

City of Jonesboro City Council
Staff Report – RZ 18-15: 2601 & 2603 Moore Road
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on July 11, 2018

REQUEST: To consider a rezoning of one tract of land containing 39.89 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “AG-1” Agricultural District to “I-1” Limited Industrial District.

APPLICANTS/ OWNER: James Best, 3503 Big Creek Cove, Jonesboro, AR 72404
 William L. Courtney, 2601 Moore Road, Jonesboro, AR 72401

LOCATION: **2601 and 2603 Moore Road**, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx.: **39.89 Acres**
Street Frontage: **1280 +/- Moore Road**
Topography: Predominately Flat
Existing Development: **Agricultural and House**

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	AG-1 Agricultural
South	I-2 General Industrial District
East	AG-1 Agricultural
West	I-2 General Industrial District

HISTORY: Agricultural / Existing House

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 Heavy Industrial. 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

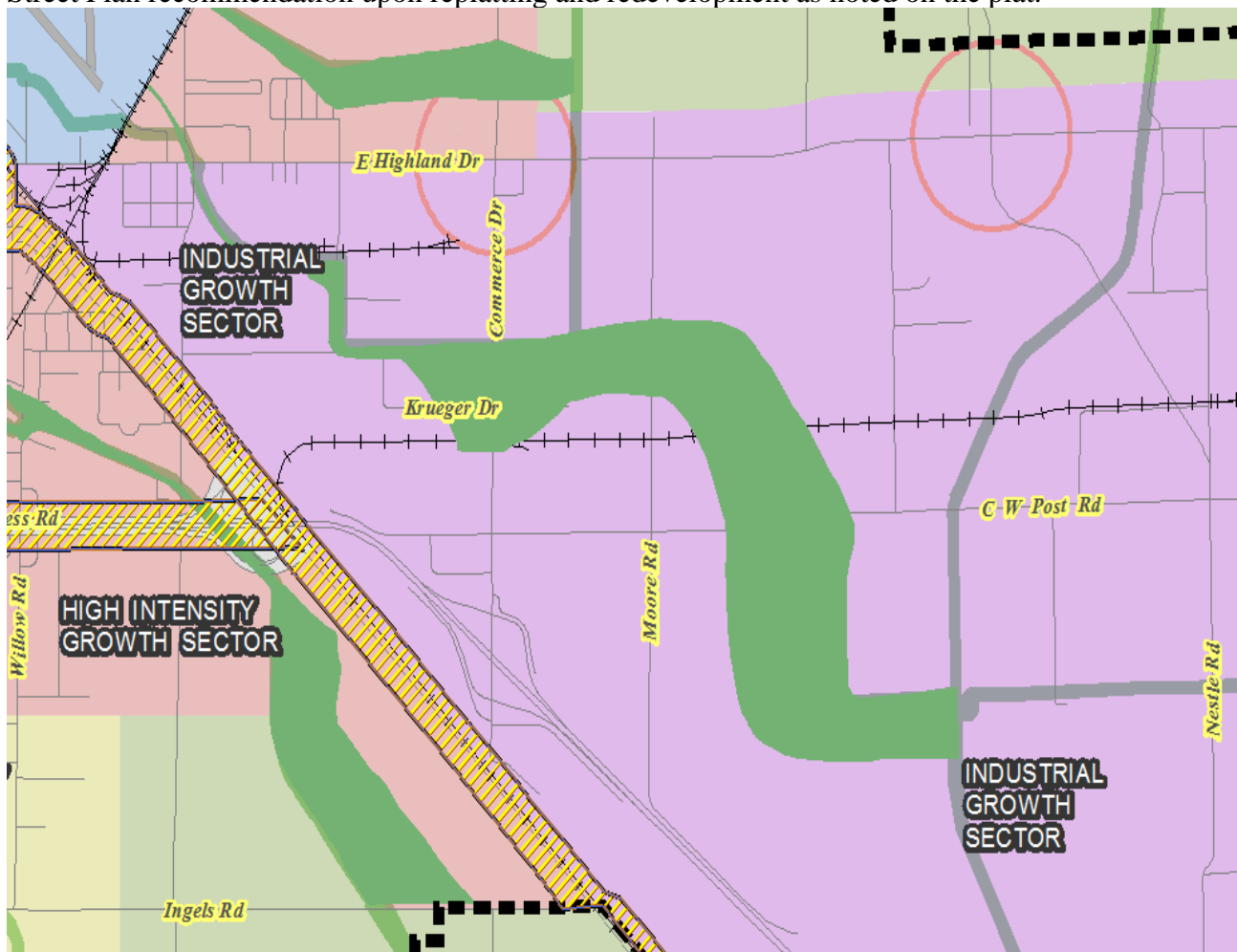
are not confined entirely to buildings. Conveyor Belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

