

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 24-05, 2800 Industrial Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on April 9, 2024

REQUEST: To consider a rezoning of one tract of land containing 6.73 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “I-1 & I-1 LUO”, limited industrial district and limited industrial district with a limited use overlay, to “C-3” general commercial district.

APPLICANT: Ozark Civil Engineering, Inc., 3214 NW Avignon Way Ste. 4 Bentonville, AR
OWNER: Bryan & Mary Carolyn, 4500 Oliver St., Jonesboro, AR 72401

LOCATION: 2800 Industrial Drive

SITE DESCRIPTION: **Tract Size:** Approx. 6.73 Acres
Street Frontage: Approx. 795 ft. on Industrial, 174 ft. on Access, & 665 ft. on E. Nettleton

Existing Development: Vacant

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	C-3/I-1 & I-2 – Commercial and Industrial
South	I-1 – Industrial
East	I-2/R-1 – Industrial and Residential (vacant)
West	C-3/I-1 – Commercial and Industrial

HISTORY: Property has been vacant for several years.

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 a **High Intensity** Growth Sector.

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available and transportation facilities are equipped to handle the traffic.

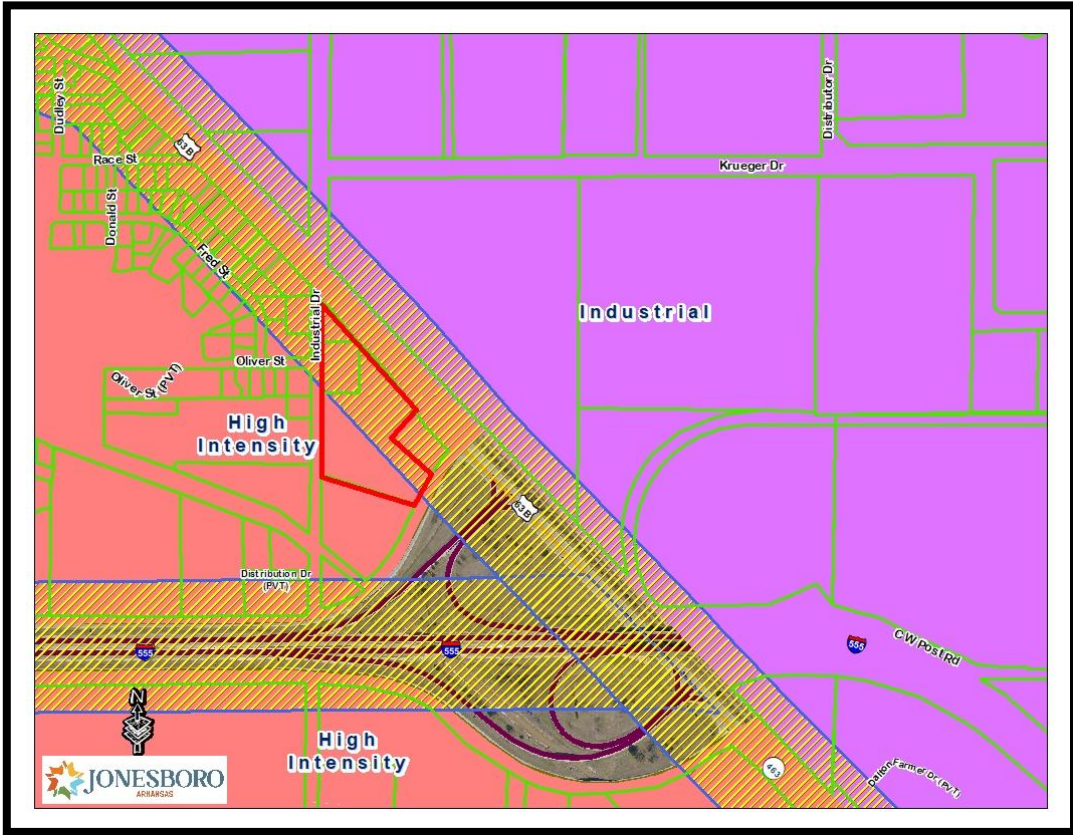
Typical Land Uses:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

