

City of Jonesboro City Council
Staff Report – RZ 15-15: 2401 Dan Ave. Rezoning
Municipal Center - 300 S. Church St.
For Consideration by the Council on October 19, 2015

REQUEST: To consider a rezoning of two (2) tracts of land containing 67.33 acres more or less.

PURPOSE: A request to consider recommendation to Council by the MAPC for a rezoning from “R-1” Single Family residence to “I-1” Industrial Use.

**APPLICANTS/
OWNER:** **City of Jonesboro, 300 S. Church St.; City Water & Light, 400 E. Monroe.**

LOCATION: 2401 Dan Ave.; South Side of Dan Ave. between Lacy Dr. & Best Industrial Dr.

**SITE
DESCRIPTION:** **Tract Size:** Approx. 25.20 Acres +/- COJ Property; 42.13 Acres +/- CWL Property.

Street Frontage: 206.1 ft. along Dan Ave. (COJ)

1817 along Dan Ave. (CWL).

Topography: Undeveloped flat.

Existing Development: Vacant/Floodplain Zone AE/Floodway; Vacant residential/agricultural land/crop pasture.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Vacant residential/agricultural land/crop pasture
South	R-1 Vacant residential/agricultural land/crop pasture
East	I-1 Industrial Vacant Land/Pallet Company
West	I-1 LUO, City Public Works Service Facility/ Jets Facility

HISTORY: None.

ZONING ANALYSIS

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

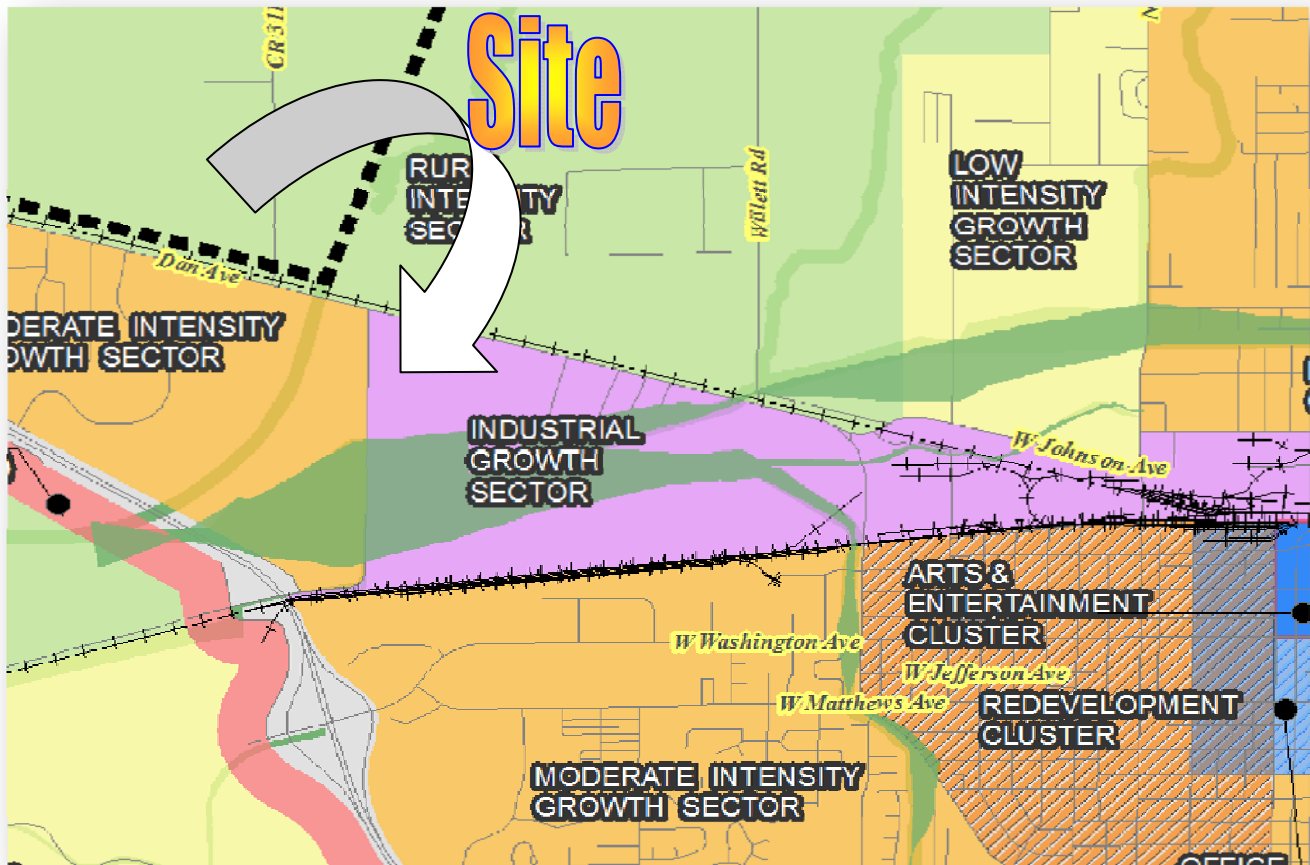
The Current/Future Land Use Map recommends this location as Area is recommended as Industrial Growth Sector. The proposed rezoning is consistent with the adopted Land Use Plan.

