



City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ09-07: C.O.J. Public Works Facility
Huntington Building - 900 W. Monroe
For Consideration by the Commission on May 12, 2009

REQUEST: To consider rezoning a parcel of property containing approximately (33.9) acres more or less.

PURPOSE: A request for rezoning from R-1 Single Family Residential to I-1 Limited Industrial District and make recommendation to the City Council.

APPLICANT/ City of Jonesboro, AR, 515 W. Washington Ave., Jonesboro, AR 72401

OWNER:

LOCATION: Southwest Corner of Lacy Rd. & US Hwy. 63B-Dan Ave.
Between Best Industrial Drive and Henson Rd.

SITE Tract Size: Approx. 33.01 acres +/-
DESCRIPTION: Frontage: Approx. 530 ft. on Highway 63B/2572.68 Ft. on Lacy
Topography: Primarily flat.
Existing Dvlpmnt: Vacant Farm Land

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS: North:	R-1	Vacant
South:	R-1,	Vacant
East:	R-1	Vacant
West:	R-1/C-3	Vacant

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

COMPREHENSIVE PLAN FUTURE LAND USE MAP

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Industrial uses. This designation includes all future industrial typically allowed in the I-1 Limited Industrial Zoning District. This area is currently being evaluated by the Land Use Committee and has been highlighted for Industrial on the new Land Use Map. If adopted, the proposed use will be consistent with the general planning principals for this general area.

Pertinent Zoning Ordinance sections include Section 14.44.05(b), 'change in District Boundary', beginning on page 104.

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:

- Consistency of the proposal with the Comprehensive Plan
- 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.

Findings:

The Mayor's Long Range Facilities Committee has been planning and managing the process for relocating the new Street, Sanitation, and Fleet Maintenance Facility on the subject site which was formerly owned by City Water and Light. The site does contain some floodplain and will be redeveloped to allow for this facility, as well as be upgraded with necessary utilities.

From a land use perspective, this area is ideal for commercial industrial uses, due to a direct access to a major thoroughfare providing easy access to the expressway. There is no direct adjacency of residential uses in relationship with this site; therefore compatibility is not an issue.

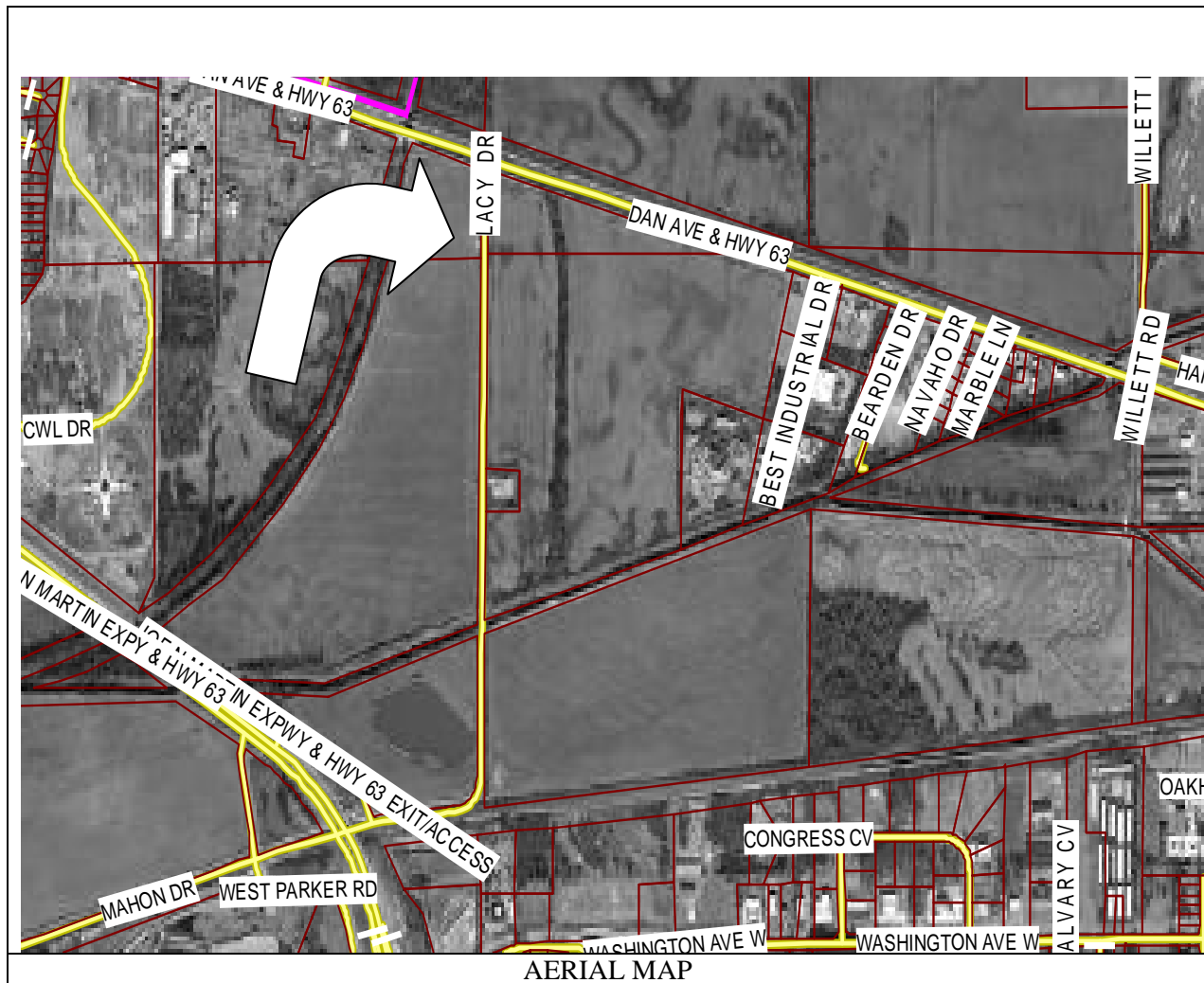
Conclusion:

The Planning Department staff finds that the requested zone change submitted by the City of Jonesboro should be recommended as approved to the City Council, as a rezoning from R-1 to I-1 Limited Industrial. This rezoning will follow good land use design principles as well as provide a well-needed facility to efficiently and effectively serve the citizens of Jonesboro, as well as promote economic development to that region.

Respectfully Submitted for MAPC Consideration,

Otis T. Spriggs, AICP
Planning & Zoning Director

Site Photographs



AERIAL MAP



View looking North on Lacy at Site



View looking east at project site



View looking North along Lacy Rd.



View looking South along Lacy Rd.



View looking West across Lacy from Site



View looking North from southern portion



View looking east along Dan Ave. Frontage



View looking from south from Dan Avenue towards Site