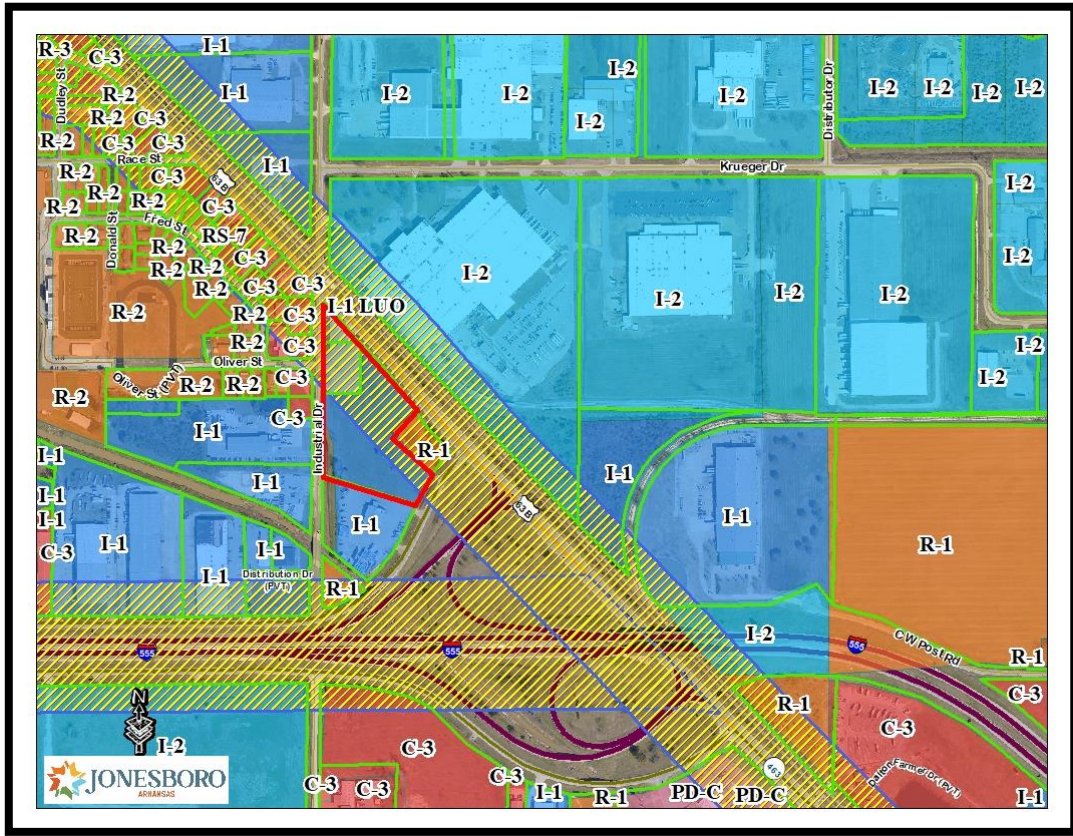
Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Land Use Map



Zoning Map

Master Street Plan/Transportation

The subject property will be served by Industrial Drive, East Nettleton Avenue, and Access Road. The Master Street Plan classifies Industrial as a Collector, Nettleton as a Minor Arterial, and Access as a Local Street.

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.

