

***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – RZ 24-01, 6725 E. Highland Drive**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on January 23, 2024***

**REQUEST:** To consider a rezoning of one tract of land containing 34.78 +/- acres

**PURPOSE:** A request to consider recommendation to Council for a rezoning from “AG-1” agricultural district, to “I-1” limited industrial.

**APPLICANT:** Garrett Dunnam of Fisher Arnold, 404 Creath Ave., Jonesboro, AR 72401

**OWNER:** Platinum Properties of NEA, LLC, 2533 CR 792, Jonesboro, AR 72401

**LOCATION:** 6725 E. Highland Drive, Jonesboro, AR 72401

**SITE DESCRIPTION:** **Tract Size:** Approx. 34.78 Acres  
**Street Frontage:** Approx. 660 ft. on E. Highland Drive.

**Existing Development:** Vacant

**SURROUNDING CONDITIONS:**

<b>ZONE</b>	<b>LAND USE</b>
<b>North</b>	<b>R-2/R-1/I-1</b>
<b>South</b>	<b>AG-1</b>
<b>East</b>	<b>R-1</b>
<b>West</b>	<b>I-1 &amp; I-2</b>

**HISTORY:** Undeveloped lot

**ZONING ANALYSIS:**

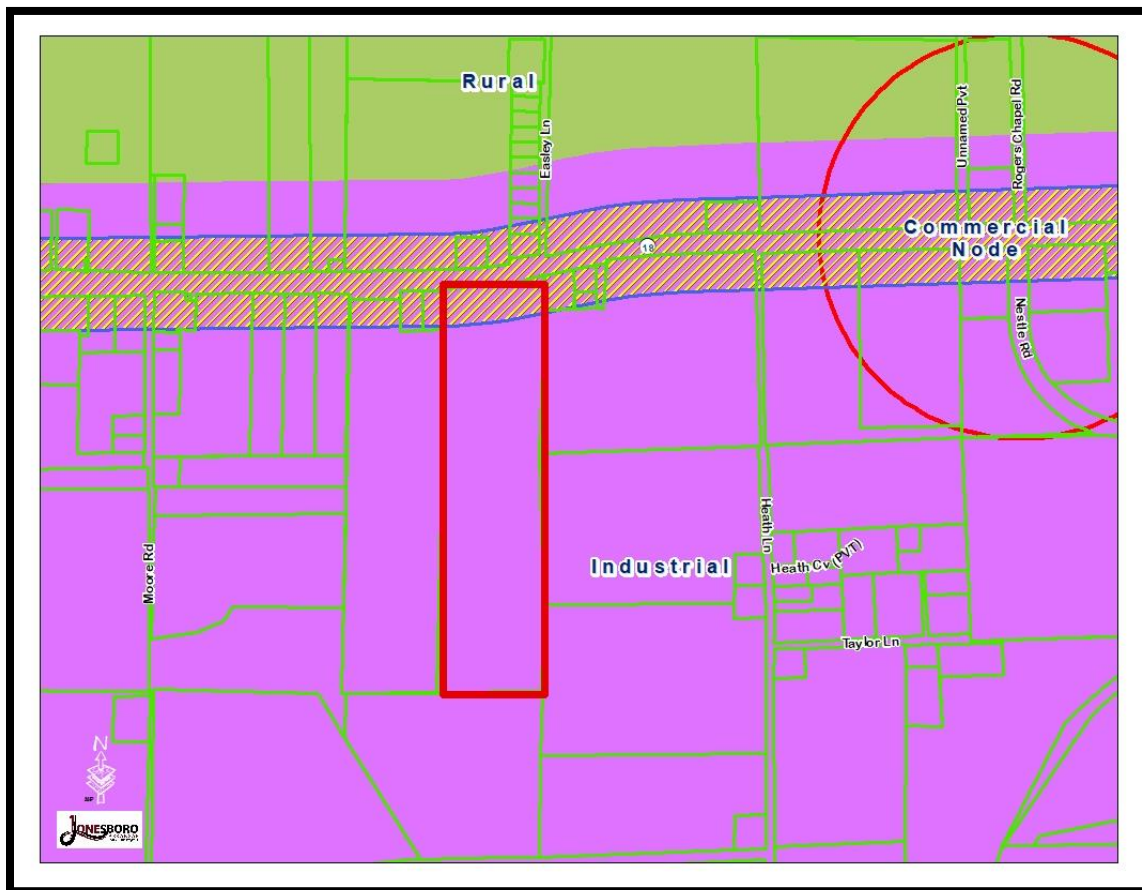
*City Planning Staff has reviewed the proposed Zone Change and offers the following findings:*

