



*City of Jonesboro City Council*  
**Staff Report – RZ 14-20: 5455 E. Nettleton Rezoning**  
 Municipal Center - 300 S. Church St.  
*For Consideration by the Council on November 18, 2014*

**REQUEST:** To consider a rezoning of the land containing 0.32 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:** **Clara Blalock (Executrix)/ Herbert Blalock Trust**, 800 Sequoia, Jonesboro, AR

**LOCATION:** 5455 East Nettleton Avenue, Jonesboro, AR ( West side of E. Nettleton Ave., between E. Parker Rd. and Ingles Rd.

**SITE  
DESCRIPTION:** **Tract Size:** Approx. 0.32 Acres (Approx. 14067.60 sq. ft.)  
**Street Frontage:** 166.98 ft. Nettlton Ave. (Hwy. 463)  
**Topography:** Undeveloped flat.  
**Existing Development:** Vacant.

<b>SURROUNDING</b>	<b><u>ZONE</u></b>	<b><u>LAND USE</u></b>
<b>CONDITIONS:</b>	North: PD-C	Future Loves Gas Station
	South: I-1	Farmland
	East: C-3/I-1	Farmland
	West: R-1	Farmland

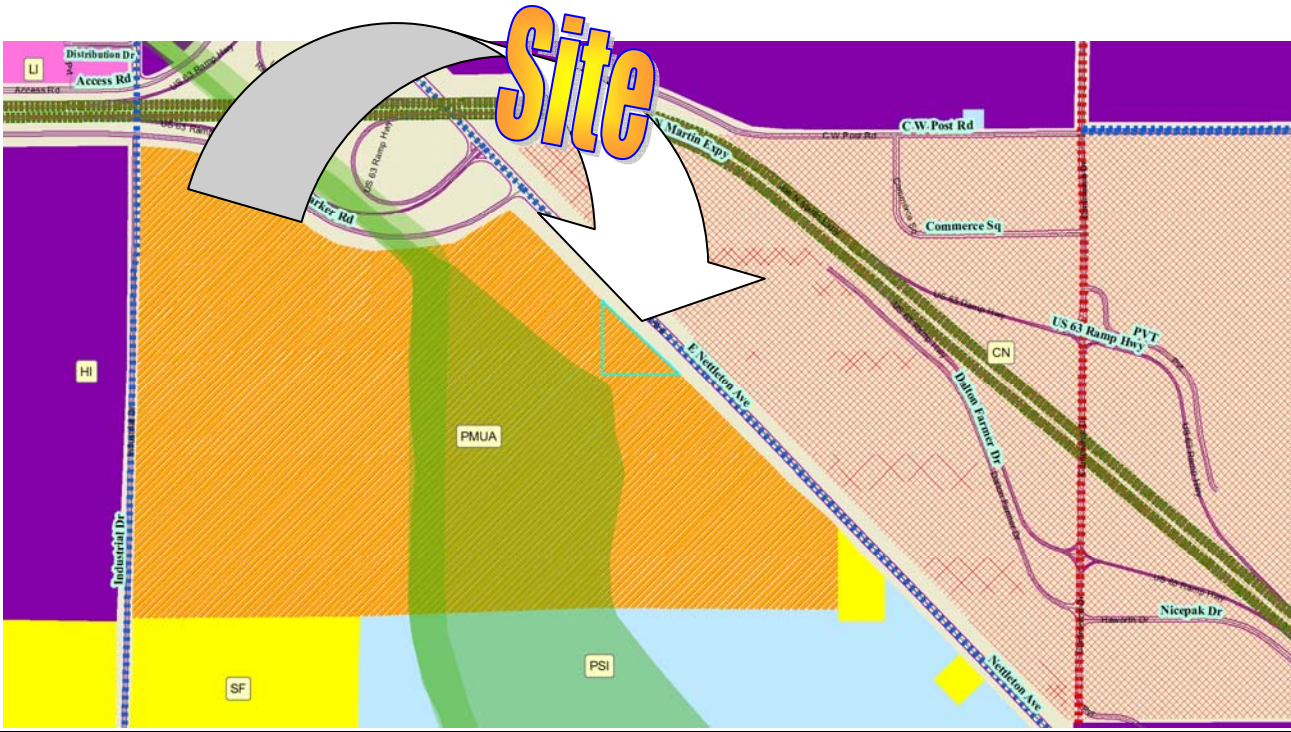
**HISTORY:** None.

