

City of Jonesboro City Council
Staff Report – RZ 21-17: Neil Circle
Municipal Center - 300 S. Church St.
For Consideration by the MAPC on December 21st, 2021

REQUEST: To consider a rezoning of one tract of land containing 0.43 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “I-2” General Industrial District to an “I-1” Limited Industrial District.

**APPLICANTS/
OWNER:** George Hamman, Civilogic
Herbert and Sharon Stallings

LOCATION: Southwest side of Neil Circle, Jonesboro, AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx. 18,604 sq. ft. / 0.43 acres +/-
Street Frontage: 85’ on Neil Circle
Topography: Flat, empty lot with grass lawn
Existing Development: Currently vacant, no standing structure

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-2 General Industrial
South	I-2 General Industrial
East	I-1 Limited Industrial
West	I-1 Limited Industrial and Railroad

HISTORY: No signs of prior development

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 Industrial Intensity Growth Sector. Large Scale Manufacturing is appropriate in the **Industrial Intensity Growth** Sector. 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

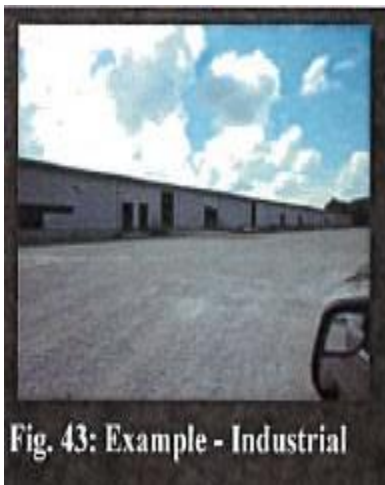
as development intensity increases. Heavy Industrial Centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a Heavy Industrial Center.

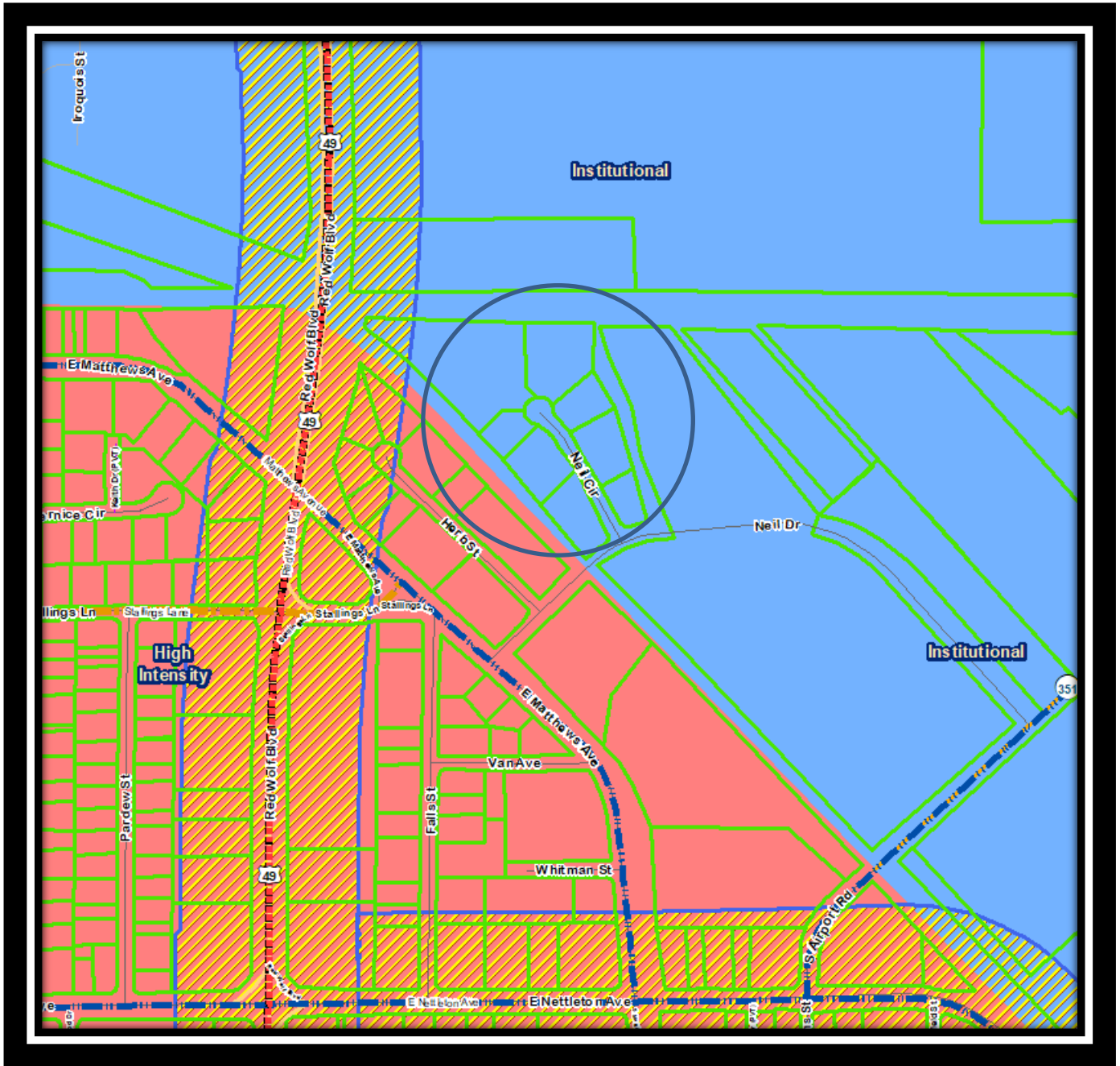
Smaller scale “light” industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.

