



City of Jonesboro City Council
Staff Report – RZ10-01: Vickie Mink
Huntington Building - 900 W. Monroe
For Consideration by Council on March 16, 2010

REQUEST: A recommendation by MAPC to rezone property containing 25.89 acres more or less.

PURPOSE: To rezone a tract of land from R-1 to I-1 Limited Industrial District.

**APPLICANT/
OWNER:** Vickie Mink, P.O. Box 478 Bay, AR 72411

LOCATION: 2701 Nestle Way Rd.

**SITE
DESCRIPTION:** Tract Size: 25.89 Acres (1,127,668.58 sq. ft.)
Frontage: 1417.86' of frontage along Nestle Rd.
1224.06' along Nestle Way
Topography: Flat
Existing Dvlpmt: Agriculture land used for farming. Within a Flood Plain.

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	I-2	General Industrial
South:	R-1	Single Family
East:	R-1, I-2	Single Family, General Industrial
West:	R-1	Single Family

HISTORY: None.

ZONING ANALYSIS: City Planning Staff has reviewed the proposed development 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 Heavy Industrial.

Heavy Industrial - "HI" promotes larger scale industrial uses such as intensive manufacturing activities which may contain outside storage. This category includes typically industrial or manufacturing uses with convenient access to primary highways or rail system. The proposed use is consistent with the current Land Use Map.

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.



Aerial Map/ Vicinity Map

Findings:

The subject site is located on Nestle Road just north of Cottage Home Trail and south of Hwy. 18/Highland Dr. The area is predominately zoned residential with heavy industrial abutting to the north and east. The applicant has requested a I-1 Rezoning for the said property; this would allow any use listed within the permissible uses of limited industrial such as: Government service, safety service, Medical service/office, fast food and general restaurant, retail service, gas station, banks/financial institution, carwash, church, school vocational school, mini-storage warehouse, college/university, construction sales/service, off premise advertisement, communication towers, warehousing, welding or machine shop, agricultural, vehicle and equipment sales/equipment storage yard, freight terminal, limited and general manufacturing, research services, general and limited vehicle repair, etc. A lighting plan shall be required to demonstrate compliance with the zoning ordinance

MAPC Record of Proceedings: Public Hearing held on March 9, 2010

Case RZ 10-01: Vickie Mink requests rezoning at 2701 Nestle Way from R-1 Single Family Residential to I-1 Limited Industrial.

Applicant: Mr. Carlos Wood stated that he is representing the owner. The property is bounded by Nestle Way and Nestle Road. We want to rezone it to industrial. The site is vacant farmland.

Mr. Joe Tomlinson asked if the 3 lots shown on the east side of this site are still vacant agricultural? Mr. Wood stated that there are some houses over to the east. The owner visited the neighbors and they signed a petition that they are not opposed to the rezoning. Mr. Wood added that he presented that document to the planner.

Staff Comments: Mr. Spriggs stated that the request is consistent with the most recent Future Land Use Plan. Mr. Tomlinson brings up a good point concerning properties adjacent to the subject site. Also as stated in the staff report, any stipulations or conditions placed on an approval would require a limited use overlay. Staff has listed all of the permitted uses of the I-1 District. Typically, MAPC has required most of these types of rezonings are to come back to the MAPC for site plan review. That can be accomplished as a condition of your recommendation to Council. That way we can take into account the type of future development and how it takes into account what is around it.

Mr. Tomlinson asked about a recent rezoning to residential in the immediate area. Mr. Wood stated that it was multi-family and it is located north and on the east side of Nestle Road, on the west side of the creek. Mr. Wood added that there are no sewers in the area, but we have approval with the health department on 5 acres on the northwest corner of site to be used for septic, for a low density office use.

Mr. Tomlinson stated that the sewer issue will take care of any high density itself. He added that he would like to see all that land go to industrial use, to complete the industrial park.

Mr. Wood added that with the new plant going out there, it will be a need for some satellite businesses in the area. There will be frontage on Nestle Road. The existing home located on this tract is one of the owners on this petition.

Mr. Lonnie Roberts reiterated that he would like the site plan to come before the MAPC, and made a motion to recommend approval to City Council with that in mind; Motion was 2ND by Ms. Margaret Norris.

Roll Call Vote:

Mr. Tomlinson- Aye; Mr. Hoelscher- Aye; Mr. Roberts- Aye; Mr. Kelton-Aye; Ms. Norris- Aye.

Conclusion

The MAPC and the Planning Staff have reviewed the request and have determined that the request falls within the long range planning goals and objectives for the Jonesboro Industrial Park area. The MAPC hereby recommends approval to City Council for a change from R-1 Residential Single Family to I-1 Industrial District. The following stipulations for the motion are recommended:

1. That the final site plan shall be reviewed and approved by the MAPC prior to permit issuance. Such submittal shall include architectural and engineering drawings.
2. That prior to the final permit approval, all plans and construction documents shall satisfy all city, state and local agency approvals regarding infrastructure.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



View looking southeast along Nestle Road.



View looking northeast abutting the site.



View looking north along frontage (Nestle Road).



View looking southwest of adjacent property.



View looking north at the subject property.



View looking northeast towards site.