INDUSTRIAL-RECOMMENDED USE TYPES INCLUDE:

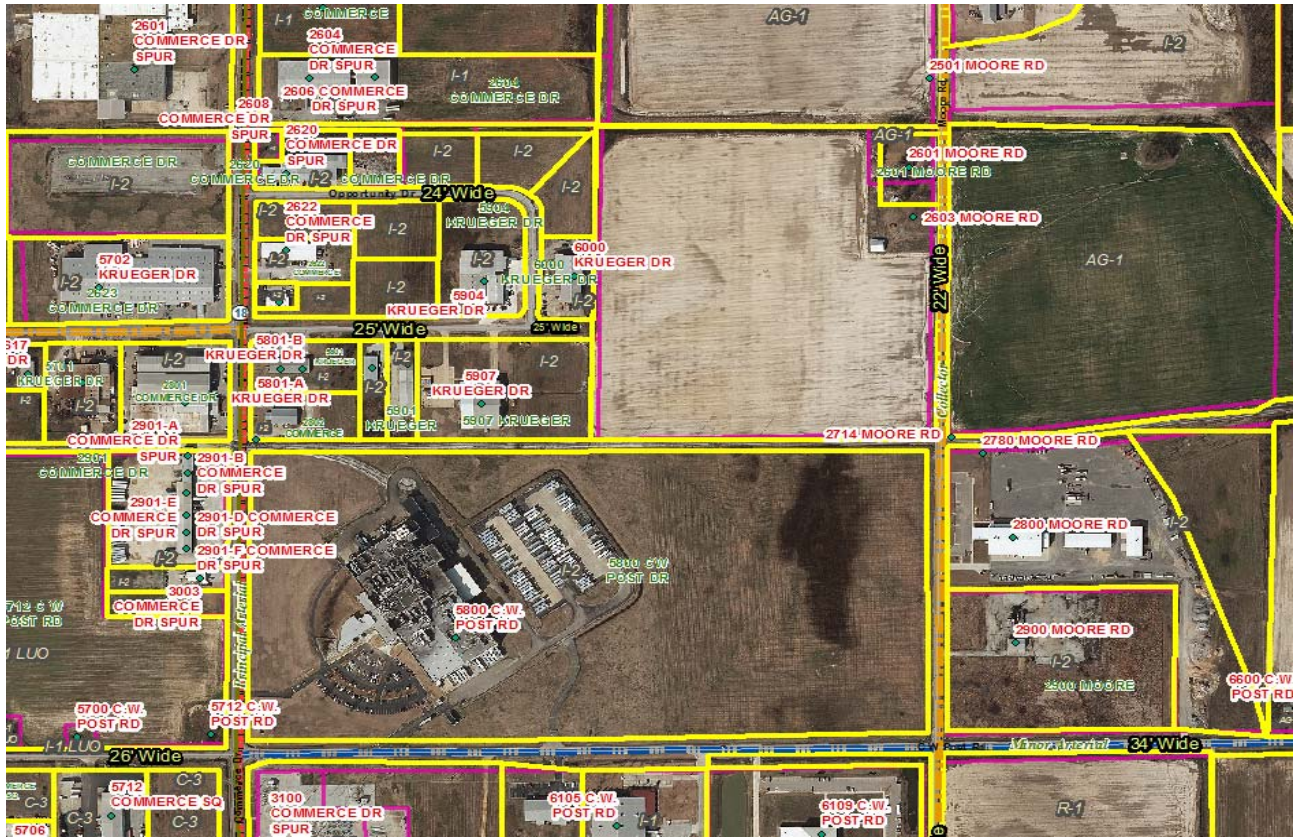
- Large-Scale Manufacturing
- Production Concerns
- Assembly and Processing
- Regional Warehousing
- Distribution
- Bulk Storage
- Utilities

