

City of Jonesboro City Council
Staff Report – RZ 16-22: 1013 Burke Ave.
 Municipal Center - 300 S. Church St.
For Consideration by the City Council on October 4, 2016

REQUEST: To consider a rezoning of one tract of land containing .35 acres more or less.

PURPOSE: A request to consider a rezoning of .35 acres of land located at 1013 Burke Ave., from R-2 Multi-Family Low Density District to I-1 Limited Industrial District.

**APPLICANTS/
OWNER:** James Chaplain 1108 West Cherry, Jonesboro, AR 72401

LOCATION: 1013 Burke Ave., Jonesboro, AR 72401

**SITE
DESCRIPTION:** **Tract Size:** Approx. .35 Acres
Street Frontage: 86 feet along Burke Ave.
Topography: Flat.
Existing Development: Empty Lot

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-1 Industrial District
South	R-2 Multi-Family Low Density District
East	I-1 Industrial District
West	I-1 Industrial District

HISTORY: Empty 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 a Redevelopment Cluster. The enhancement of this area represents a longer-term effort. Investment in the Redevelopment Cluster will increase in the remainder of Downtown. In other words, enhancement of the Downtown Redevelopment Cluster will become feasible after the balance of Downtown’s market has been strengthened.

At that time, enhancement of the Redevelopment Cluster should be orchestrated by:

- Encouraging a mixture of uses to be developed in this area, including offices, services, government facilities, and housing;
- Recognizing that this cluster is not an appropriate location for general retail uses;
- Encouraging qualify real estate development projects similar to those which have recently occurred along Washington Avenue between Flint and Madison streets; and
- Recognizing the importance of code enforcement in this area.

Redevelopment Cluster Recommended Use Types:

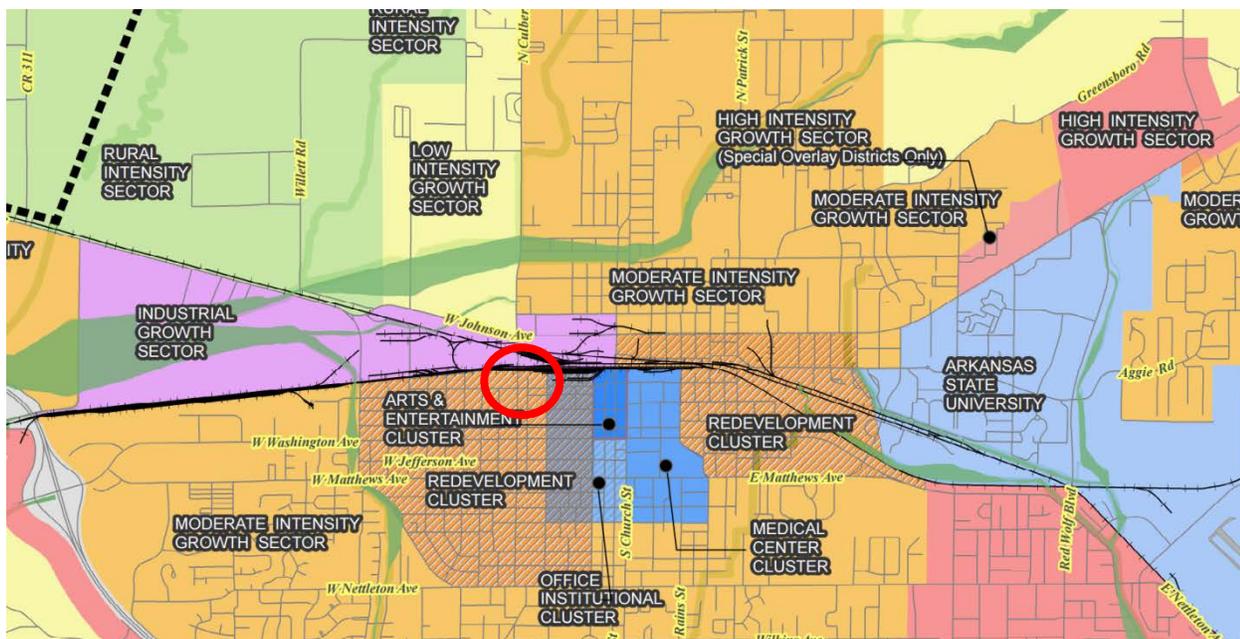
Industrial uses include those considered “heavy,” such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and should 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.

