



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ07-39: City of Jonesboro Landfill Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the MAPC on Tuesday September 11, 2007

REQUEST: To consider rezoning property containing approximately 58.43 +/- acres more or less, which over the years has been a non-conforming landfill use.

PURPOSE: A request to recommend approval by the Metropolitan Area Planning Commission for rezoning of R-1 Residential to I-2 L.U.O., landfill related and ancillary support uses

APPLICANT: City of Jonesboro, AR

OWNERS: City of Jonesboro, AR

LOCATION: Current city landfill site located on Strawfloor Rd., encompassed by Casey Springs Rd., Tall Birch Drive.

SITE DESCRIPTION:

Tract Size:	Approx. 58.43 +/- acres,
Frontage:	Approx. 1350+ ft. on Tall Birch Dr.; 190+/- ft. on Strawfloor Rd., 210 ft. +/- on Casey Springs Rd.
Topography:	Sloping
Existing Dvlpmnt:	Existing Landfill/Support Buildings/reclaimed landfill.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1, C-3, I-2	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

HISTORY: Previous Landfill central use.

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

COMPREHENSIVE PLAN/ FUTURE LANDUSE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Village Residential. This designation is not consistent with what the area is currently used. This area is pending a restudy on the land use map by the Land Use Advisory Committee.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

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.

Findings:

City Public Works' Staff is recommending this change on behalf of the Public Works' Council Committee to make the previously used landfill location available landfill related and ancillary support uses. Given the history of this site, Planning Staff does not object to the continued related uses on this piece of property. This will correct a non-conforming status which has been zoned residential over the years.

Conclusion:

The Planning Department staff finds that the requested Zone Change submitted by the City of Jonesboro on behalf of the Public Works Staff should be reviewed based on the observations above. In the Case of RZ-07-39, a request to rezone property from R-1 to I-2 Limited Use Overlay as Landfill and ancillary landfill support uses and facilities should be recommended to the Jonesboro City Council as for approval.

Respectfully Submitted for Commission Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking North Along Casey Springs



View looking north on Casey Springs



View looking Easterly at Proposed Site from Tall Birch Dr.



View looking North Easterly from View looking Easterly at Proposed Site from Tall Birch Dr. & Casey Springs



View looking Easterly at Proposed Site from Tall Birch Dr.



View Looking East toward subject property from Strawfloor