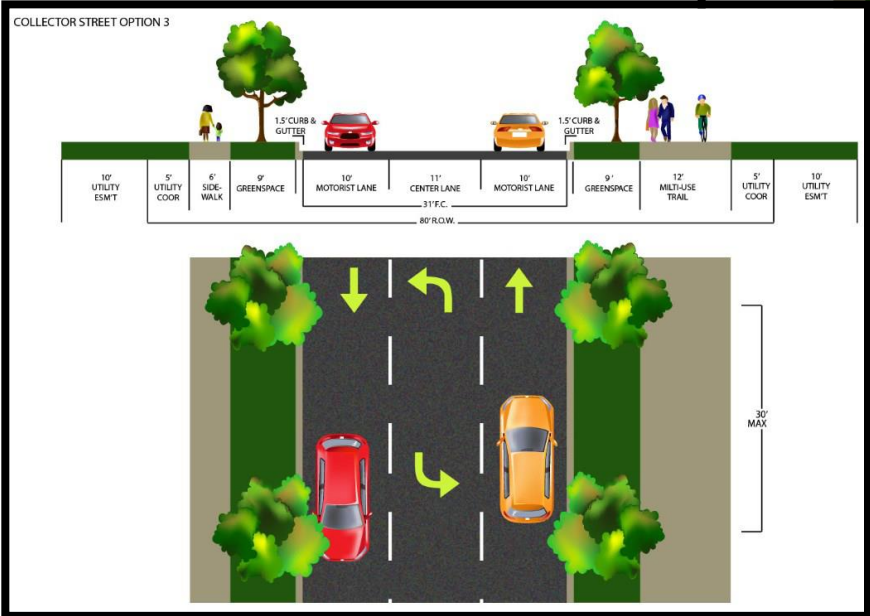
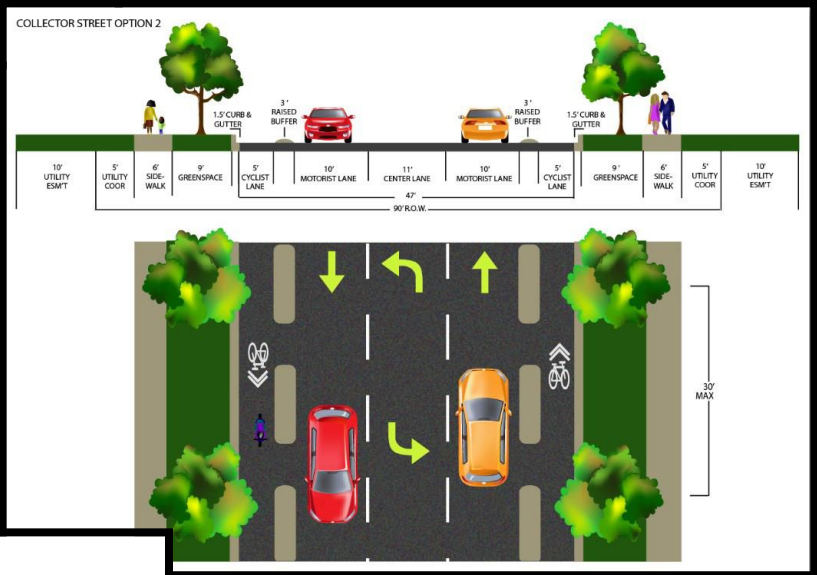
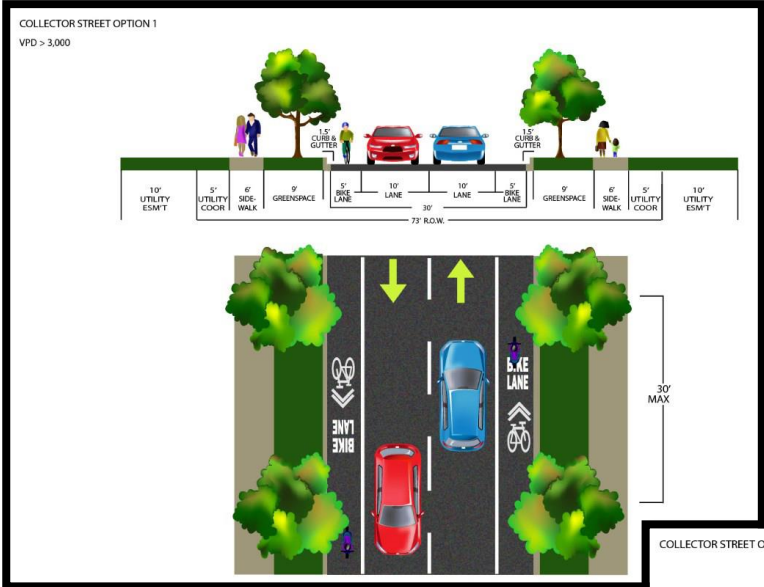
DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

