



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 14-09: 2300 & 2304 Moore Rd Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Commission on July 8, 2014

REQUEST: To consider a rezoning of 1 parcel of land containing 9.1 acres more or less.

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

APPLICANTS/

OWNER: J. Murl Smith, 3712 E. Highland Dr., Jonesboro AR
 Sandra Fowler, 3422 Windover Gardens Circle., Jonesboro AR
 Steve Moore, 2300 Moore Rd., Jonesboro AR

SITE

DESCRIPTION: Tract Size: Approx. 9.1 Acres (396,396 s.f)
 Street Frontage (feet): 314.8 ft along Moore Rd.
 Topography: Flat
 Existing Development: Raw Land

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: I-1	Vacant
	South: I-2	Nettleton Concrete
	East: AG-1	Vacant
	West: AG-1	Residence

HISTORY: None.

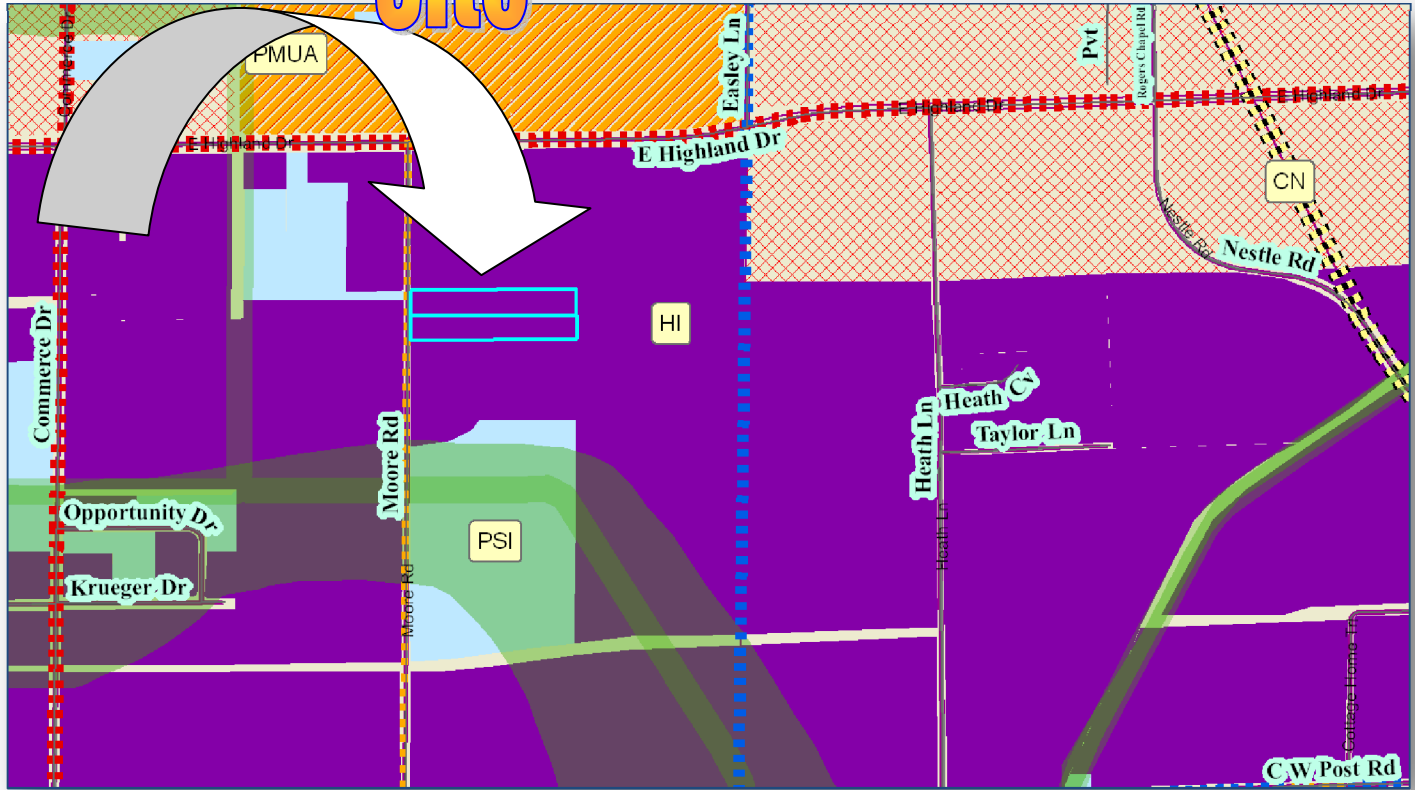
ZONING ANALYSIS

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 a Heavy Industrial. The proposed rezoning is consistent and in compliance with the adopted Land Use Plan.

Site










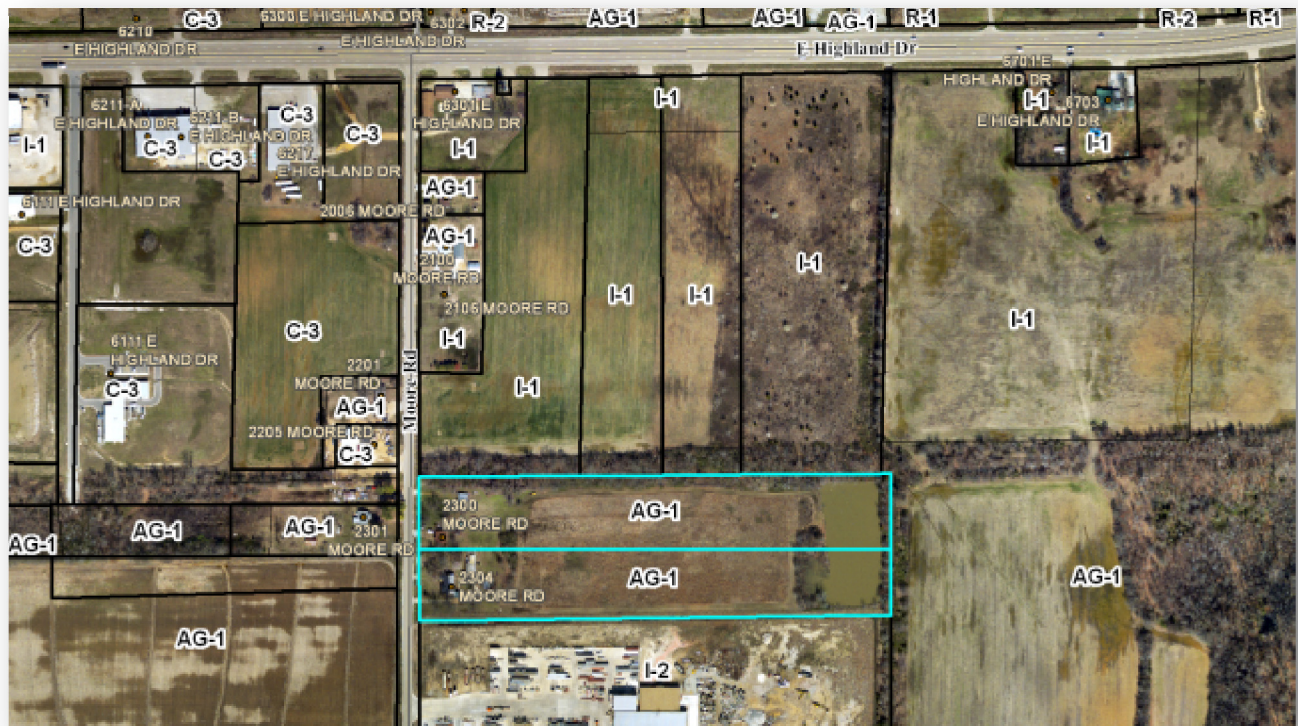
Master Street Plan/Transportation

The subject property is served by Moore Rd. On the Master Street plan, Moore Rd. is classified as a collector road, which requires a 40 ft. right-of-way to road centerline (80 ft. total right-of-way) the rezoning plat illustrates an existing right of way of 30 ft. from the road centerline. Compliance with the master street is required for development of non-platted property.

