

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 23-09, Hancock Road**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on September 12, 2023***

**REQUEST:** To consider a rezoning of one tract of land containing 10 +/- acres

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “I-2” general industrial district to “RS-2” single-family residential district.

**APPLICANT:**

**OWNER:** Dale & Darlene Wood, 7520 Hancock Rd., Jonesboro AR

**LOCATION:** West of 7520 Hancock Road

**SITE DESCRIPTION:** **Tract Size:** Approx. 10 Acres or 435,660 sq. ft.  
**Street Frontage:** Approx. 250 ft. on Hancock Road

**Existing Development:** Agricultural

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>I-2 - Agricultural</b>
<b>South</b>	<b>C-3 – Agricultural</b>
<b>East</b>	<b>I-2 – Residential &amp; Agricultural</b>
<b>West</b>	<b>I-2 – Residential &amp; Agricultural</b>

**HISTORY:** Property has never been developed.

**ZONING ANALYSIS:**

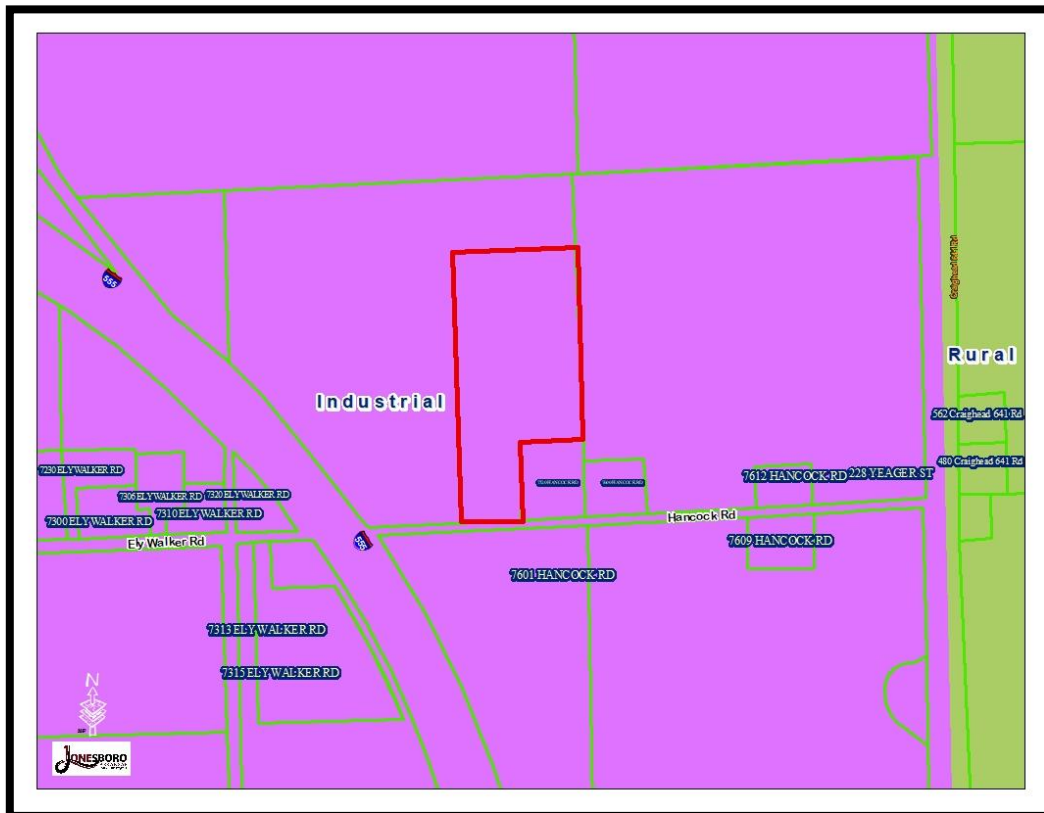
*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