INDUSTRIAL INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

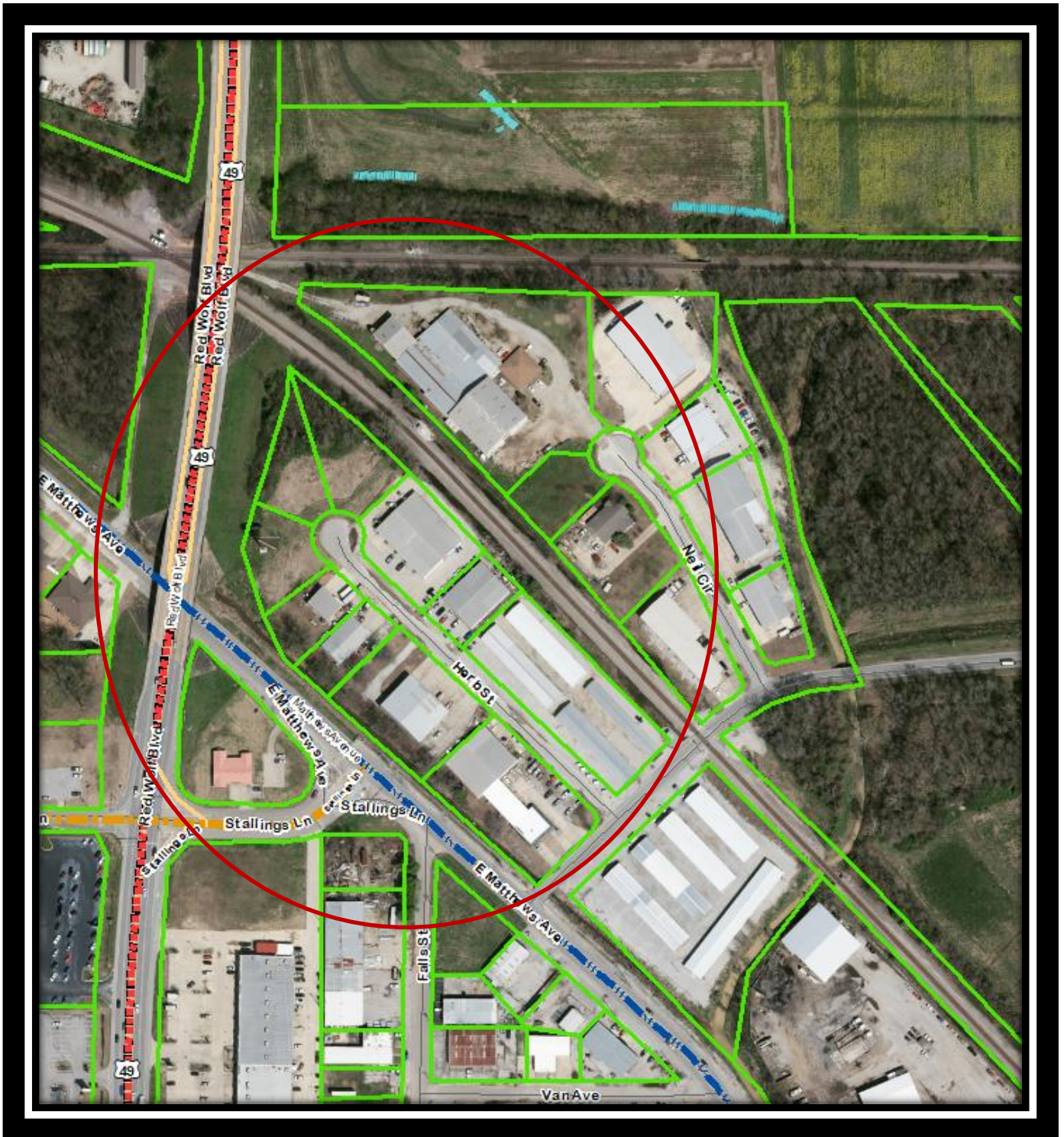
- Freight Terminals
- Warehousing
- Wholesaling
- Packaging
- Storage
- Fabrication