MASTER STREET PLAN/TRANSPORTATION

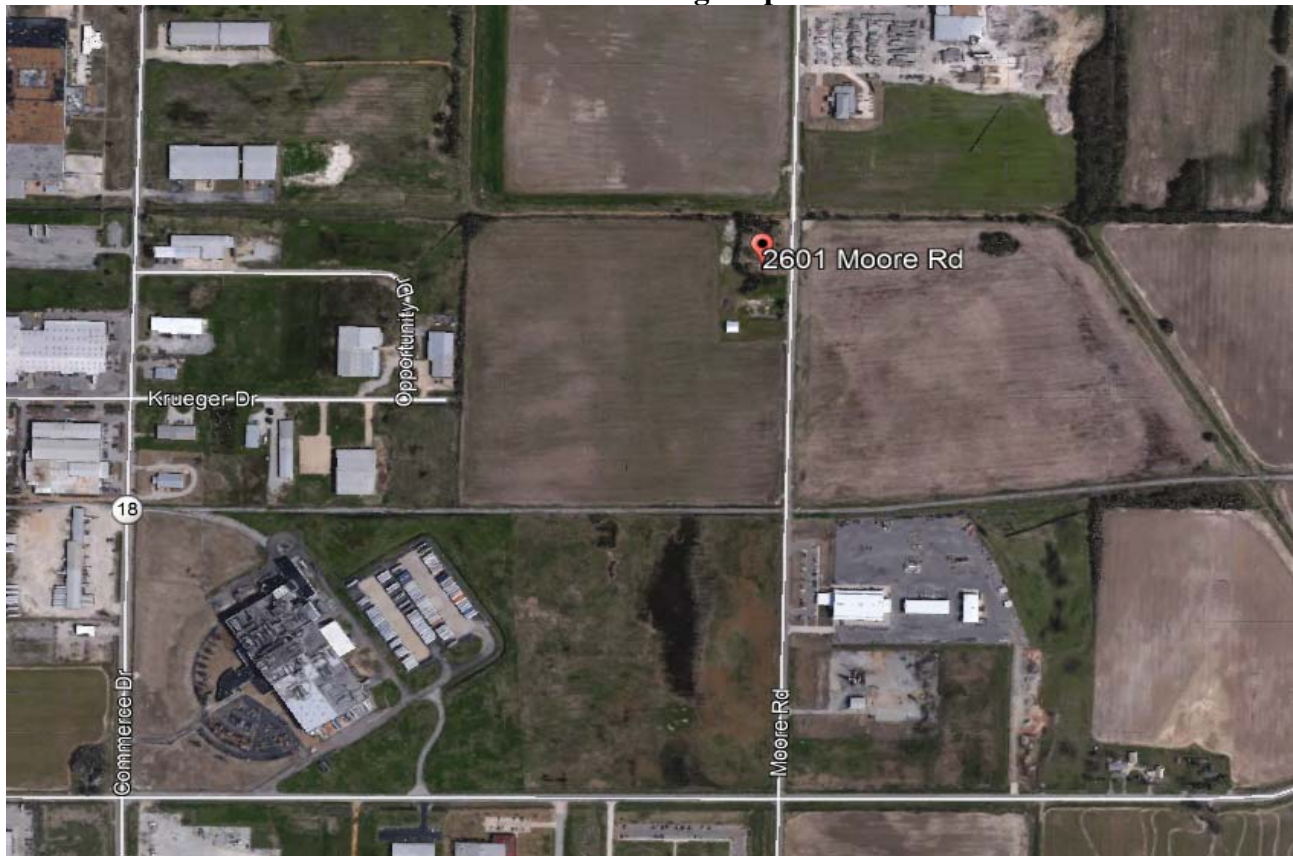
The subject site is served by Moore Road, which on the Master Street Plan are defined as Collector Streets. The Collector Street is 80 feet wide. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.