**Comprehensive Plan Land Use Map:**

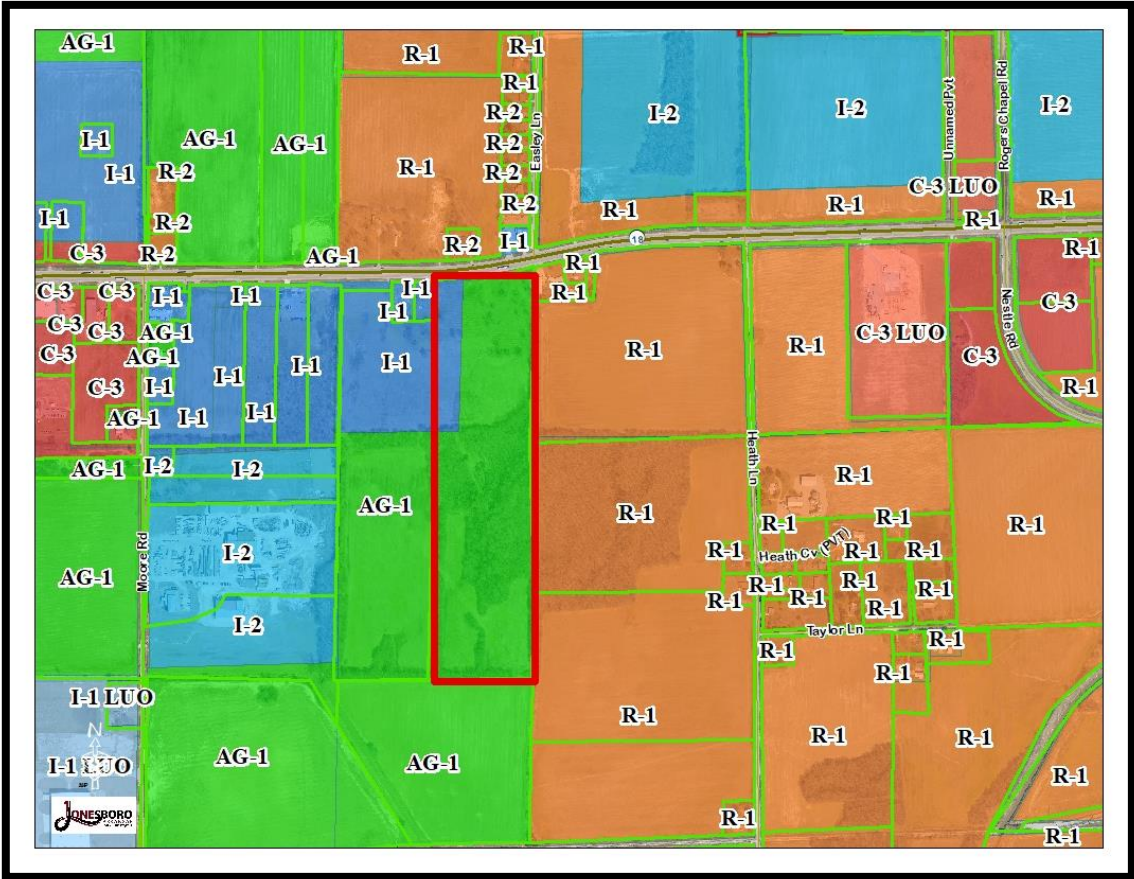
The Current/Future Land Use Map recommends this location as an **Industrial** Growth Sector.

