

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report _ RZ 19-09: 5307 E. Highland
Municipal Center - 300 S. Church St.
For Consideration by the Commission on June 11, 2019*

REQUEST: To consider a rezoning of one tract of land containing 12.9 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:** SAI Real Estate, LLC, 3320 Flemon Road, Jonesboro, AR 72401

LOCATION: 5307 E. Highland, Jonesboro, AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx.: 12.9 Acres
Street Frontage: 502.74 +/- Moore Road
Topography: Predominately Flat
Existing Development: Agricultural and House

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	AG-1 Agricultural, R-2 Residential and I-1 Limit Industrial
South	I-2 General Industrial District
East	I-2 General Industrial District
West	I-2 General Industrial District, C-3 LUO – General Commercial, and I-1 Limited Industrial

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 with Special Overlay District. 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

The Current/Future Land Use Map has established this as an Overlay District. An Overlay District is hereby established within the City consistent with the objectives of the Land Use Plan adopted by the City. The overlay corridors are the main entryways into the City of Jonesboro. These access points define how people perceive the City of Jonesboro when coming into our City. As the main entry points these areas should show the best of what Jonesboro has to offer. The purpose of the Overlay District is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design stands for developments, and provide effective land use planning and facilitate traffic flow.

Highland is designated from the East city limits to Red Wolf. The overlay area runs along the street and adjacent to the street for distance of 300 feet from the street right-of way. If a portion of the property falls within the boundary of the overlay area, the whole property will be held to the requirements of the overlay area.

Landscape: In addition to the requirements for landscaping in the City of Jonesboro, the property inside the overlay, corridors will be required to add additional landscape. Buffers Yards: All area will be required to have front, rear and side buffer yards. Front shall be 25" grass vegetative buffer. Side yards shall be 10' grass vegetative buffer, Rear yards shall be 10' grass vegetative buffer, and exterior side yards shall be 15' of vegetative buffer. In addition to the buffer areas, the front and exterior side yards shall have trees planted on 25-foot centers. Tree Species to be planted within these corridors should be consist of plants that are native to the area and follow the Landscape Ordinance.

Signage: Monument signs shall be the only type of signage allowed off the buildings in the Overlay District. The monument sign shall be ground mounted and match the architectural features of the building. The maximum height of the monument shall be eight feet in height for a single tenant building and twelve feet in height for a multi-tenant building. The advertising area of the sign cannot contain over 50 percent of the sign face as changeable copy. Changeable copy can be static or LED, but cannot be flashing, rotating, or distracting to "motorists" and/or "road users". Signs shall be limited to no more than one sign per lot unless the lot width is greater than 300'. If greater than 300', the lot may be allowed an additional monument sign for every 300' of frontage.

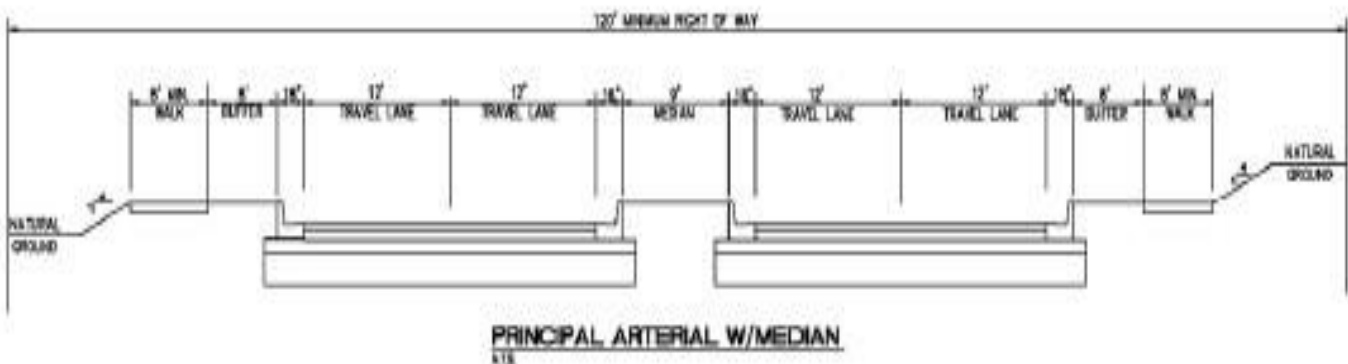
Design Requirements: All new buildings within the Overlay District shall be required to exterior features of at least 80% brick, wood or stone. Glass, architectural metals and stucco should only be used as accent features for the building. If parking lots are located in the front of the buildings, they should include landscaping islands at a ratio of one island for every ten parking spaces. All parking lot lighting within the overlay district shall be limited to full cutoff fixtures with a pole height not exceed 18 feet. There shall be no light spillage onto adjacent property with this district. So when turning in the plans for the project, will have to include a photometric plan.