Adopted Land Use Map









Aerial/Zoning Map



Aerial 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:

Criteria	Explanations and Findings	Comply Y/N
<p>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.</p>	<p>The proposed I-1 Limited Industrial District rezoning is consistent with the Future Land Use Plan. The Property would be developed by constructing a 100,000 square foot industrial building later on.</p>	
<p>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</p>	<p>The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all I-1 District standards.</p>	
<p>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</p>	<p>Compatibility is achieved. This is adjacent to Industrial core and the proposed uses would complement said district as noted.</p>	
<p>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.</p>	<p>This zoning is “AG-1” Agriculture District. Industrial is not allowed in the Agriculture District.</p>	
<p>(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.</p>	<p>The proposed uses are said to compliment and increase curb appeal to the area. This will fit in with the surrounding development. No detrimental or adverse impacts are predicted. The elements will be taken care of thru the development site plan with the appropriate departments.</p>	
<p>(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.</p>	<p>Minimal impact if rezoned due to the fact that businesses and residential currently exist or did as of recent. The elements will be taken care of thru the development site plan with the appropriate departments.</p>	

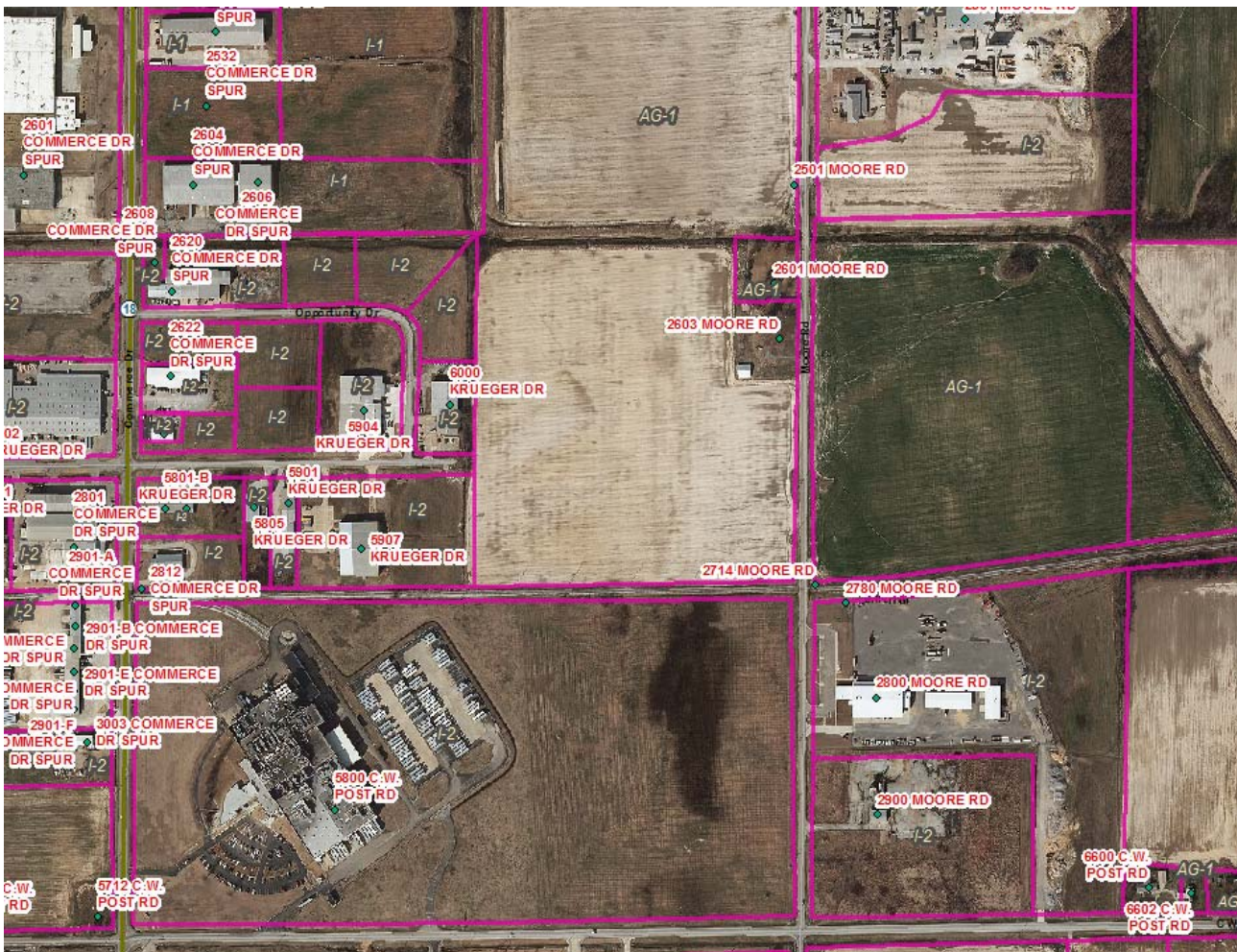
STAFF FINDINGS

Applicant's Purpose

The applicant's hopes to consolidate all of the subject property in future replatting to combine all lots. The applicant is proposing to construct a 100,000 square foot industrial building in the future.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 / Limited Industrial District as follows:

Definition: I-1, Limited Industrial District. The Industrial Zoning districts are intended to provide for the development of light to heavy industrial uses and their related facilities. Certain commercial and other complementary uses are also permitted. Appropriate standards for this district are designed to ensure compatibility with other similar uses and to minimize any conflicts with nonindustrial uses located in close proximity to industrial uses. 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.