Industrial Defined:

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.

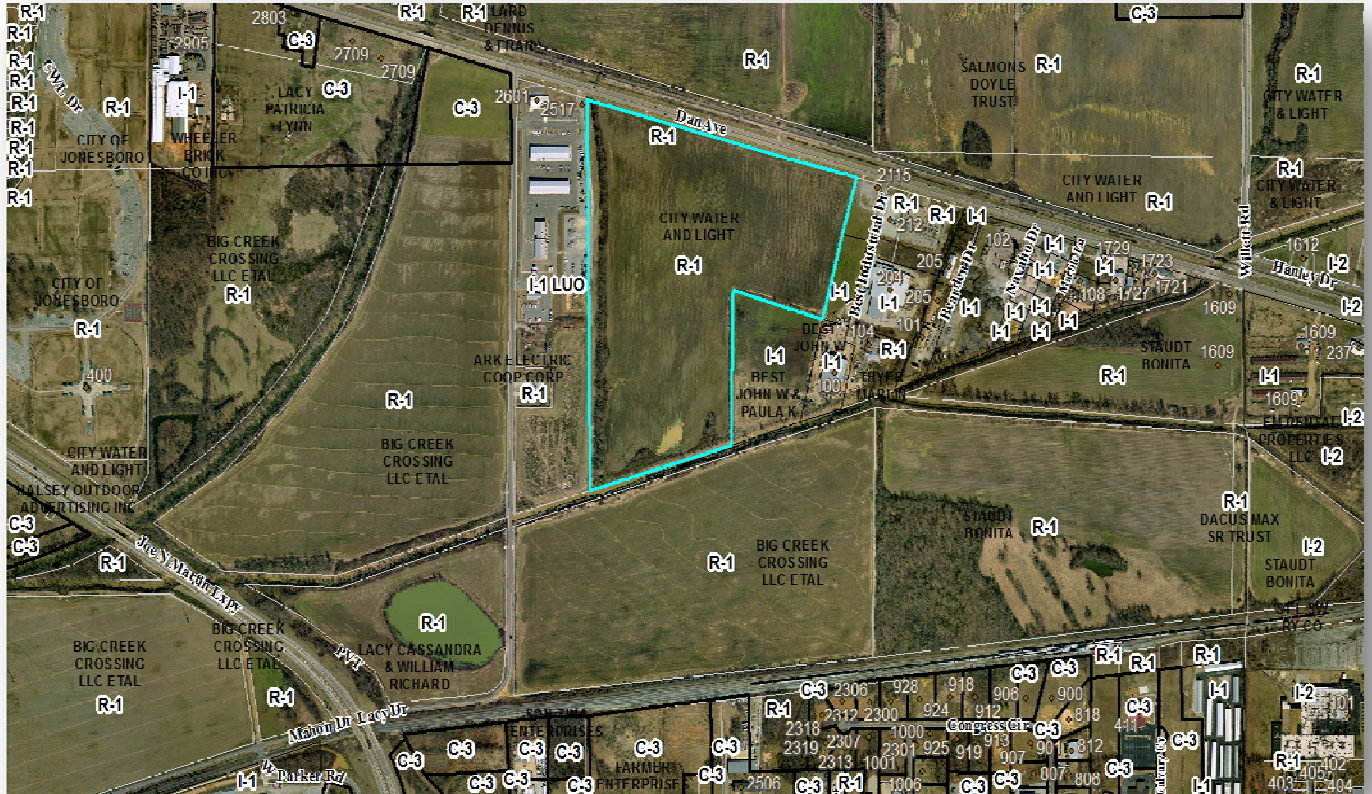
Recommended Use Types Include: Airports, public facilities, university/colleges, schools, prisons, wastewater treatment plants, stadiums, or healthcare campuses.



Adopted 2015 Land Use Map

Master Street Plan/Transportation

The subject site is served by Dan Ave., which on the Master Street Plan is defined as a Principal Arterial; the street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment. The recommended right-of-way is 120 ft., 60 ft. from road center.










Aerial/Zoning Map

Chapter 117 of the City Code of Ordinances/Zoning defines Industrial District as follows:

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.

