



**City of Jonesboro City Council**  
**Staff Report – RZ07-41: Darrel Cook**  
**Huntington Building - 900 W. Monroe**  
**For Consideration by the Council on Tuesday, October 16, 2007**

**REQUEST:** To consider rezoning a parcel of property containing approximately (0.97) acres more or less.

**PURPOSE:** A request recommending approval to City Council for rezoning from R-1 Residential to I-1 L.U.O. Industrial.

**APPLICANT/** Darrel Cook  
2220 Grant Ave., Jonesboro, AR 72401

**OWNER:** Same

**LOCATION:** East Side of Industrial Dr., North of Ingles Rd. Jonesboro, AR

**SITE DESCRIPTION:**

Tract Size:	Approx.	0.97 acres	42,206 sq ft
Frontage:	Approx.	199.96	
Topography:		Flat	
Existing Dvlpmt:		Undeveloped	

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

**HISTORY:** None

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

The parcel to the north of this property has been used as a distribution center and

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The 1996 Comprehensive Plan Future Land Use Map (page 24) shows the area recommended as Low-Density Residential. The location near the highway provides adequate access without imposing on the community’s internal traffic system.

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

**MAPC RECOMMENDATION:** The Metropolitan Area Planning Commission held a public hearing on October 9, 2007 and voted 5 to 0 to recommend approval of this

case to the City Council. Record of proceedings are as follows:

Darrel Cook came forward as proponent for this item. Mr. Cook stated that he would like to rezone the property to Industrial which would allow him to satisfy sewer requirements. Otherwise he is not able to develop the property and meet sewer requirements for residential. City planner Otis Spriggs stated that this request is to rezone from R-1 to I-1 allows for a number of permissible uses that may not be compatible to the existing and surrounding residential. Mr. Spriggs recommended that MAPC placed a limited use overlay over the rezoning and put in stipulations for screening surrounding residential.

A motion was made by Mr. Harpole, seconded by Mr. Day, that this rezoning be recommended to Council as an I-1 L.U.O. Industrial warehousing and storage with privacy fence screening. The motion CARRIED by the following vote:

5 Ayes: Margaret Norris; Jerry Halsey, Jr. ; Joe Tomlinson and Marvin Day; Gary Harpole  
Absent: 3 - Ken Collins(later arrived); George Krennerich, Lonnie Roberts.

**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.

**Findings:**

Consistency is not achieved with the 1996 Comprehensive Plan where Industrial (I-1) is requested. Staff advises the MAPC that at this time this sector will be pending a restudy by the Land Use Advisory Board and more than likely will remain the same. This area also lies within a floodplain area. Additional commercialization of this area is not likely within the very near future, however there is an existing light industrial use (Schwann's Food Distributors) just north of the proposed rezoning site. With surrounding single family uses along Industrial and Ingles, staff feels that the rezoning should comprise of a limited use overlay with specific limitations on allowable uses to assure compatibility with surrounding residential uses.

**Conclusion:**

The MAPC and the Planning Department staff finds that the requested zone change submitted by Darrel Cook, Case RZ 07-41 should be evaluated based on the above observations and criteria by the Jonesboro City Council and approved as an "I-1" L.U. Overlay as warehouse storage use with privacy fence screening.

Respectfully Submitted for Council Consideration,

Otis T. Spriggs, AICP  
Planning & Zoning Director

# Site Photographs



View of the subject property looking eastward



View looking southward toward Hwy 63.





View looking northward



View from the site looking toward the westward