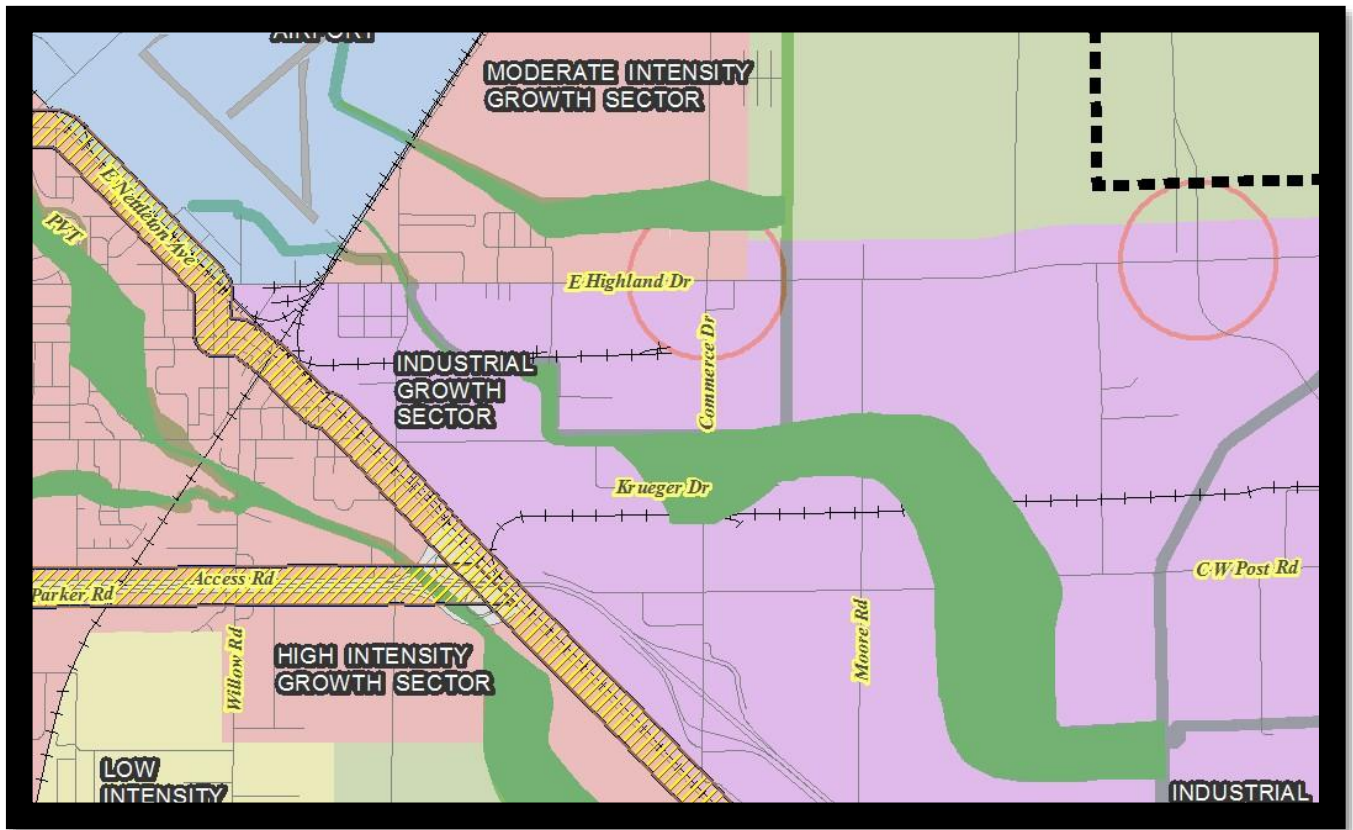
MASTER STREET PLAN/TRANSPORTATION

The subject site is served by Highland Drive, which on the Master Street Plan is defined as a Principal Arterial Street. The Principal Arterial Street is 120 ft standard right-of-way. The street right-of-ways must adhere to the Master Street Plan recommendation upon replatting and redevelopment as noted on the plat.