**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 Planned Mix Use Area. The proposed rezoning is consistent with the adopted Land Use Plan.



**Adopted Future Land Use Map**

**Master Street Plan/Transportation**








The subject site is served by Hwy. 463/ East Netleton Ave., which on the Master Street Plan is defined as a Minor Arterial, it is not clear on the plat that the street right-of-ways satisfy the Master Street Plan recommendation, owner must clarify the intent.



**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:

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed C3-L.U.O. District rezoning is consistent with the Future Land Use Plan, which was categorized as Planned Mixed Use Area.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117. Standards for Communication Towers will have to be complied with.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. Property fronts on amajor arterial.	
(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..	
(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	Property is vacant and adjacent to a utility 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 to C-3, L.U. Overlay.	

**Staff Findings:**

**Applicant’s Purpose:**

The applicant noted in the applicant that the adjacent portion of the entire 2.7 acres is leased by Ferrell Gas and is zoned I-1 Industrial. The applicant hopes to have the property made consistent with the surrounding uses by allowing for a communications tower to be installed on site.

The existing site is small in size. Accommodation for a cell tower will have to take into account setback requirements of 50’ from the property lines and any other code submission requirements. Wireless communication facilities on new support structures shall be set back a minimum of 50 feet from all property lines including street right-of-way lines.

**Departmental/Agency Reviews:**

The following departments and agencies were contacted for review and comments:

Department/Agency	Reports/ Comments	Status
Engineering	No issues .	Appeared at the pre-meeting
Streets/Sanitation	No issues.	
Police	No issues.	
Fire Department	No issues.	Appeared at the pre-meeting
MPO	No issues.	
Jets	No issues.	Appeared at the pre-meeting
Utility Companies	No issues.	Appeared at the pre-meeting

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**MAPC Record of Proceedings, Public Hearing Held on Monday, November 10, 2014:**

**Applicant:** Ms. Joan Blacklock McGillian appeared on behalf of the Herbert Blalock Trust requesting the rezoning of a small portion of the larger lot we own that is currently zoned R-1 Single Family to I-1 Industrial so that the entire lot can be consistent. Ferrel gas has been located on the I-1 piece for a while. We are looking to place a Cell Tower there potentially.

**Staff:**

Mr. Spriggs summarized the staff report. Noting the Land Use Map is complied with under the PMUA which includes light industrial uses. The site has been used for gas utilities. With this small tract remaining residential, it is highly unlikely that it can be developed as residential due to the traffic volume. The Love's Travel Stop was recently rezoned for Planned District MU. There are setback requirements as noted. Mr. Spriggs advised the applicant to have their design professionals look at the current code for telecommunication towers. Staff recommended that the MAPC pass this item on the Council for approval abased on the supportive findings.

**Public Input: None**

Motion was made by Mr. Reece to place Case: RZ-14-20 on the floor for consideration of recommendation by MAPC to the City Council, and we, the MAPC find that changing the zoning of this property from “R-1” Single Family to the proposed “I-1” District, will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mr. Hoelcher.

**Roll Call Vote: 5-0 to Approve.**

Mr. Reece- Aye; Mr. Hoelscher- Aye; Mr. Perkins-Aye; Mr. Kelton-Aye; Mrs. Schrantz-Aye.  
Absent were: Mr. Cooper, Mr. Bailey, Mr. Scurlock. Mr. Lonnie Roberts was chair.

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**Conclusion:**

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 14-20, a request to rezone property from “R-1” Single Family to “I-1.”

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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# Site Photographs



View looking west toward Site



View looking North towards I-63 / I-463 Interchange



View looking South along I-463, Site on right



View from uses south of the site along Hwy. 463



View from uses south of the site along Hwy. 463



View looking northeast at Gas Utility, south of the site along Hwy. 463