



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 10-23: Askew 2800 Industrial Dr.**

**Huntington Building - 900 W. Monroe**

*For Consideration by the Commission on January 11, 2011*

- REQUEST:** To consider a rezoning a parcel of land containing 1.47 acres more or less (64,097 sq. ft.).
- PURPOSE:** A request to consider recommendation to rezoning from R-1 Single Family to I-1.
- APPLICANT OWNER:** W. Turner Askew, 3 Ridgecrest Court, Whitefish, MT 59937  
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- LOCATION:** 3609 Johnson Ave. (South of Hudson Dr., North of Johnson Ave.) Jonesboro, AR
- SITE DESCRIPTION:** Tract Size: 64,097 sq.ft. Approx. 1.47 +/- Acres  
Frontage: Approx. +/- 242' along Hwy. 463, 418' Industrial Dr.  
Topography: Gently Sloping  
Existing Developmt: Vacant
- | <b>SURROUNDING CONDITIONS:</b> | <u>ZONE</u> | <u>LAND USE</u> |
|--------------------------------|-------------|-----------------|
| North:                         | I-1         | Industrial      |
| South:                         | I-1         | Industrial      |
| East:                          | I-1         | Industrial      |
| West:                          | C-3         | Commercial      |
- HISTORY:** None.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

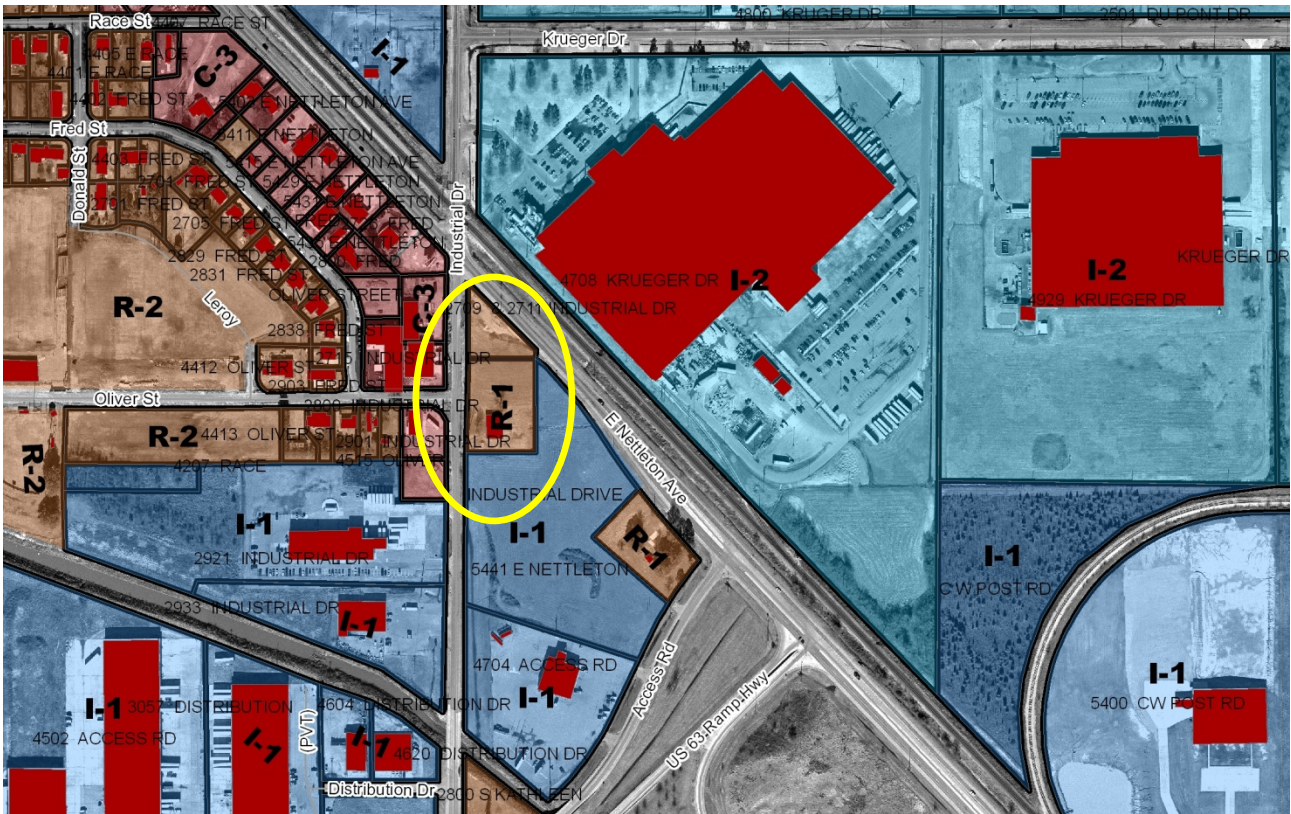
The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northeast Sector and to be recommended as a Heavy Industrial District Area.

This designation typically includes intensive manufacturing activities with convenience to the highway and railway. The adjacent property is designated as Light Industrial with C-3 General Commercial across Industrial Drive; however, consistency is achieved with the Land Use Plan.

**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.



**Vicinity/Zoning Map**

**Findings:**

With all the new development, this area abuts a changing commercial corridor which includes other new commercial development in the immediate area.

The requested zoning is for an I-1 Limited Industrial District; any conditions or stipulations considered by MAPC will necessitate a Limited Use Overlay District.

Maximum lot coverage shall be restricted to 60% coverage and all future building setbacks and site parameters shall following the requirements of the I-1 Zoning District. The requested I-1 will be conducive for the existing planning area and consistency on the Zoning Map will be achieved.

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by W. Turner Askew, should be evaluated based on the above observations and criteria, of Case RZ 10-23, a request to rezone property from R-1 to I-1 Limited Industrial District to be recommended to the City Council. It is important to staff that all the issues cited above be addressed by the applicant.

1. A site plan including lighting and landscaping shall be submitted to the MAPC.
2. That all future development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Storm Water Drainage Design Manual.
3. That prior to any issuance of Certificate of Occupancy of new uses, all requirements stipulated by all city, state and local agencies shall be satisfied.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View looking east of the subject property.



View looking north along Industrial Dr.



View looking south along Industrial Dr of the property frontage.



View looking southeast of the subject property.



View looking northwest along Nettleton Ave (Hwy 463).



View looking west of Oliver St. / adjacent property (Harley-Davison/Daycare shown).



View looking southwest of the properties adjacent from the site.



View looking west of the property adjacent from the site.