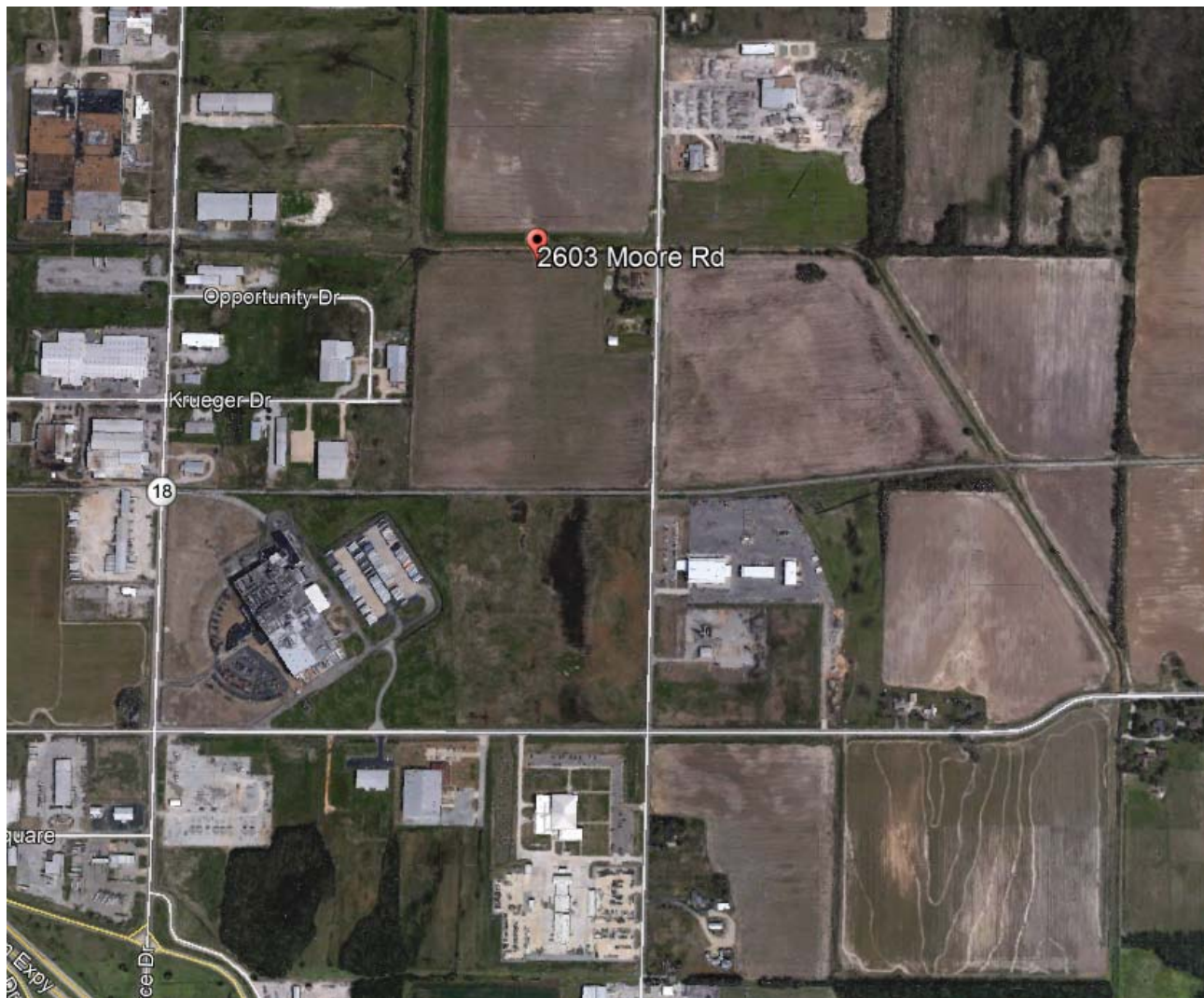


View of Larger Area Showing Current Zoning

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 JULY 10, 2018

James Best and William L. Courtney are requesting a Rezoning from “AG-1” Agricultural District to “I-1” Limited Industrial District for 39.89 acres +/- of land located at 2601 and 2603 Moore Road.

APPLICANT: Mr. Carlos Woods represented James Best, requesting a rezoning from AG-1 to I-1. Rezoning does not include the house.

STAFF: Mr. Derrel Smith said this meets 5 of the 6 criteria, with one being, that it does not match outright. Right now the use is allowed that is happening out there. In addition, there are reports from all the different committees, agencies and departments; we do not have any objections. Hence, we recommend approval.

BOARD: Mr. Lonnie Roberts asked if there are any public comments.

PUBLIC: No Opposition.

COMMISSION ACTION:

Mr. Kevin Bailey made a motion to approve Case: RZ: 18-15, 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 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 Commission approval in the future.**
- 4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the Planning Department prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.**
- 5. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said site, unless waivers are granted by the MAPC.**

The MAPC find to rezone property from “AG-1” Agricultural District to “I-1” Limited Industrial District. Motion was seconded by Mr. David Handwork.

Roll Call Vote: 7-0, Aye’s: Jim Scurlock; Mary Margaret Jackson; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; and Jim Little

Absent: Dennis Zolper

CONCLUSION:

The Planning Department Staff finds that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 18-15, a request to rezone property from “AG-1” Agricultural District to “I-1” Limited Industrial District, subject to final site plan approval by the MAPC subject to the following:

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 Commission approval in the future.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, sidewalks etc., shall be submitted to the Planning Department prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.
5. Compliance with the Master Street Plan shall be required prior to any redevelopment of the said site, unless waivers are granted by the MAPC.

Respectfully Submitted for City of Jonesboro City Council Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-18-15 on the floor for consideration of recommendation by the MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “AG-1” Agricultural District to “I-1” Limited 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 Planning Staff in the future.

Pictures of Area

