

City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 25-09, 4700 Industrial Drive
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on June 10, 2025

REQUEST: To consider a rezoning of one tract of land containing 4.97 +/- acres

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1”, single family medium density district, to “I-2”, general industrial district.

APPLICANT: McAlister Engineering, 4508 Stadium Blvd. Ste. D, Jonesboro, AR 72404

OWNER: Dale Koehn, 1533 CR 604, Jonesboro, AR 72404

LOCATION: 4700 Industrial Drive

SITE DESCRIPTION: **Total Size:** Approx. 4.97 acres
Street Frontage: Approx. 323 feet on Industrial Drive

Existing Development: Vacant house and shop building.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 – Vacant Residential
South	R-1 – Vacant Residential
East	R-1 – Vacant Residential
West	R-1 – Residential and Welding Shop

HISTORY: Previously used as residential. The site has been vacant for approximately a year.

ZONING ANALYSIS:

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

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **Rural Intensity** Growth Sector.

Rural Intensity:

Rural land uses are extremely low intensity uses that happen in areas that have traditionally been devoted to agriculture. These areas typically do not have sewer. In much of the area designated rural, flooding is a distinct possibility. Even though individual properties can be brought into conformation with flood-prevention standards to allow construction, limited development is still advisable.

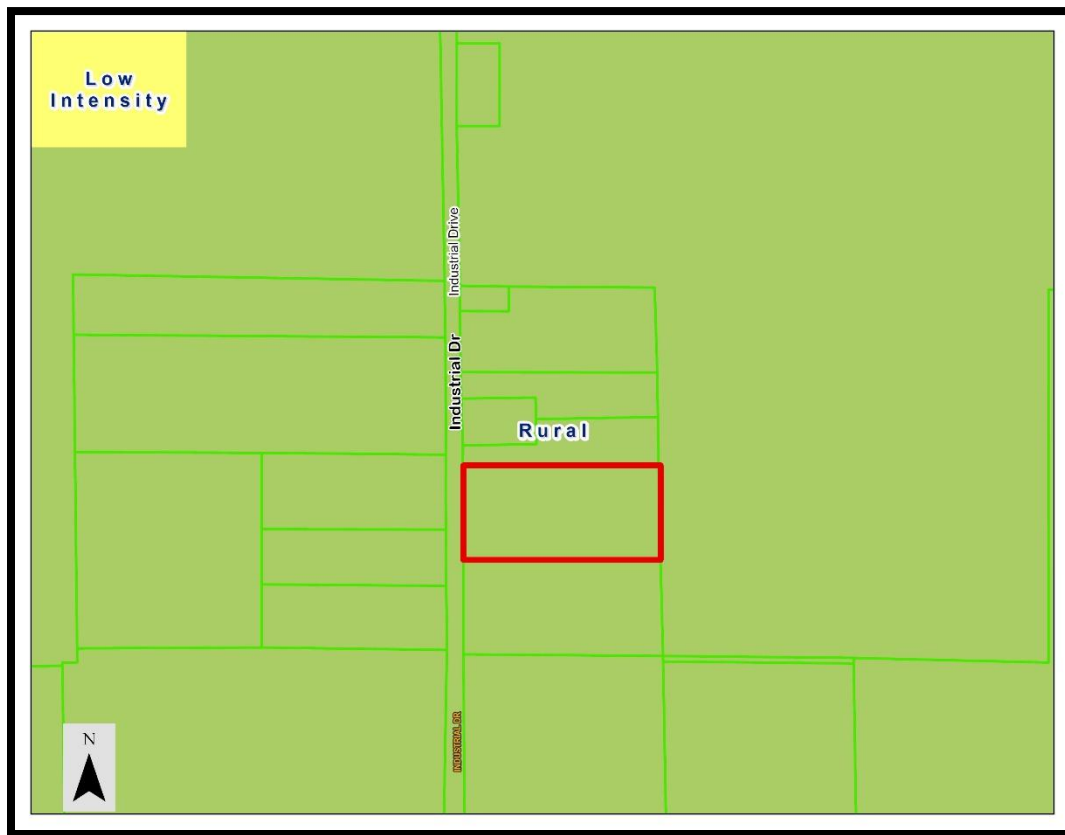
At some of the rural crossroads, very small-scale businesses such as convenience stores may be allowed to serve the needs of the surrounding residents. Additionally, commercial businesses serving agricultural needs may be allowed at the crossroads. The intent is to prevent highway-oriented strip development even in these rural areas.