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

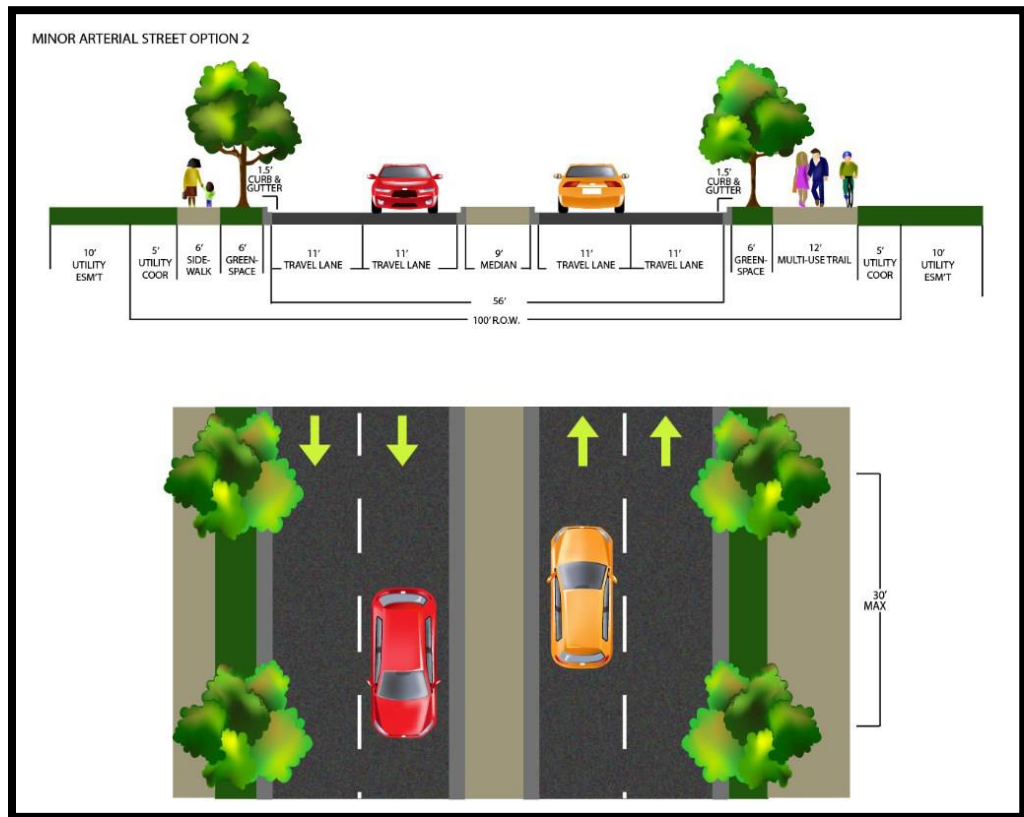
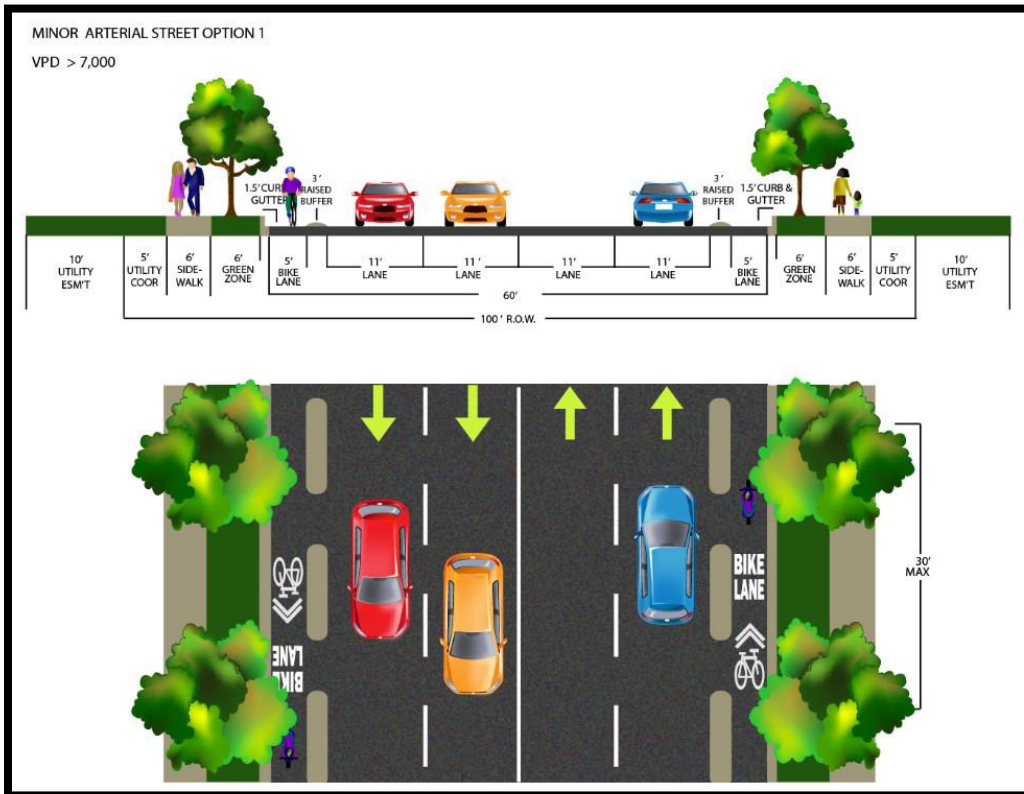
FUNCTION: The Local Street function is to provide access to adjacent property. The movement of traffic is a secondary purpose. The use of a Local Street in a residential area by heavy trucks and buses should be minimized.