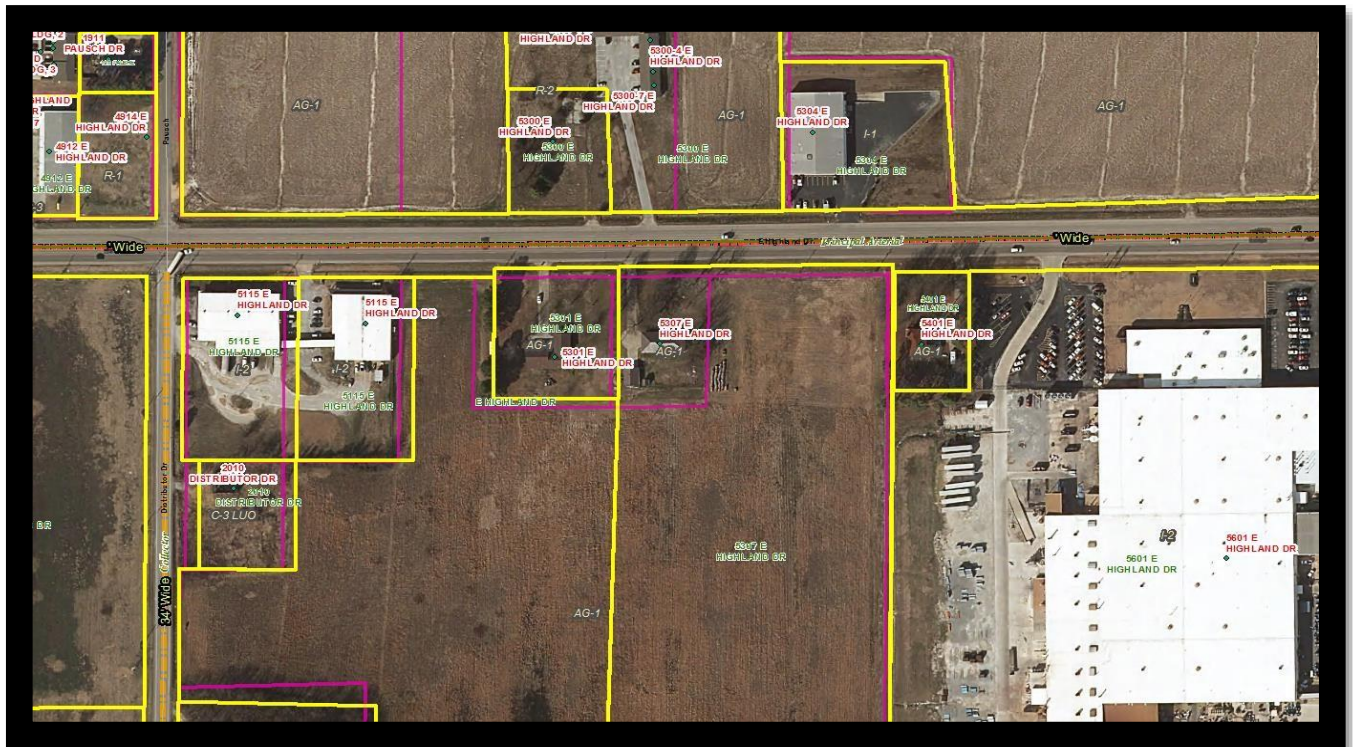
The Principal Arterial Street provides both long distance connections through the urban area and to major traffic generators within the community. Roadways are designated principal arterials to imply the need to focus more on moving traffic rather than providing direct access to adjacent land. Traffic management techniques used to maintain a high level of traffic capacity on these roadways include the use of medians, restricting curb cuts per some spacing policy, and limiting the use of traffic signals to the intersection with other significant roadways.

The Principal Arterial Street has a speed limit of 45 mph. The also services volumes of 7,000 to 27,000 cars a day. Sidewalks are required on both sides of the street. This also has deceleration lanes that are required for the Principal Arterial Street.