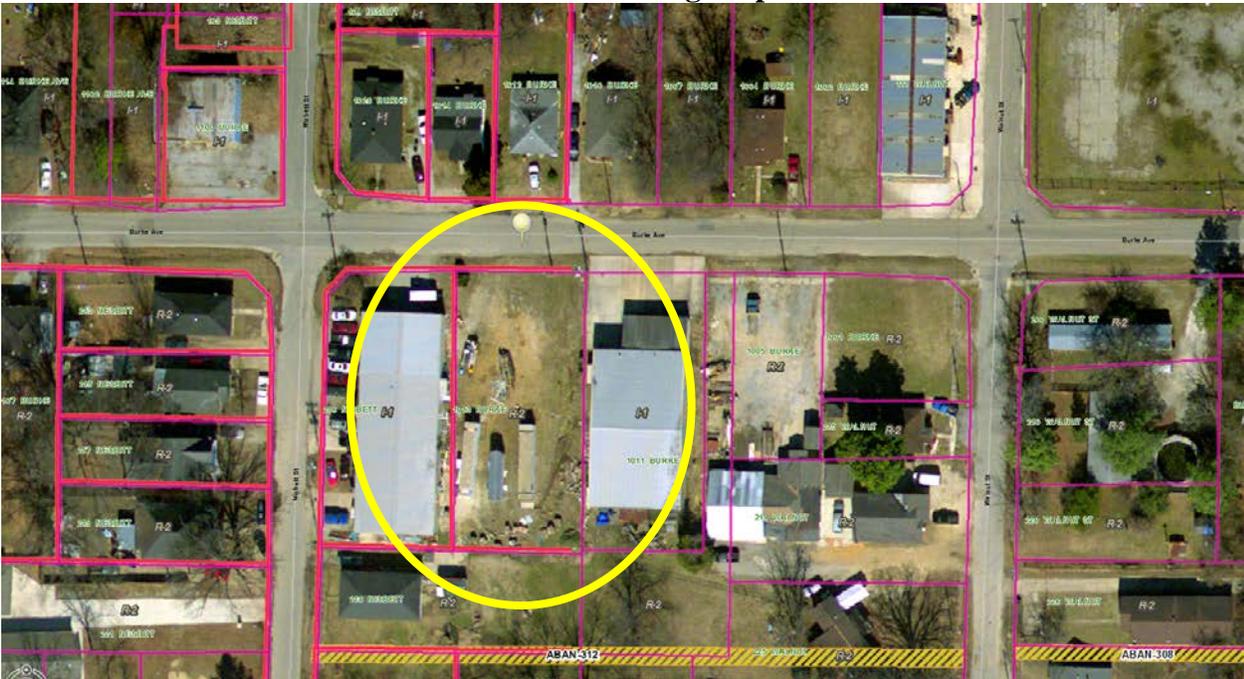
Master Street Plan/Transportation

The subject site is served by Burke Ave., which on the Master Street Plan is defined as a standard existing roadway; the street right-of-ways must adhere to the Master Street Plan.

