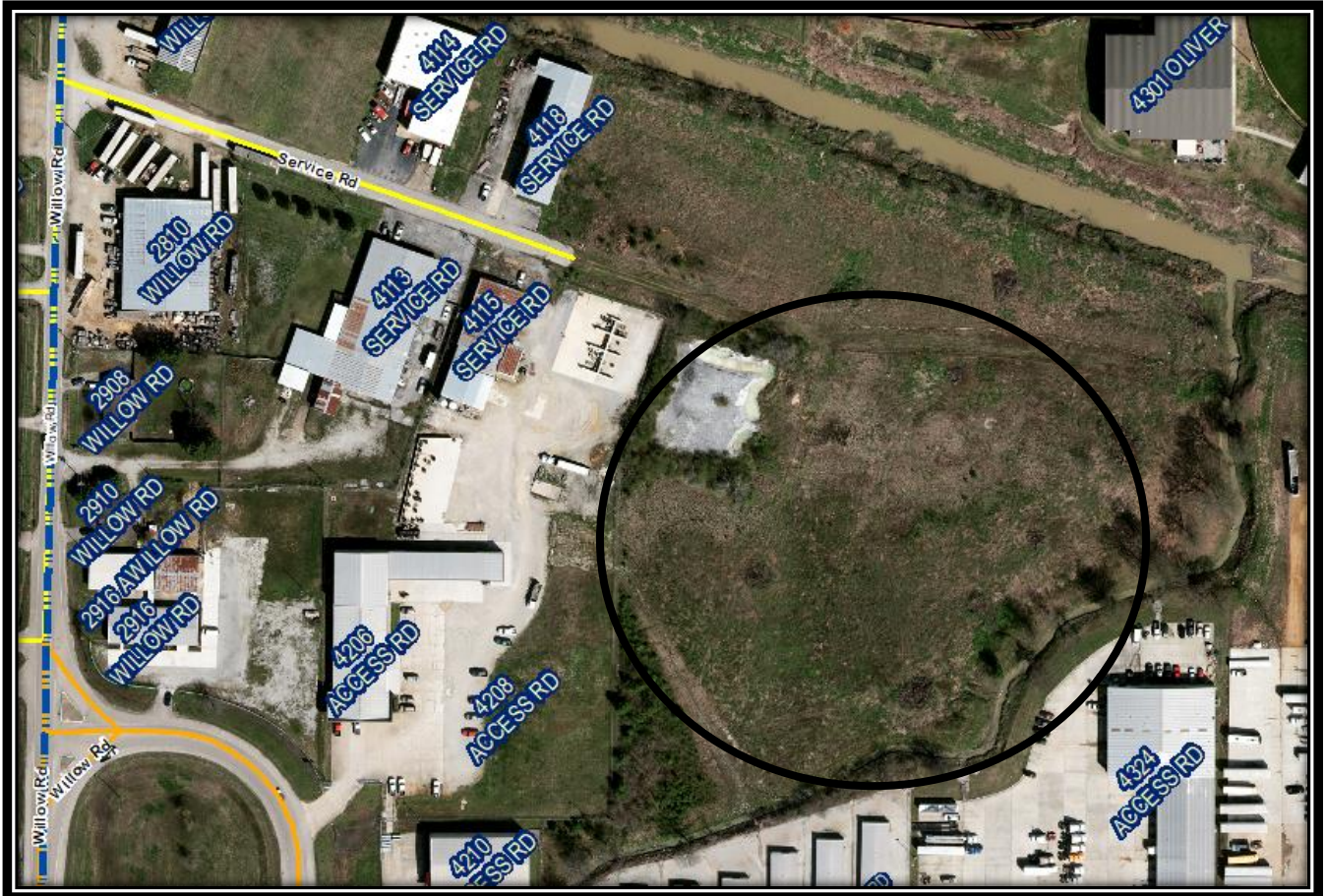
TRAFFIC: *This will be located along arterial streets with high traffic volume.*

EXAMPLES:





Land Use Plan



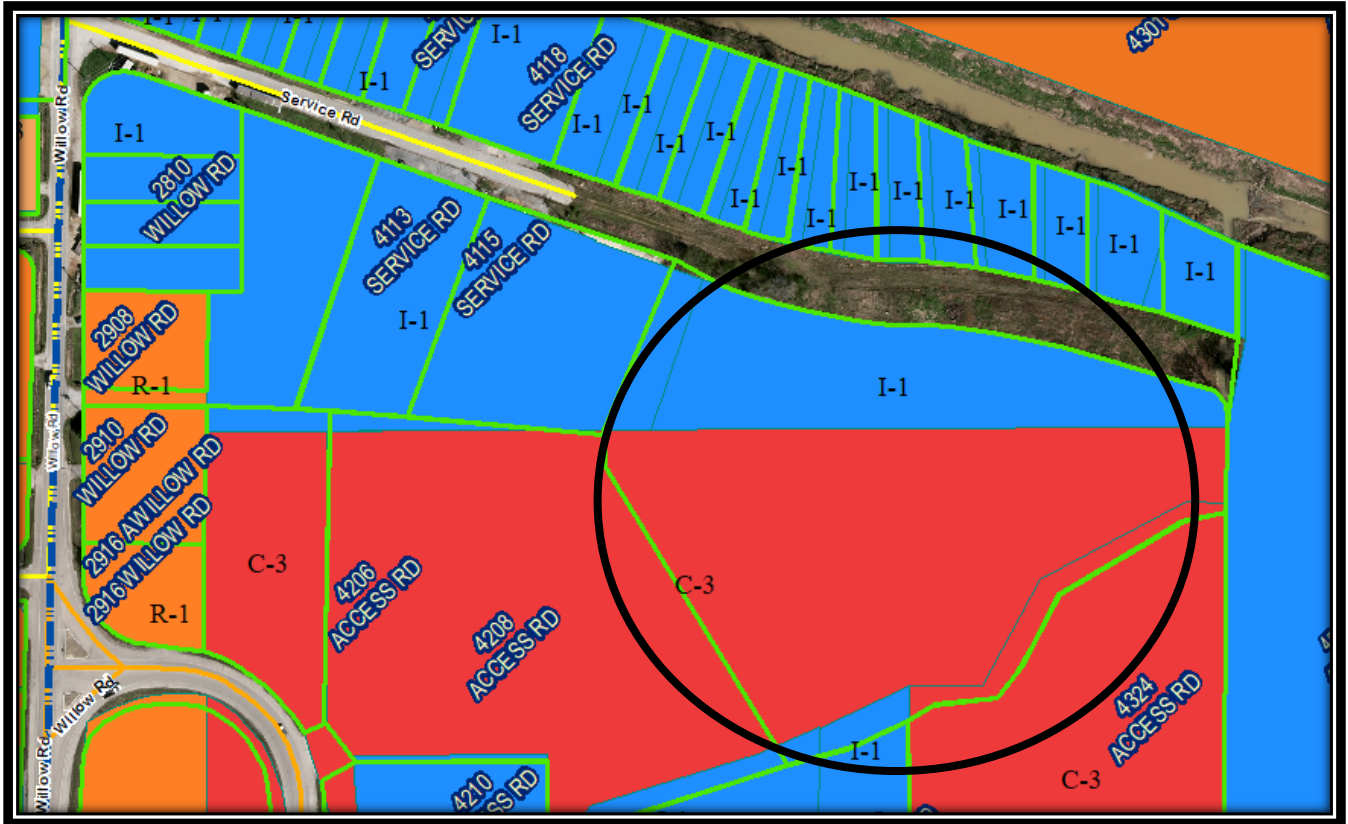
Master Street Plan

Master Street Plan/Transportation

The subject property will be served by Service Road. Service Road on the Master Street Plan is classified as a Local Street. The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized. The standard Local Street is to be used in all cases.

Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents







The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.



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 a High 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 is I-1 Limited Industrial 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;	The property could be developed under its current zoning, however, rezoning provides for more consistent facilities and would be an efficient method for developing the property.	
(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. Industrial is located near and around this property.	
(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 a “C-3” General Commercial District. The applicant wants to rezone the property to “I-1” Limited Industrial District. The owner anticipates there to be multiple industrial lots that range in size, this will be determined during the development of the final site plans.

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 C-3 General Commercial District as follows:

Definition of 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	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON March 8, 2022

Fisher & Arnold, INC., on behalf of A & J Deliveries, is requesting a Rezoning from C-3, General Commercial District, to I-1, Limited Industrial District for, 3.73 +/- acres of land located south of Service Road.

APPLICANT: Jeremy Bevill, Engineer with Fisher Arnold. Asking for I-1 zoning from C-3 – All the surrounding property is currently zoned I-1 so we’re doing this to clean up the zoning on this tract of land.

STAFF: Monica Percy stated Planning supports recommendation to council with the following conditions: That the proposed site shall satisfy all requirements to City Engineer, all requirements of the current storm water drainage design manual, and flood plain regulations regarding any new construction. 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. Any changes of use shall be subject to Planning Department approval in the future, and a final site plan illustrating compliance with the site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks, etc., shall all be submitted to the Planning Department prior to any redevelopment.

PUBLIC: No comments.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 22-02 with the stipulations 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 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.**
- 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 finds to rezone property from “C-3” General Commercial District to “I-1” Limited Industrial District, for 3.73 +/- acres located south of Service Road. The motion was seconded by Mr. Dennis Zolper.

Roll Call Vote: Aye: 8 - Paul Ford, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, Jim Little, Dennis Zolper.

Nay: 0

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 22-02 a request to rezone property “C-3” General Commercial District to “I-1” Limited 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 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.
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 22-02 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 “C-3” General Commercial District to “I-1” Limited Industrial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.