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.	The proposed I-1 District rezoning is consistent with the Future Land Use Plan, which was categorized as Light Industrial 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. This area has developed as light industrial due to proximity to rail and development constraints in the area such as floodplain.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area has developed as light industrial due to proximity to rail and development constraints in the area such as floodplain.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	Property is not suitable for single family residential.	
(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 any environmentally sensitive surrounding uses.	
(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.	Property is vacant and adjacent to a utility facility and City servicing facility.	
(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.	Minimal impact if rezoned, will be used as City use property and other land will be controlled by utility company.	

Staff Findings:

Applicant’s Purpose:

The City of Jonesboro and City Water Light recently transferred properties resulting in the two subject property which will accommodate future expansion of City Service areas and other service industrial uses. Potential for noise pollution; however controls can be utilized such as sound barriers/berms. Property is adjacent to a rail line. Positive impact on police services. Regulatory controls are in place for flood management. Future uses will be permitted as of right under the Industrial District or Conditional Use process, subject to MAPC approval of site plans. Staff recommends approval of this case based upon any redevelopment of the subject properties being subject to MAPC review and approval of a final site plan.

Zoning Code Allowable Uses:

Below is the Table of Permitted Uses regarding the requested I-1 Industrial District. Certain commercial uses are permitted as of right- “P”, while others require a Conditional Use- “C” approval by the MAPC:

Uses	I-1	I-2	Uses	I-1	I-2
Manufactured housing unit	C		Utility, major	C	C
Airport or airstrip	C		Utility, minor	P	P
Animal care, general	C		Vehicle and equipment sales	P	
Auditorium or stadium	C		Vehicle repair, general	P	C
Automated teller machine	P	P	Vehicle repair, limited	P	C
Bank or financial institution	P	P	Vocational school	P	C
Carwash	P	C	Warehouse, residential (mini) storage	P	C
Cemetery	P	P	Vehicular and equipment storage yard	P	P
Church	P	P	Asphalt or concrete plant	C	P
College or university	P	P	Auto wrecking or salvage yard	C	P
Communication tower	P	P	Basic industry	C	P
Construction sales and service	P		Freight terminal	P	P
Convenience store	C		Landfill (private)		C
Day care, limited (family home)	C	C	Manufacturing, general	P	P
Day care, general	C	C	Manufacturing, limited	P	P
Entertainment, adult	C	P	Mining or quarrying	C	P
Government service	P	P	Oil and gas drilling		P
Indoor firing range	C	C	Research services	P	P
Library	P	P	Solid waste incinerator	C	C
Medical service/office	P	P	Warehousing	P	P
Museum	C		Welding or machine shop	P	P
Office, general	C		Agriculture, animal	C	P
Parking lot, commercial	C		Agriculture, crop	C	P
Parks and recreation	C	C	Agriculture, farmers market	P	
Pawn shops	C		Agriculture, product sales	C	P
Post office	C		Sign, off-premises*		P
Recreation/entertainment, indoor	C		Retail/service	C	
Recreation/entertainment, outdoor	C		Safety services	P	P
Recreational vehicle park	P		School, elementary, middle and high	P	P
Restaurant, fast-food	P		Service station	P	
Restaurant, general	P		Sign, off-premises*	P	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON OCTOBER 13, 2015

Applicant:

Police Chief Rick Elliott, City of Jonesboro, appeared before the Commission, presenting the case, referring to the site plan presented on Dan Ave..

Chief Elliott: The largest concern is that existing homes are being developed as close as 90 ft. outside the berm that we shoot into, at the existing facility in Craighead Forest Park; so it is imperative that we vacate that complex as soon as possible for the safety of the citizens in that neighborhood.

Chief Elliott: We have acquired the property through a land deal with City Water & Light for the 25-acre plot. We have presented a new concept layout design for the Shooting Complex. The site plan was shown, which demonstrates the berm at 200 yards deep by 250 yards wide. The range will be for general public use on some days, with the back portion having a covered section similar to what is currently used at Jack Cox Scattered Creek, in Paragould. Also, to the left of that we will have dual trap ranges, with a classroom facility shown below on the layout, with a training facility. We are looking at the plans we are at \$3.7 million.

Staff:

Mr. Spriggs gave Staff Summary comments noting consistency is achieved with the Land Use Plan which recommends Industrial Growth Sector. The Master Street Plan will be complied with as well. There are no issues such as adverse impacts due to the design motifs described by the Chief of Police. In terms of the CWL tracts, there are no issues with locating future utility uses. The allowable uses were presented for the MAPC review. Site Plan approval will be required by the MAPC. There were no departmental reports/opposing comments submitted by the reviewing agencies and departments. Mr. Kevan Imboden from CWL was present to answer any questions.

Public Input: None

Commission Action:

Motion was made by Mr. Jerry Reese; Seconded by Mr. Kevin Bailey.

Roll Call Vote: 7-0 Unanimously Approved. Mr. Kelton- Aye; Mrs. Schrantz- Aye; Mr. Scurlock-Aye; Mr. Hoelscher- Aye; Mr. Bailey- Aye; Mr. Reese- Aye; Mr. Perkins- Aye. Mr. Cooper- Absent. Lonnie Roberts was Chair.

