



City of Jonesboro City Council
Staff Report – RZ07-39: City of Jonesboro Landfill Rezoning
Huntington Building - 900 W. Monroe
For Consideration by the City Council on Tuesday September 18, 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 to the City Council.

**APPLICANT/
OWNER:** 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 Birth 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.

MAPC RECOMMENDATION: The Metropolitan Area Planning Commission held a public hearing on September 11, 2007 and considered Case RZ-07-39, a request to rezoning the existing R-1 Single Family property to I-2 L.U.-Overlay. The Commission voted 5 to 0 recommending approval. The record of proceedings are as follows:

City planner, Otis Spriggs came forward as proponent for this item, stating that the site is now zoned R-1 and is a non-conforming use as the landfill. Mr. Tomlinson asked if this would stay under City ownership. Mr. Krennerich asked the city attorney about development of this area. Mr. Crego stated that it would have to be monitored for the methane gas for at least 20 years. The fill area would not be able to be developed for a minimum of 20 years. Mr. Roberts asked about buffering and city planner stated that if new construction or development was done then they would have to do buffering.

A motion was made by Vice Chair George Krennerich, seconded by Joe Tomlinson, that this Rezoning be Recommended to Council. The motion CARRIED by the following vote:

Aye: George Krennerich; Margaret Norris; Lonnie Roberts Jr.; Joe Tomlinson and Marvin Day (5 – 0 Vote)

Absent: were 3 members- Ken Collins; Jerry Halsey Jr. and Gary Harpole

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. All further activity of this property will remain in compliance with all environmental quality permits through all reviewing agencies.

Conclusion:

The Planning Department staff and the MAPC find 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 is recommended to the Jonesboro City Council as for approval.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

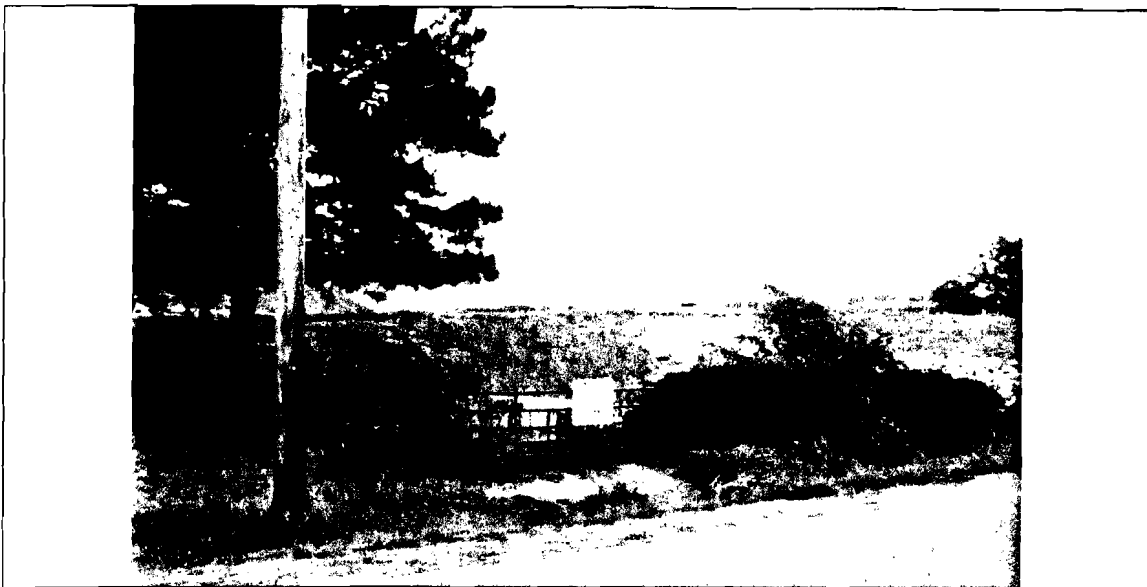
SITE PHOTOGRAPHS



View looking North Along Casey Springs



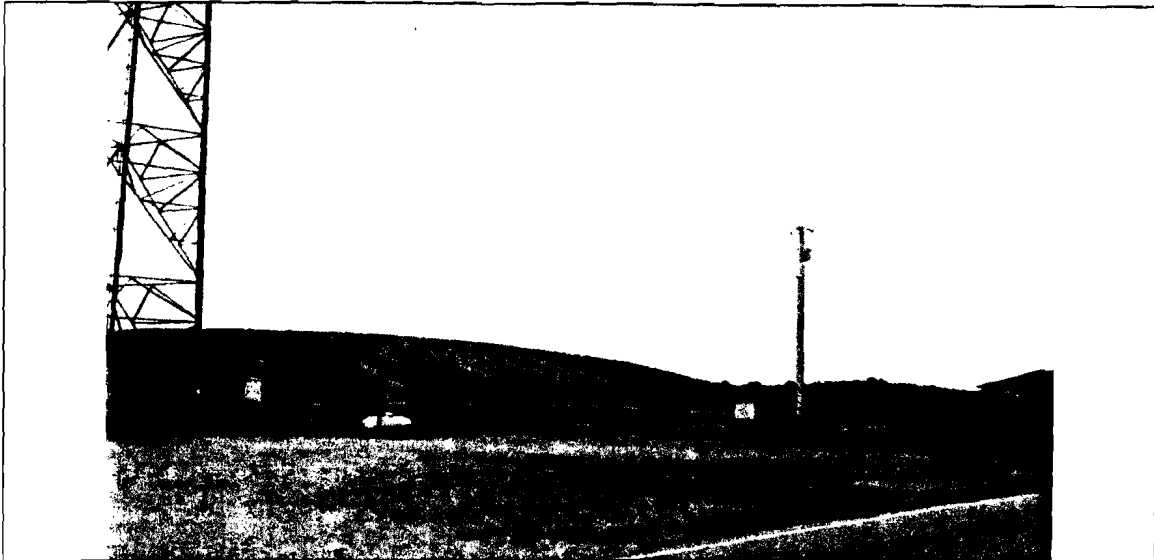
View looking north on Casey Springs



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