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.

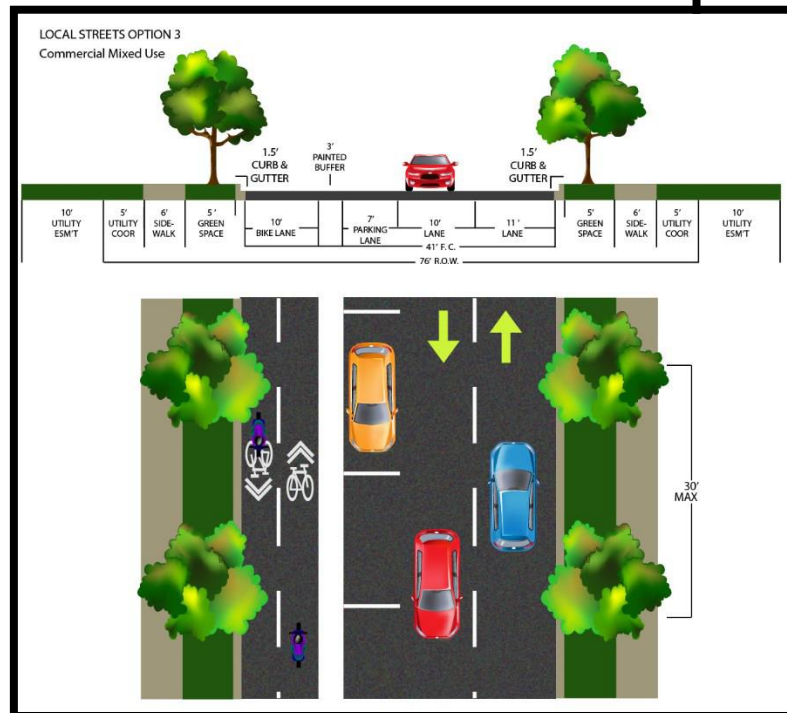
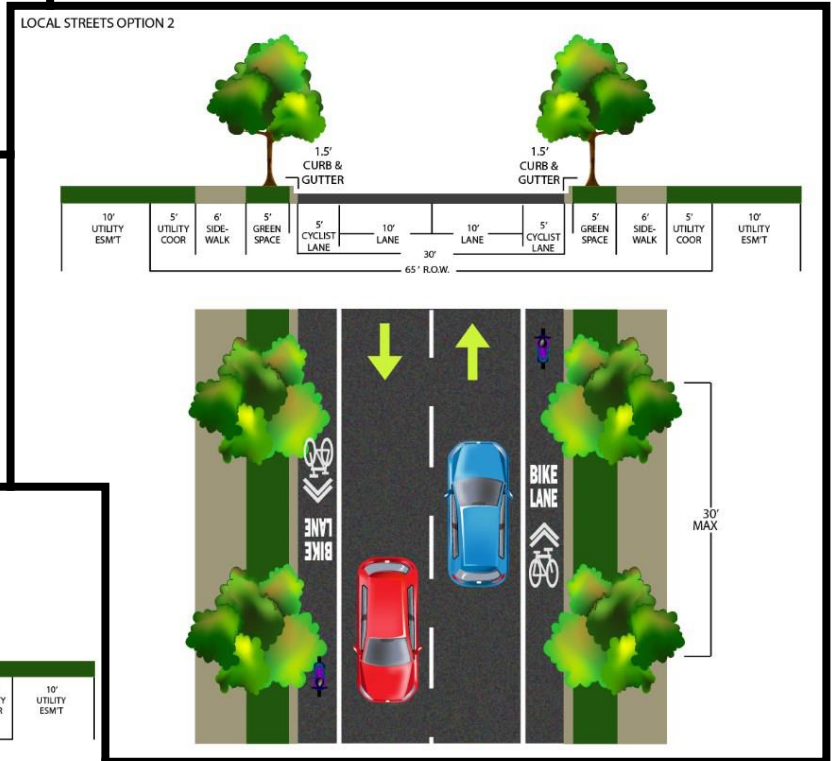
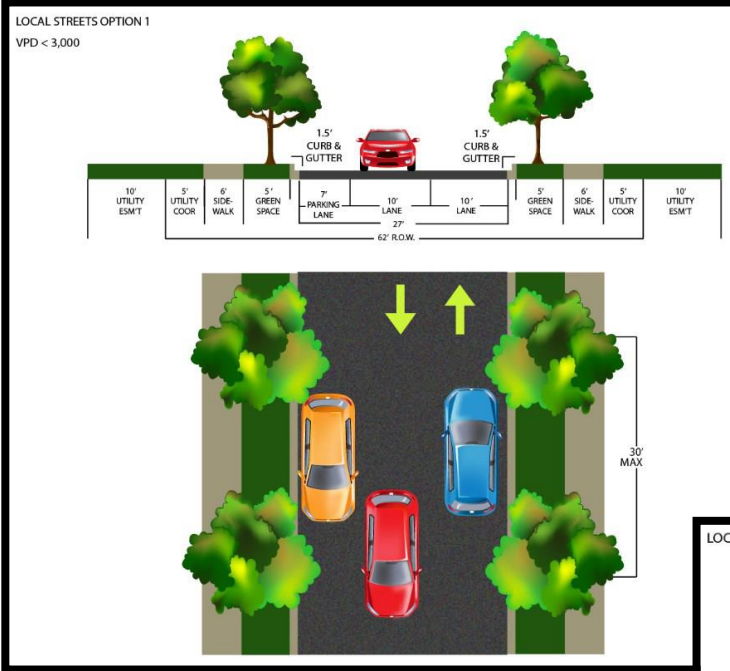
Collector Street