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.	
Streets/Sanitation	No objections to this rezoning.	
Police	Applicant	
Fire Department	No objections to this rezoning.	
MPO	No objections to this rezoning.	
Jets	No objections to this rezoning.	
Utility Companies	CWL is co-applicant	

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zoning Change submitted for subject parcel, should be approved based on the above observations and criteria of Case RZ 15-15, a request to rezone property from “R-1” Single Family to “I-1” Industrial subject to final site plan approval by the MAPC.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking North on Current Public Works Facility Location



View looking Northeast on Current Public Works Facility Location



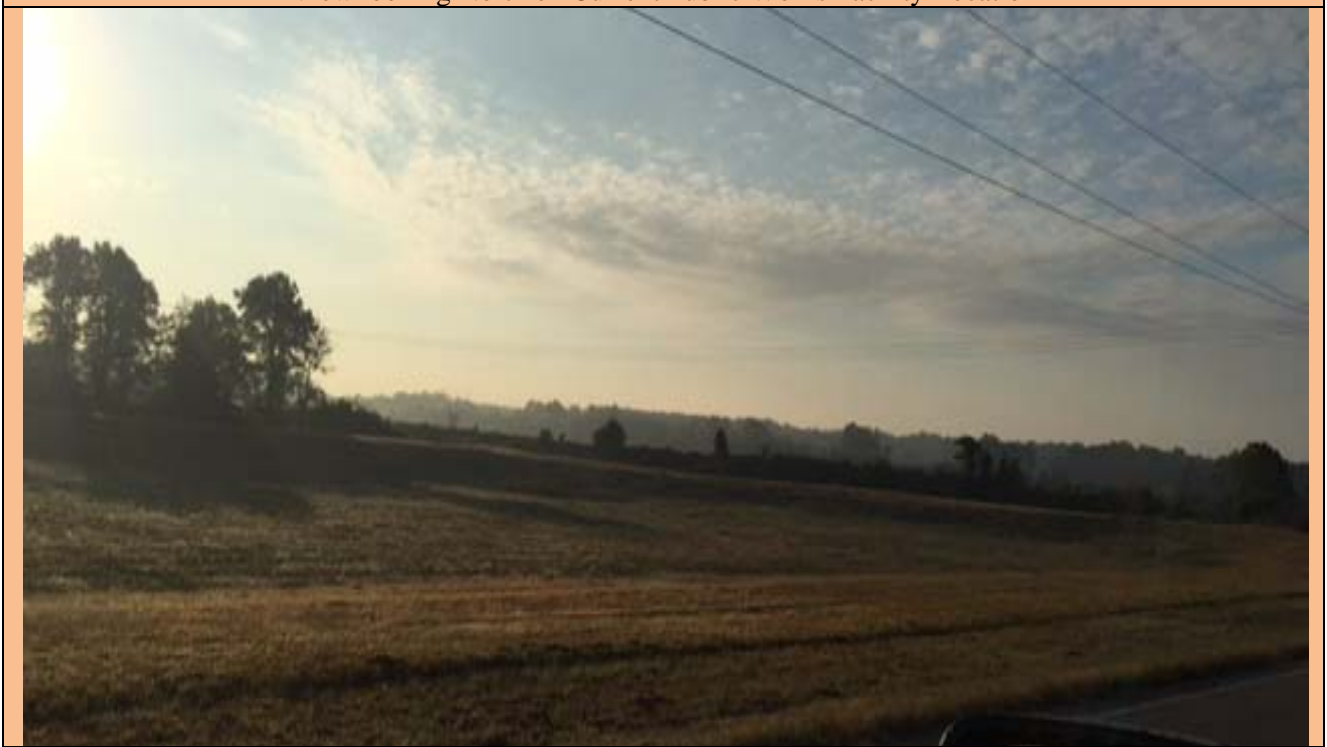
View looking South Towards Jets Facility



View looking South on Current Public Works Facility Location



View looking North on Current Public Works Facility Location



View looking Southeast on Lacy Road



View looking Northeast on Lacy Road South of Public Works Facility



View looking East toward Site



View looking South near Public Works Entrance area/ West Property Line of Subject Property



View looking West on Dan Ave. Towards Public Works Facility Entry



View Looking South on Public Works Facility Property



View Looking South at Site From Dan Ave.



View looking West on Dan Ave., Site on Left



View Looking South on Best Industrial Dr.



View Looking West Towards Site from Best Industrial Dr.



View Looking North towards Dan Ave. from Best Industrial Dr.



View Looking West towards Site/Dan Ave. from Best Industrial Dr.



View Looking West towards Site/Dan Ave. from Best Industrial Dr.



View Looking East on Best Industrial Dr.