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.

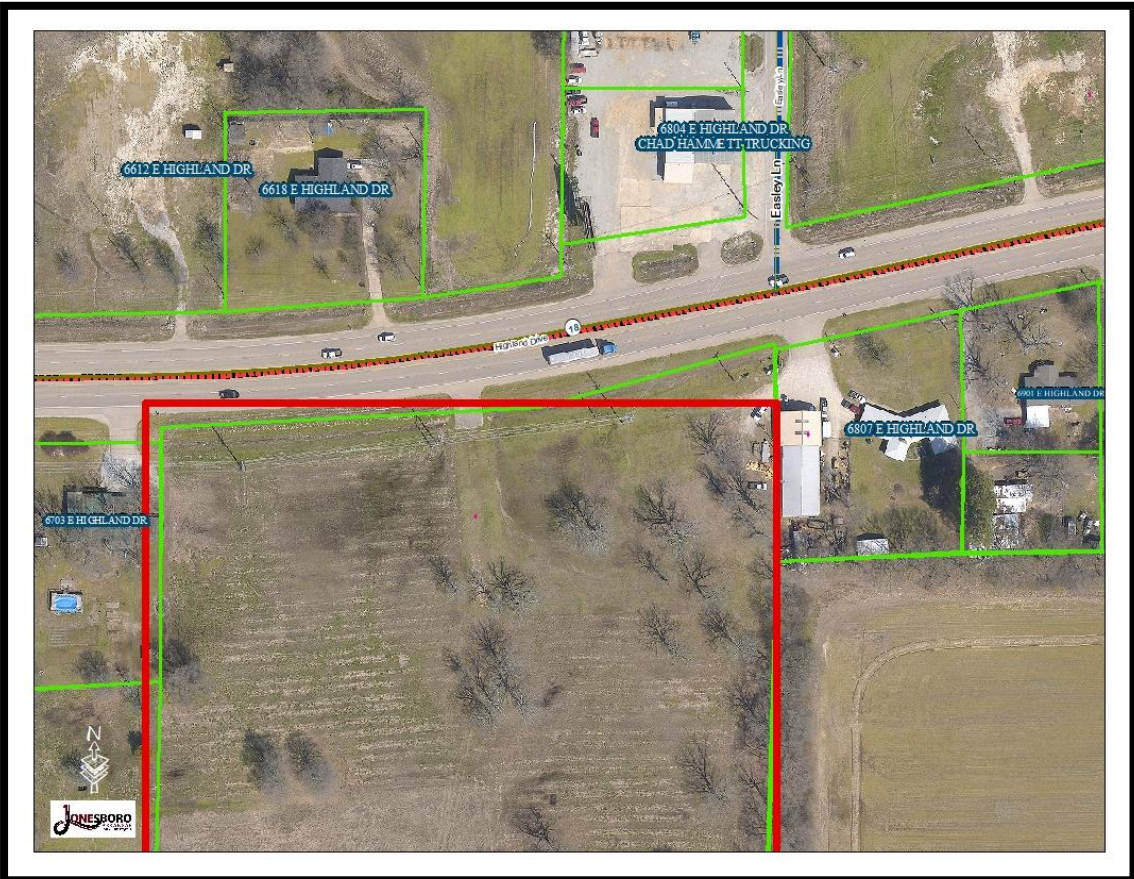
Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.