**Comprehensive Plan Land Use Map:**

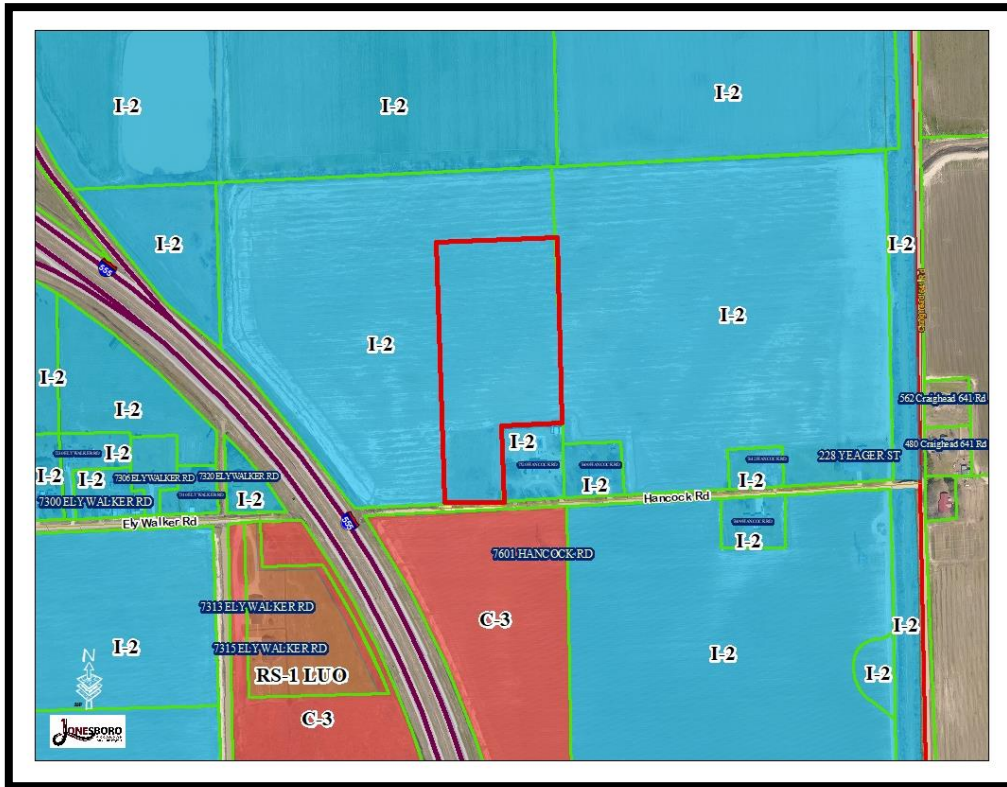
The Current/Future Land Use Map recommends this location as an **Industrial** Growth Sector.

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 is served by Hancock Road, the Master Street Plan classifies this road as a **Local Road**.