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-2 District rezoning is consistent with the Future Land Use Plan.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, as a Limited Use Overlay. Existing homes should be sunshine subject to new development.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. This will bring an existing use into compliance.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	This land as used today is unsuitable under the current Residential in AG-1; rezoning is highly recommended.	
(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;	The bordering properties are zoned I-1, AG-1, R-1 and I-2. 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 not vacant with the current AG-1 having residential within the zoning district. It has consistently been used as residential since annexation.	
(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 I-2, LU Overlay.	



Vicinity/Zoning Map

Staff Findings:

Applicant’s Purpose:

The applicant is hoping to rezone the subject property to make it conform to the Zoning Classification of the general area. This area is not conducive for residential development. The site is occupied by existing single family homes. The owner states that the site will continue to be used in the same manner until such time it is marketed for industrial uses. As noted in the Land Use Map section, consistency will be achieved with the Future Land Use Plan.

- Minimum Lot Area: 10,000 S.F.
- Minimum Lot Width: 100 ft.
- Minimum Lot Depth.: 100 ft.
- Front/Street Setback: 100 ft.
- Side Yard Setback: 25 ft.
- Rear Yard Setback: 25 ft.

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 reported to date.	
Streets/Sanitation	No issues reported to date.	
Police	No issues reported to date.	
Fire Department	No issues reported to date.	
MPO	No issues reported to date.	
Jets	No issues reported to date.	
Utility Companies	No issues reported to date.	

The applicant has proposed an I-2 Industrial District rezoning and staff has listed the permitted and conditional uses allowed by the Code of Ordinances as follows:

List of Industrial Uses	I-2 Heavy Industrial	List of Industrial Uses	I-2 Heavy Industrial
<i>Civic and commercial uses</i>		<i>Agricultural uses</i>	
Automated teller machine	Permitted	Agriculture, animal	Permitted
Bank or financial institution	Permitted	Agriculture, product sales	Permitted
		Auto wrecking or salvage yard	Permitted
Carwash	Conditional	Basic industry	Permitted
Cemetery	Permitted	Landfill (private)	Conditional
Church	Permitted	Manufacturing, general	Permitted
College or university	Permitted	Manufacturing, limited	Permitted
Communication tower	Permitted	Mining or quarrying	Permitted
Day care, limited (family home)	Conditional	Oil & gas drilling	Permitted
Day care, general	Conditional	Solid Waste Incinerator	Conditional
Entertainment, adult	Permitted	Welding & Machine Shop	Permitted
Government service	Permitted	Safety services	Permitted
Indoor firing range	Conditional	Utility, major	Conditional
Library	Permitted	Utility, minor	Permitted
Medical service/office	Permitted	Vehicle and equipment sales	Permitted
Parks and recreation	Conditional	Vehicle repair, general	Permitted
School, elementary, middle and high	Permitted	Vehicle repair, limited	Permitted
Service station	Permitted	Warehouse, residential (mini) storage	Conditional
Vocational school	Permitted		
		<i>Industrial, manufacturing and extractive uses</i>	
		Freight terminal	Conditional
		Research services	Conditional

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 14-09, a request to rezone property from “AG-1” Agricultural to “I-2” Industrial; the following conditions are recommended:

1. That the proposed development shall continue satisfy all requirements of the City Engineer and all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations.
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. The applicant agrees to comply with the Master Street Plan recommendation for Moore Road upon any future redevelopment of the site. .
4. The setback, building height, screening, and site design standards are required per “Sec. 117-328. - Residential Compatibility Standards”.
5. The properties may remain residential until such time the property is submitted for redevelopment as commercial.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

Sample Motions:

I move that we place Case: RZ-14-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that changing the zoning of this property from “AG-1” Agricultural to the proposed I-2 Industrial District is compatible and suitable with the zoning, uses, and character of the surrounding area.

Site Photographs



View looking northeast toward subject property from southwest corner of property.



View looking east along the southern property line of subject property.



View looking southeast toward property located south of subject property.



View looking west toward property located west of subject property.



View looking northwest toward property located northwest of subject property.



View looking east toward property located north of subject property.