*Land Use Map*



Zoning Map



## Master Street Plan/Transportation

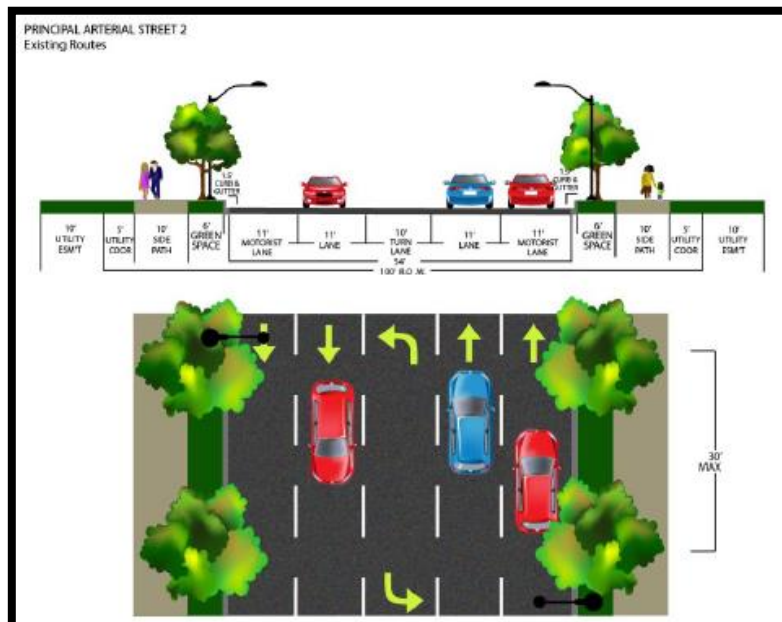
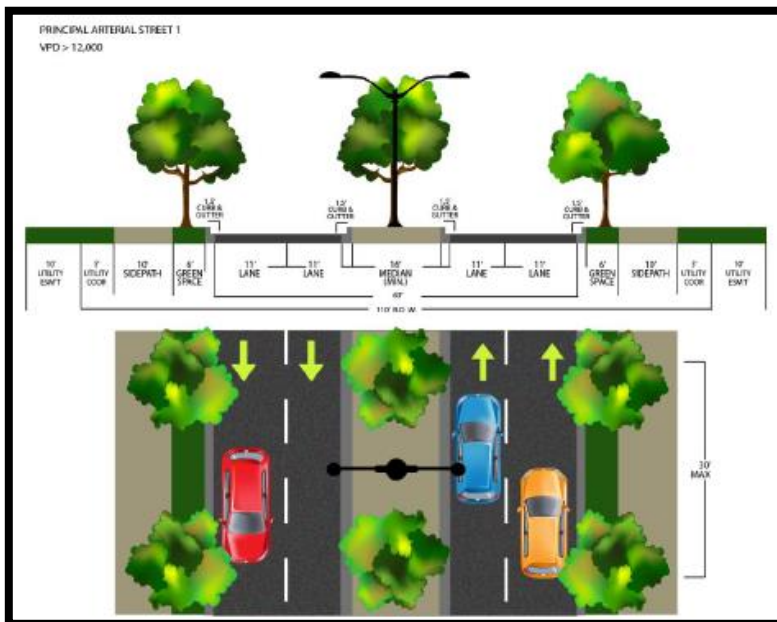
The subject property will be served by Highland Drive. The Master Street Plan classifies this road as a **Principal Arterial**.

Principal Arterials provide 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.

**FUNCTION:** The primary function of a Principal Arterial is to serve through traffic and to connect major traffic generators or activity centers within an urbanized area. Since these roads are designed for through traffic and are generally located three or more miles apart, dedication of additional right-of-way is required to allow for future expansion to four through lanes plus left and right turn lanes. 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:** The standard Principal Arterial is to be used in all cases except where City Staff and the MAPC find that an unusual condition occurs. In such cases, the Other Principal Arterial Design Option provided in this section may be used. Cross-section selection shall be based on traffic impact analysis. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).

## Principal Arterial



**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
<b>(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map</b>	The proposed district rezoning is consistent with the Adopted Land Use Plan. Property is located in the industrial growth sector.	
<b>(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.</b>	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
<b>(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.</b>	Compatibility is achieved with this rezoning considering the surrounding area includes industrial zoning.	
<b>(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;</b>	Without the proposed zoning map amendment, this property cannot develop as an industrial use.	
<b>(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;</b>	With proper planning there should not be any adverse effects caused by the property if rezoned to multifamily.	
<b>(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</b>	Minimal impact if rezoned due to the fact that other uses currently exist in this area.	