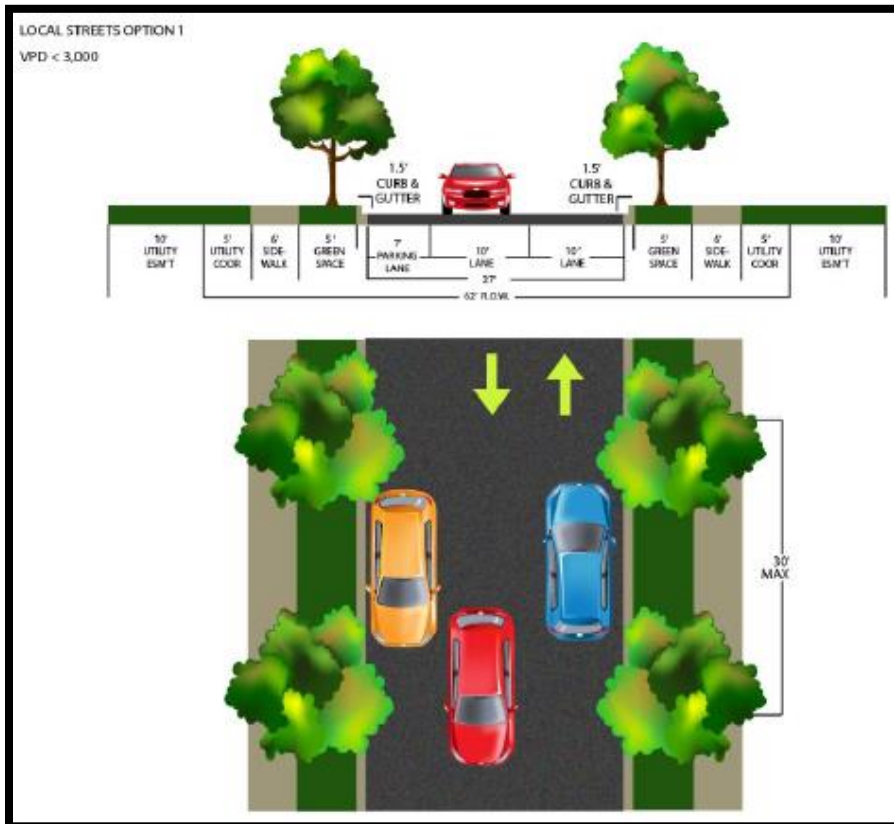
Local Streets serve the lowest traffic volumes. Low traffic volumes combined with slow travel speeds help to create a good residential setting. New developments should be reviewed to avoid creating cut-through streets that become commuter routes that generally lower quality of life for residents.

**FUNCTION:** 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.

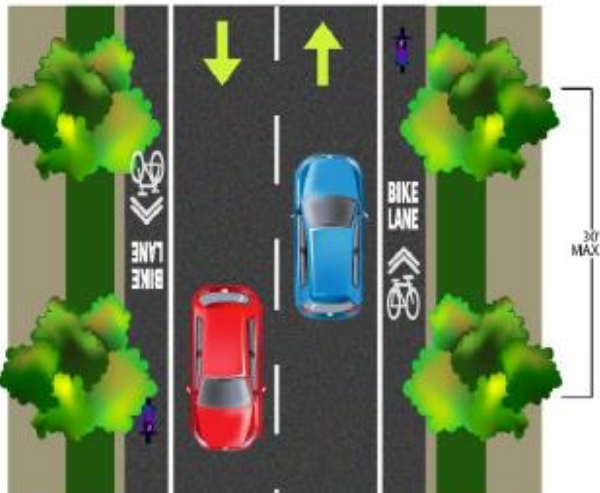
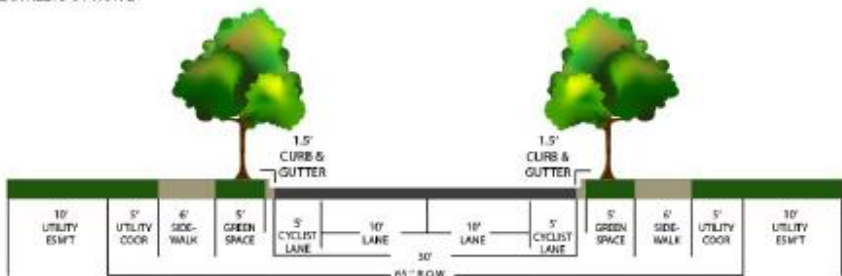
**DESIGN:** Local Street Option 1 is to be used when on-street parking is provided within the development. Option 2 is to be used when on-street parking is not provided within the development. Option 3 is to be used in commercial mixed use areas.