EXAMPLES:



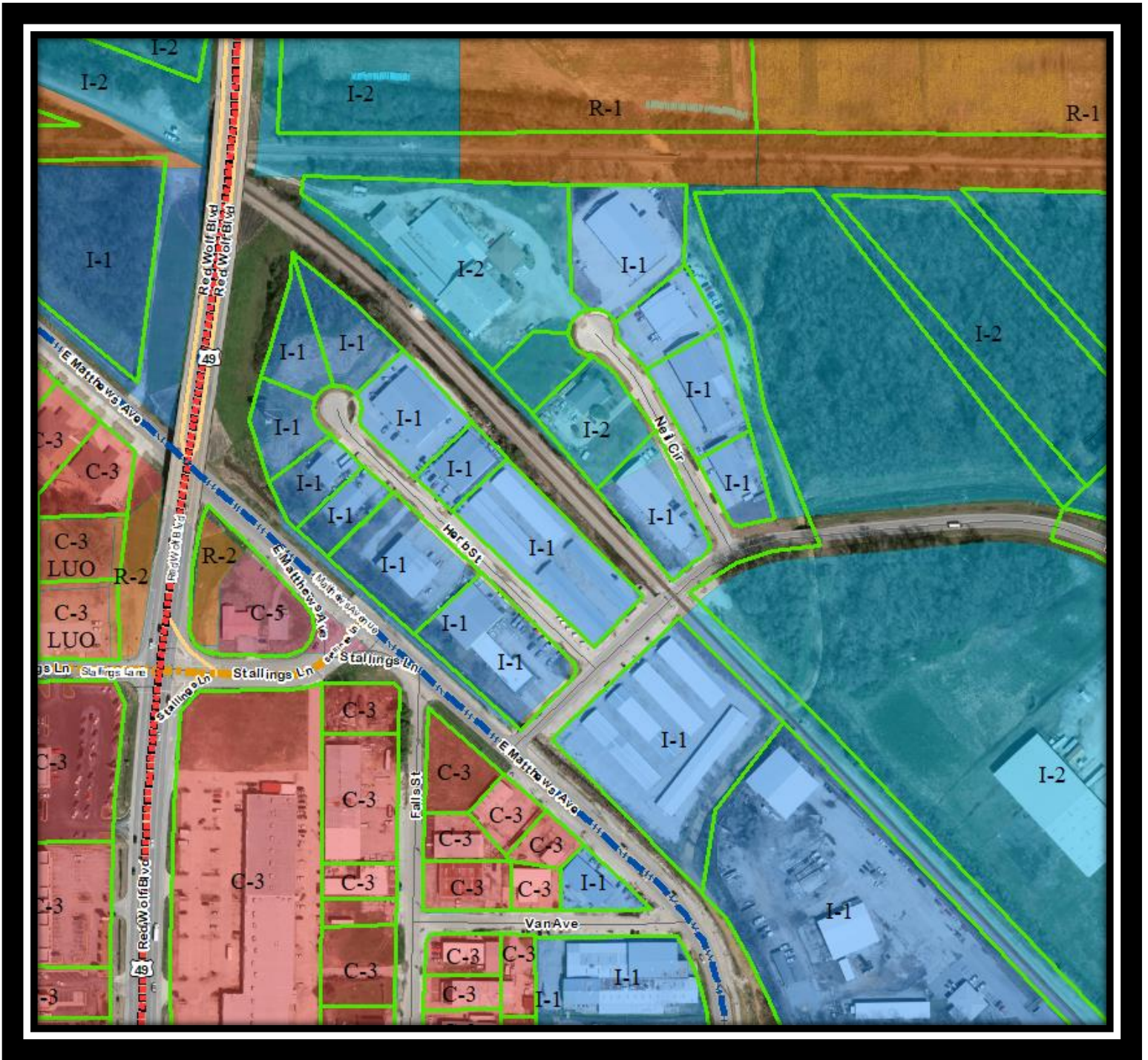


Land Use Map



Master Street Plan/Transportation







The subject property will be serviced primarily by Red Wolf Boulevard and East Matthews Avenue. The applicant will be required to adhere to the Master Street Plan and the Land Use Plan.



Aerial/Zoning 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 list on the next page.

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, which was categorized as an 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, 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 there is I-1 and I-2 Industrial zoning in the area.	
(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 will require setbacks that are not practical for the use of this property.	
(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;	No detrimental or adverse impacts are predicted, if proper planning is implemented.	
(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 residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "I-2" General Industrial District. The applicant wishes to rezone this parcel to an "I-1" Limited Industrial District in order to develop this site with a mix of warehousing office space.

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 I-1 Limited Industrial District as follows:

Definition of I-1 Limited Industrial District - The purpose of this district is to provide and 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.

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	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON DECEMBER 14, 2021

George Hamman of Civilogic, LLC on behalf of Herbert and Sharon Stallings is requesting a Rezoning from I-2, General Industrial District, to I-1, Limited Industrial District, for 0.43 +/- acres of land located between 3200 Neil Circle and 3217 Neil Circle.

APPLICANT: George Hamman stated this is a request from an I-2 to an I-2 zoning. He stated within the 200' area of surrounding properties, the applicant's own five. He stated it will be very similar to the existing developments on Neil Circle.

COMMISSION: Lonnie Roberts Jr. asked for staff comments.

STAFF: Derrel Smith stated this does meet the requirements for rezoning and would recommend rezoning with the following conditions:

- 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, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.**

COMMISSION: Lonnie Roberts Jr. asked for public comment and commissioner comments. There were none.

COMMISSION ACTION:

Mr. Paul Ford made a motion to approve Case RZ: 21-17, 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, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.**

The MAPC finds to rezone property from “I-2”, General Industrial District, to “I-1”, Limited Industrial District, for 0.43 +/- located on Neil Circle. The motion was seconded by Mr. Monroe Pointer.

Roll Call Vote: Aye: 8 – Paul Ford; Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 21-17 a request to rezone property from “I-2” General Industrial District to an “I-1” Limited Industrial District; the following conditions are recommended:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
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. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.

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

Sample Motion:

I move that we place Case: RZ 21-17 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-2” General Industrial District to an “I-1” Limited Industrial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.