**Staff Findings:**

**Applicant’s Purpose**

The proposed area is currently classified as “AG-1” agricultural district. The applicant is applying for a rezoning to allow industrial use 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 I-1 as follows:**

*I-1, limited industrial district.* 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.

**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:

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	No issues were reported	
<b>Streets/Sanitation</b>	No issues were reported	
<b>Police</b>	No issues were reported	
<b>Fire Department</b>	No issues were reported	
<b>MPO</b>	No issues were reported	
<b>Jets</b>	No issues were reported	
<b>Utility Companies</b>	No issues were reported	CWL
<b>Code Enforcement</b>	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 24-01 a request to rezone property “AG-1” agricultural district, to “I-1” limited industrial; 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 follow all Overlay District guidelines and standards.

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

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**Sample Motion:**

I move that we place Case: RZ 24-01 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 “AG-1” agricultural district, to “I-1” limited industrial will be compatible and suitable with the zoning, uses, and character of the surrounding area.

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**MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JANUARY 23, 2024**  
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**RZ-24-01**

**Rezoning Request: 6725 E. Highland Drive**

Garrett Dunnam of Fisher Arnold is requesting a rezoning from AG-1, agricultural district, to I-1, limited industrial district. This request is for 34.78 acres located at 6725 E. Highland Drive

Garrett Dunnam (Proponent): Good evening, Garrett Dunnam with Fisher Arnold, 3120 Galloway Court. We are just requesting a rezone for this property. There's a sections that's already zoned I-1 and we're just trying to clean it up and rezone the rest of it to I-1 so it matches.

Lonnie Roberts (Chair): Okay, city planner you have any staff comments on this?

Derrel Smith (City Planner): Yes sir, we do. We reviewed it, and it meets the land use plan for that area. It meets all 6 rezoning amendment requirements, so we would recommend approval with the following conditions,

1. The purposed site should 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. 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 follow all overlay district guidelines and standards.

Lonnie Roberts: Okay, and with this being a rezoning request is anyone here to give public input or have questions? Yes sir, please come up to the mic and state your name for the record.

Jeremy Spencer (Public): Yes, my name is Jeremy Spencer, I live at 6703 east highland and I got the letter in the mail and I was just kind of curious, I don't know anything about this, I don't know how this is going to affect me and I was just as to what this was going to do. I don't know if they're planning to build something out there or what they're trying to do with it but my wife and I were just curious as to what this means.

Lonnie Roberts: Sure, well right now it's zoned agricultural but you see the little blue area inside the white box?

Jeremy Spencer: Yeah my house is in that blue area.

Lonnie Roberts: Okay, so that portion is already zoned industrial.

Jeremy Spencer: Is that including where my house is?

Lonnie Roberts: If your house would be to the west of that-

Jeremy Spencer: Yeah I'm right there those two little green squares right there, mines the one closer to it.



Lonnie Roberts: Okay, yeah according to the map your already zoned industrial.

Jeremy Spencer: Really?

Lonnie Roberts: Yeah

Jeremy Spencer: I did not know that, I've been there for 4 years and didn't realize that.

Lonnie Roberts: Yeah so a lot of that area especially on the busy road there is already zoned industrial.

Jeremy Spencer: Okay, is there any way I could get a copy of that map right there?

Monica Pearcy (Planner): Yeah, I'll get with you after this meeting.

Jeremy Spencer: Thank you

Lonnie Roberts: Any other questions?

Jeremy Spencer: No, that's pretty much all I was wondering about.

Lonnie Roberts: Aright we appreciate your comments. Anyone else want to give input? Alright then, I'll open up for commissioner discussion any questions for the applicant? Or city staff? Anyone entertain a motion?

**COMMISSION ACTION:**

Mr. Dennis Zolper made a motion to approve Case RZ: 24-01, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. The purposed site should 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. 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 follow all overlay district guidelines and standards.

The motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote:

Aye: 7 – Stephanie Nelson, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper, Jim Little, & Dennis Zolper

Nay: 0

Absent: 1 – Paul Ford

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