



*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 11-09: Baltz-Sloan
 Huntington Building - 900 W. Monroe
 For Consideration by the Commission on April 12, 2011*

REQUEST: To consider a rezoning of a parcel of property containing approximately 4.58 acres more or less from R-1 Single Family to I-1 and make recommendation to City Council.

PURPOSE: A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as I-1 Limited Industrial District.

**APPLICANT/
OWNER:** Lance Sloan 3516 E. Highland Dr., Jonesboro AR
 Derek Baltz P.O Box 16726 Jonesboro AR 72403

LOCATION: 300 North Kathleen St.

SITE DESCRIPTION: Tract Size: Approx. 4.58 +/- acres, Sq. ft. +/-
 Frontage: Approx. 946.2” ft. along North Kathleen St.
 Topography: Flat
 Existing Devlpmt: Vacant

SURROUNDING CONDITIONS:	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	I-2	Industrial (Airport)

HISTORY: None.

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

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:

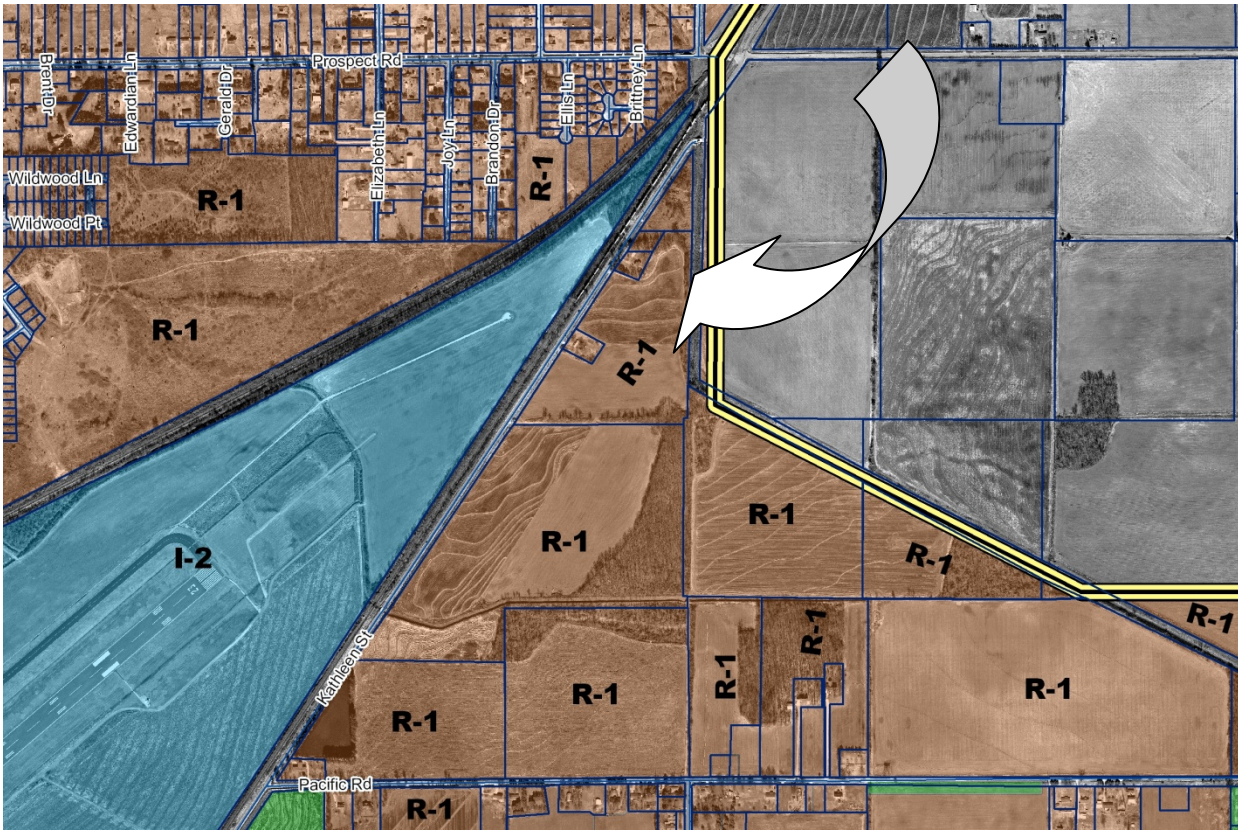
- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;
- (d) Suitability of the subject property for the uses to which it 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.

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 Planned Mixed Use Area.

Master Street Plan/Transportation:

North Kathleen Street is a (Proposed Collector- 80 ft. min.) and Commerce/Old Bridger is a (Proposed Arterial Road). It is currently two lanes in width, but is capable of accommodating this limited amount of traffic generated by this development. The City has N. Kathleen St. /Commerce Road on the list for improvement to a wider street, capable of accommodating more traffic than at present, though a firm date for the improvements has yet to be decided and announced. Accessibility to the site should be evaluated once final plans are submitted for review.



Zoning/Vicinity Map

Findings:

The proposed rezoning will result in existing R-1 Residential zoned property to be zoned to I-1 Limited Industrial District.

The applicant expressed in the application a desire to construct mini-storages in the future, and wants to phase the project beginning with several buildings then potentially increasing to a max total of twenty if all standards are met. Staff recommends a limited use overlay consideration or a Planned District submission on the subject site, so that some restraints can be placed to protect single family properties remaining. Furthermore, an orderly growth is necessary for this area which currently lacks necessary road improvements.

The limited Industrial I-1 District has a broad list of possible uses that could be developed on the current site. The applicant has also stated the possibility that (20) - 1,000 s.f. buildings could be built on the site. This area is a planned mixed use proposed area on the Future Land Use Map; therefore, some level of detail is necessary to make an informative decision on this commercial request, to weigh the impact on the surrounding area.

Landscaping/Buffering:

The applicant has not submitted a site plan which would demonstrate any greenspace or undisturbed buffer on South or East. The zoning ordinance calls for a 6' privacy fence around the entire development. The applicant should retain the existing tree line/brush to the south. A final landscape and lighting plan is required as part of the Development Plan review process if this petition is approved and adopted by ordinance.

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted by Baltz-Sloan should be evaluated based on the above observations and criteria for Case RZ 11-09, a request to rezone property from R-1 & to **I-1**. It is important to Staff that all the issues cited above are addressed by the applicant and that further details be provided to the Planning Commission for consideration for further action. Therefore, either a tabling of the case in consideration of a revised application for a **P.D.** or **L.U.O.** with greater detail or a denial is recommended.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

SITE PHOTOGRAPHS



View looking Northeast along Kathleen St.



View looking West along Kathleen St.



View looking north of Jonesboro Airport property.



View looking northeast along Kathleen St. (subject property frontage).



View looking northeast along Kathleen St. (subject property frontage).



View looking East in direction of Commerce intersection.



View Looking North at subject property from rear property.



View looking South of residence/agricultural land abutting subject property.



View looking west along Kathleen St. (subject property frontage).