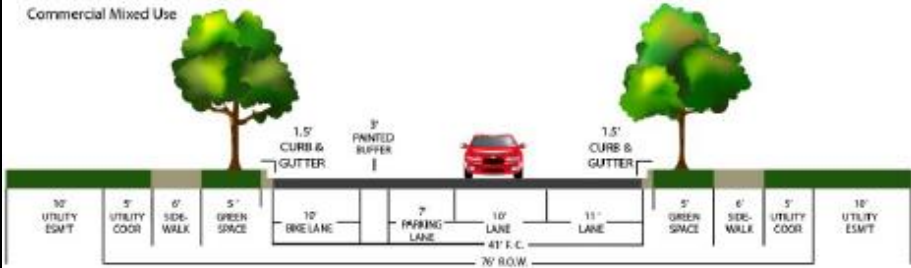
### Local Street



LOCAL STREETS OPTION 2









LOCAL STREETS OPTION 3  
Commercial Mixed Use



**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) <b>Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is not consistent with the Adopted Land Use Plan, which is categorized as an Industrial Growth Sector.	
(b) <b>Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) <b>Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is somewhat achieved with this rezoning considering the surrounding area includes residential uses.	
(d) <b>Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot develop as residential.	
(e) <b>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;</b>	With proper planning there should not be any adverse effects caused by the property if rezoned to residential.	
(f) <b>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</b>	Minimal impact if rezoned due to the fact that residential uses currently exist near this area.	

**Staff Findings:**

**Applicant’s Purpose**

The proposed area is currently classified as “I-2” general industrial district. The applicant is applying for a rezoning to allow for residential use.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

**Chapter 117 of the City Code of Ordinances/Zoning defines RS-2 as follows:**

*RS-2*—Single-family residential district; minimum 21,780 sq. ft. lot required.

**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:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues were reported	
<b>Streets/Sanitation</b>	No issues were reported	
<b>Police</b>	No issues were reported	
<b>Fire Department</b>	No issues were reported	
<b>MPO</b>	No issues were reported	
<b>Jets</b>	No issues were reported	
<b>Utility Companies</b>	No issues were reported	CWL
<b>Code Enforcement</b>	No issues were reported	

**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 23-09 a request to rezone property from “I-2” general industrial district to “RS-2” single-family residential district; 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

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**Sample Motion:**

I move that we place Case: RZ 23-09 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 “I-2” general industrial district to “RS-2” single-family residential district will be compatible and suitable with the zoning, uses, and character of the surrounding area.





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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON SEPTEMBER 12, 2023**  
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Dale and Darlene Wood are requesting a rezoning from I-2, general industrial district, to RS-2, single family residential district. This request is for 10 acres located West of 7520 Hancock Road.

Lonnie Roberts: So, based on our discussion yesterday, that kind of clarified a lot for me, you're going to build one residence on the 10 acres, is that correct?

Dale Wood: That is correct, yes.

Lonnie Roberts: City Planner, have comments?

Derrel Smith: Yes sir, we've reviewed it and we would recommend approval based on the following conditions:

1. That the proposed site plan should satisfy all requirements of the City Engineer, all requirements of the current storm water drainage design manual and floodplain 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 with this being a rezoning request, is there anyone here to give public comments on this rezoning request? If not, I'll open up for commissioner questions or comments.

Paul Ford: Question for Derrel, if we approve it to the residential zoning, with the proponent telling us what his intentions are, is there any limit? Because I noticed in the staff summary that I reviewed before the meeting that it didn't meet the City planning if it might be zoned and then want to put in 40 lots.

Derrel Smith: In RS-2, the minimum lot size is half an acre. So if he wants to put in 20 lots, he can still put in 20 lots.

Paul Ford: So can we put a condition on this rezoning that it not be made that in light of his statement, or does that violate the process?

Derrel Smith: I don't think you can put a condition on the rezoning.

Dale Wood: So there's no City sewer. The nearest sewer is two, two-and-a-half miles away from this property.

Michael Morris: And another thing, the Health Department when you do a 10 acre they do a 10 acre exemption for the sewer. So that's why it's 10 acres. So he can get an exemption for sewer.

(No Public Comments)

**COMMISSION ACTION:**

Mr. Dennis Zolper made a motion to approve Case RZ: 23-09, 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. Kevin Bailey.

Roll Call Vote:

Aye: 6 – Paul Ford, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Jim Little, & Dennis Zolper

Nay: 0

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