Minor Arterial









Local Street



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 district rezoning is consistent with the Adopted Land Use Plan. The property is located in the high intensity 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, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes commercial zonings and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as a commercial use.	
(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;	With proper planning there should not be any adverse effects caused by the property.	
(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	Minimal impact if rezoned due to the fact that the area is already equipped to handle commercial and other high intensity uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "I-1 & I-1 LUO", limited industrial district and limited industrial district with a limited use overlay. The applicant is applying for a rezoning to allow commercial uses at this location.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines C-3 as follows:

C-3, general commercial district. The purpose of this district is to provide appropriate locations for commercial and retail uses which are convenient and serve the needs of the traveling public. The district also provides locations for limited amounts of merchandise, equipment and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are along heavily traveled arterial street. Development of groupings of facilities shall be encouraged, as opposed to less desirable strip commercial.

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 issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 24-05 a request to rezone property “I-1 & I-1 LUO”, limited industrial district and limited industrial district with a limited use overlay, to “C-3” general commercial 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.
4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 24-05 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-1 & I-1 LUO”, limited industrial district and limited industrial district with a limited use overlay, to “C-3” general commercial district will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON APRIL 9, 2024

RZ-24-05 Rezoning: 2800 Industrial Drive

Ozark Civil Engineering Inc. is requesting a rezoning from I-1 and I-1 LUO, limited industrial district, to C-3, general commercial district. This request is for 6.7 acres.

Lonnie Roberts (Chair): Do we have the proponent for the item?

Todd Butler (Proponent): Yes, I'm Todd Butler with Ozark Civil Engineering, representing the owners Brian and Mary Carolyn Marsh.

Lonnie Roberts: Have anything you'd like to add to that?

Todd Butler: No.

Lonnie Roberts: Then I'll open up for my city planner's staff comments on this request.

Derrel Smith (City Planner): We reviewed it and would recommend approval with the following conditions:

1. The site shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain regulations regarding any new construction.
2. The final site plan is 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 will be submitted to planning department in the future.
4. The site shall comply with all overlay district standards.

Lonnie Roberts: Okay with that I'll open up, with this being a rezoning request is there any public comments on the request at 2800 Industrial Drive? If not then I'll open up for commissioner questions.

Paul Ford (Commission): Can y'all roll on the screen real quick the green checks, or the red x's that typically go with this?

Monica Percy (Planner): Give me one second to pull that up.

Paul Ford: Alright, thank you.

Lonnie Roberts: Okay, commission do you have any other questions or requests for information?

Jeff Steiling (Commission): I have one other question, Derrel in your comments you mentioned, that it comply with the overlay district. Is it a district or does it qualify for a certain number of feet off the interstate there, is that what you're referring to there?

(Unable to transcribe)

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 24-05, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The site shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain regulations regarding any new construction.
2. The final site plan is 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 will be submitted to planning department in the future.
4. The site shall comply with all overlay district standards.

The motion was seconded by Mr. Jim Little.

Roll Call Vote:

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

Nay: 0

Absent: 2 – Monroe Pointer & Dennis Zolper