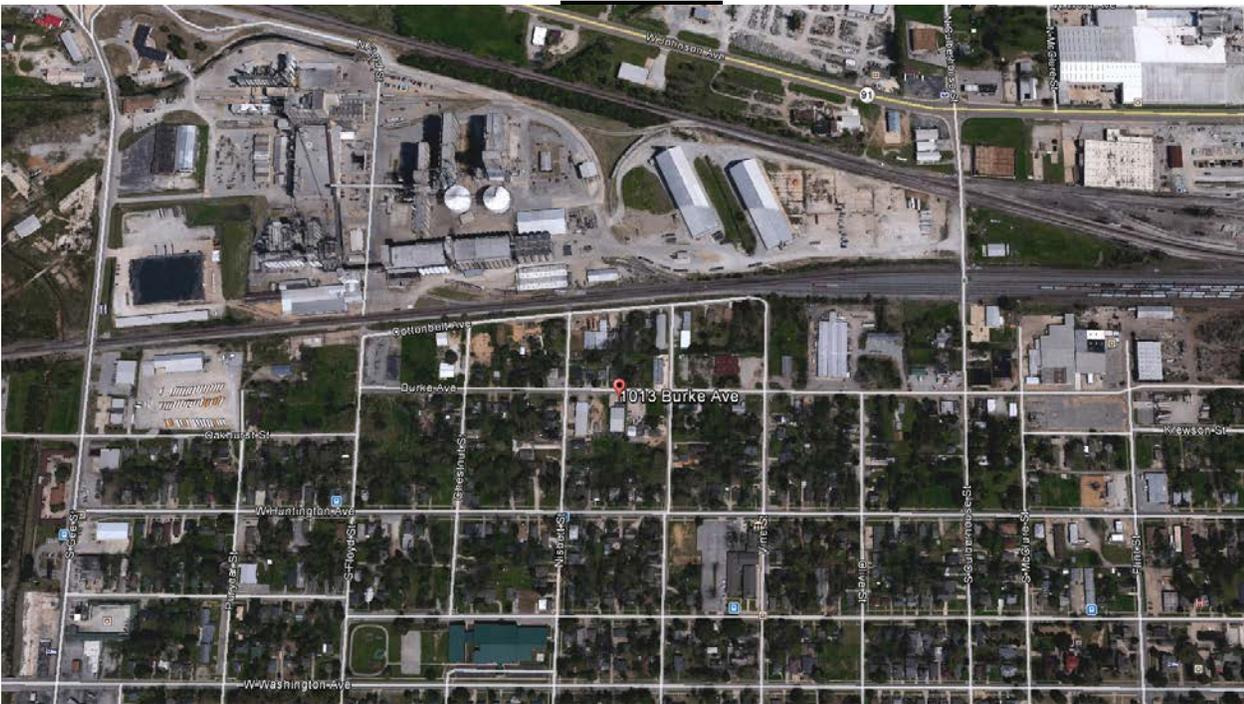
Adopted Land Use Map



Aerial/Zoning Map



Aerial View



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 Industrial District rezoning is consistent with the Future Land Use Plan, which was categorized as a Redevelopment Cluster	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This area already has several industrial developments in the area.	
(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 a residential house.	
(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 if controls are implemented to screen and buffer any environmentally sensitive surrounding uses.	
(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.	Property has been vacant for a few years.	
(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 due to the fact that business currently exist with only minor upgrades.	

Staff Findings:

Applicant’s Purpose:

The applicant is currently using the property as a storage yard for equipment and materials. Since the adjoining properties on the east and west sides are currently zoned I-1 and are occupied by established businesses, the applicant feels like this rezoning will allow the property to be used to its highest and best use.

Chapter 117 of the City Code of Ordinances/Zoning defines Commercial District as follows:

I-1, Industrial District. The purpose of 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:

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.	

Zoning Code Allowable Uses:

Below is the Table of Permitted Uses regarding the requested I-1 Limited Industrial District. Certain uses are permitted as of right - “P”, while others require a Conditional Use - “C” approval by the MAPC, or not permitted where blank:

Uses	I-1	Uses	I-1
Manufactured housing unit	C	Utility, major	C
Airport or airstrip	C	Utility, minor	P
Animal care, general	C	Vehicle and equipment sales	P
Auditorium or stadium	C	Vehicle repair, general	P
Automated teller machine	P	Vehicle repair, limited	P
Bank or financial institution	P	Vocational school	P
Carwash	P	Warehouse, residential (mini) storage	P
Cemetery	P	Vehicular and equipment storage yard	P
Church	P	Asphalt or concrete plant	C
College or university	P	Auto wrecking or salvage yard	C
Communication tower	P	Basic industry	C
Construction sales and service	P	Freight terminal	P
Convenience store	C	Landfill (private)	
Day care, limited (family home)	C	Manufacturing, general	P
Day care, general	C	Manufacturing, limited	P
Entertainment, adult	C	Mining or quarrying	C
Government service	P	Oil and gas drilling	
Indoor firing range	C	Research services	P
Library	P	Solid waste incinerator	C
Medical service/office	P	Warehousing	P
Museum	C	Welding or machine shop	P
Office, general	C	Agriculture, animal	C
Parking lot, commercial	C	Agriculture, crop	C
Parks and recreation	C	Agriculture, farmers market	P
Pawn shops	C	Agriculture, product sales	C
Post office	C	Sign, off-premises*	
Recreation/entertainment, indoor	C	Retail/service	
Recreation/entertainment, outdoor	C	Safety services	
Recreational vehicle park	P	School, elementary, middle and high	
Restaurant, fast-food	P	Service station	
Restaurant, general	P	Sign, off-premises*	

MAPC RECORD OF PROCEEDINGS: MAPC MEETING HELD ON SEPTEMBER 27, 2016

RZ 16-22 1013 BURKE AVENUE

APPLICANT: Mr. Michael Boggs requested a rezoning for 1013 Burke Avenue from R-2 Multifamily Low Density to I-1 Limited Industrial District. Mr. Boggs explained that the applicant already owns the property in question and the two adjacent properties. His request is to get all three lots zoned the same.

STAFF: Mr. Derrel Smith presented staff comments. He suggested the rezoning be approved but with a few stipulations attached.

APPLICANT: Mr. Boggs agreed to those stipulations presented by the Planning Department. There was no opposition to this request at the meeting.

A motion was made by Jim Scurlock, seconded by Mr. Jimmy Cooper, that this matter be Recommended to Council. The motion PASSED with the following vote:

The vote was 5 - 0. Ayes: Mr. Jim Scurlock; Mr. Jerry Reece; Mr. Jimmy Cooper; Mr. Brant Perkins and Mr. Paul Hoelscher.

Absent: Mr. Kevin Bailey, Mr. Ron Kelton and Dr. Rick Stripling

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 16-22, a request to rezone property from R-2 Multi-Family Residential to I-1 Limited Industrial District, subject to final site plan approval by the MAPC.

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 MAPC, 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 etc. shall be submitted to the MAPC prior to any redevelopment. New screening outdoor storage and dumpster enclosure requirements shall be implemented if stipulated by the MAPC.

Respectfully Submitted for City Council Consideration,
The Planning Department
City of Jonesboro, Arkansas

Site Photographs



View looking North



View looking South



View looking East



View looking West