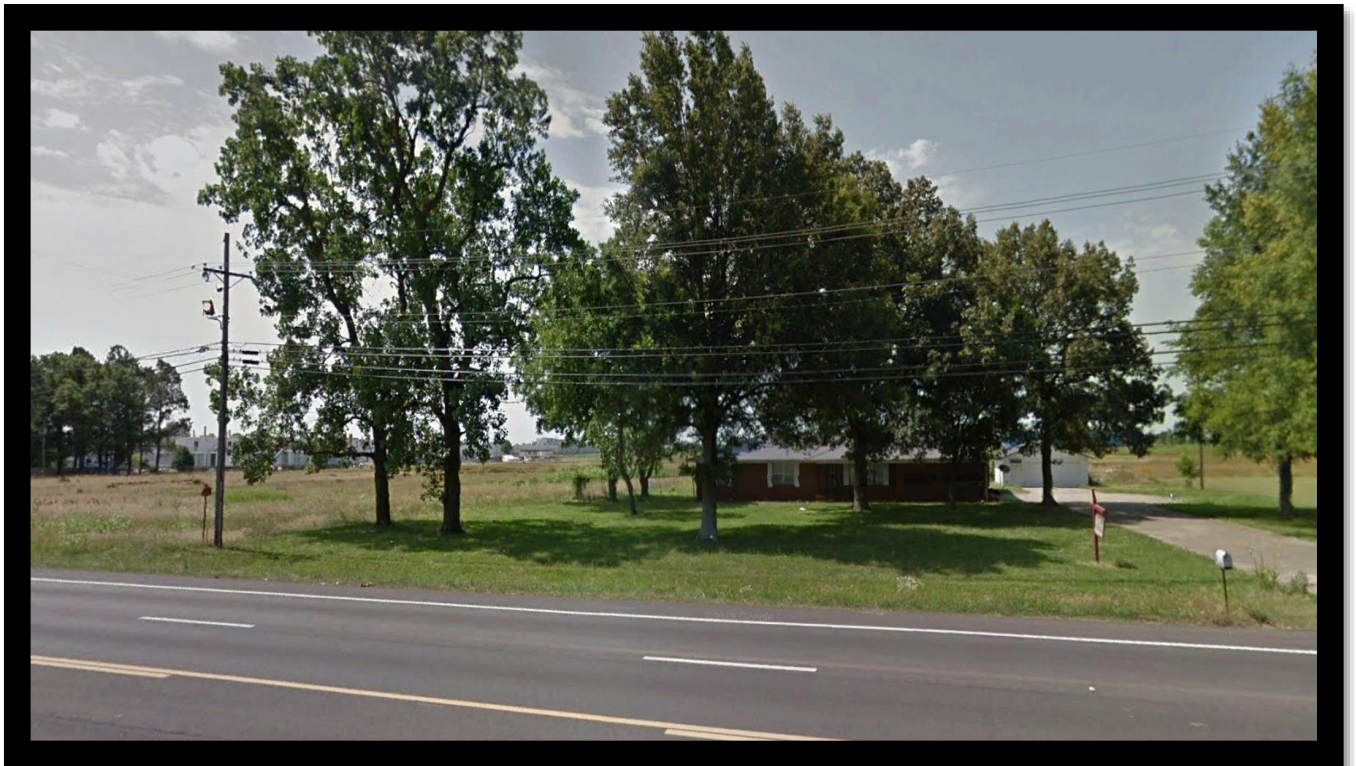
Adopted Land Use Map



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
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map.	The proposed I-1 Limited Industrial District rezoning is consistent with the Future Land Use Plan. The Property would be developed by constructing a Service Station and Storage Buildings.	
(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 I-1 District standards and the overlay districts.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This is adjacent to Industrial core and the proposed uses would complement said district as noted.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.	This zoning is “AG-1” Agriculture District. Industrial is not allowed in the Agriculture District.	
(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.	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.	
(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 businesses and industrial currently exist or did as of recent. The elements will be taken care of thru the development site plan with the appropriate departments.	

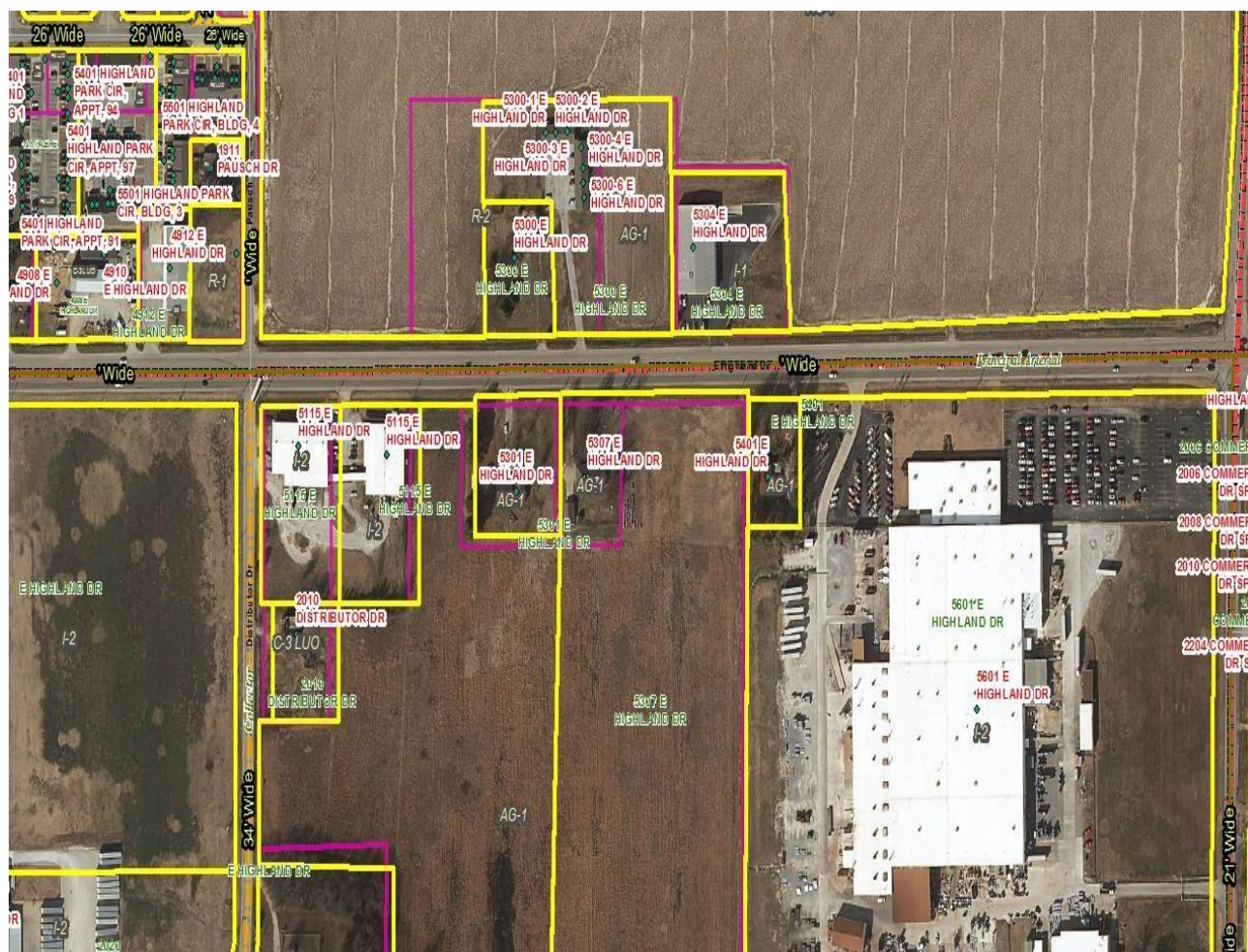
STAFF FINDINGS

Applicant's Purpose

The Applicant's purpose is to rezone this to Industrial. The Applicant wants to construct a service station and storage buildings.

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 JUNE 11, 2019

SAI Real Estate, LLC is requesting MAPC Approval for a Rezoning from AG-1 Agricultural District to I-1 Limited Industrial District for 12.90 Acres +/- of land located at 5307 E. Highland Drive.

APPLICANT: Jim Grambling from SAI Real Estate, LLC stated this property is right next to Thomas & Betts. It is currently zoned AG-1. We're asking for I-1 for the purpose of putting some mini-storage units and a service station. If this is approved, full disclosure, my client will probably be back asking for a conditional use for a convenience store, but we also recognize that this is the overlay district so those requirements may or may not change that. For now, we're just asking for the rezoning to I-1.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this does follow our growth map. We would recommend approval with the following stipulations:

- 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. 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.**
- 4. This property is along Highland Drive, which is in the overlay district. This will require additional buffers, design elements, landscaping and signage**

COMMISSION: Lonnie Roberts Jr. asked for public input. He then asked for commissioner comment.

PUBLIC: No public comments.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case: RZ: 19-09, 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. 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.
4. This property is along Highland Drive, which is in the overlay district. This will require additional buffers, design elements, landscaping and signage.

The MAPC find to rezone property from “R-1” Single Family Residential District to a “I-1” Limited Industrial District for .498 +/- acres of land. Motion was seconded by Mr. Jim Little.

Roll Call Vote: 6-0, Aye’s: Jim Scurlock; David Handwork; Kevin Bailey; Jerry Reece; Jimmy Cooper; Jim Little

Absent: Mary Margaret Jackson and 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 09-05, 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. 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.
4. This property is along Highland Drive, which is in the overlay district. This will require additional buffers, design elements, landscaping and signage.

Respectfully Submitted for MAPC Consideration,
The Planning Staff

Sample Motion:

I move that we place Case: RZ-19-05 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