Typical Land Uses:

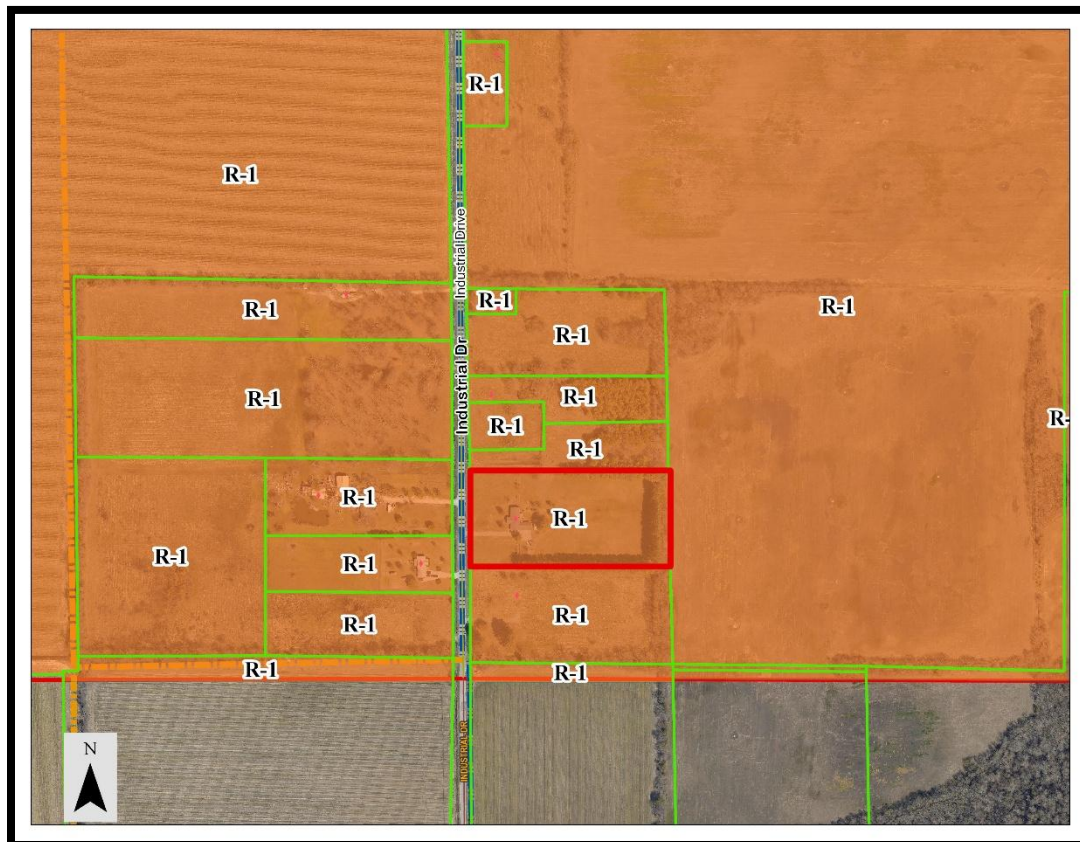
- Large lot single family residential
- Commercial businesses serving agricultural needs
- Small retail to meet needs of local residents
- Convenience store/gas station (at intersections of Collector and above)
- Neighborhood Markets
- Open Space
- Agricultural (Crop/animal)
- Stable or kennel
- Churches
- Institutional (wastewater treatment plants, sludge ponds, water towers, landing strips, cell towers, drainage ways)

Density: Single Family Residential on > 5 acre lots





Land Use Map



Zoning Map

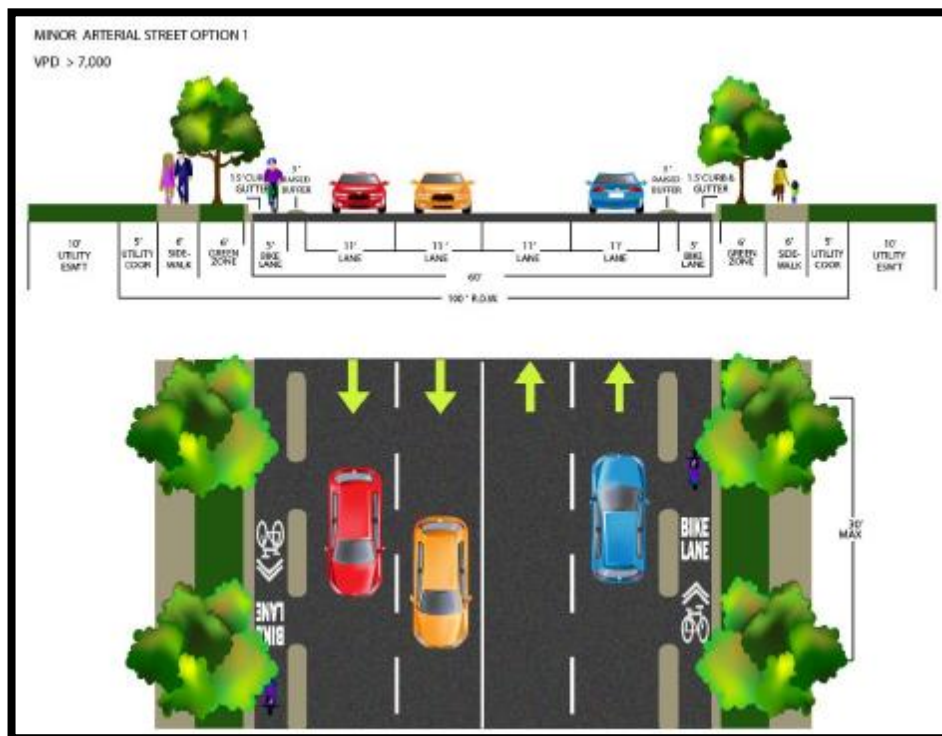
Master Street Plan/Transportation

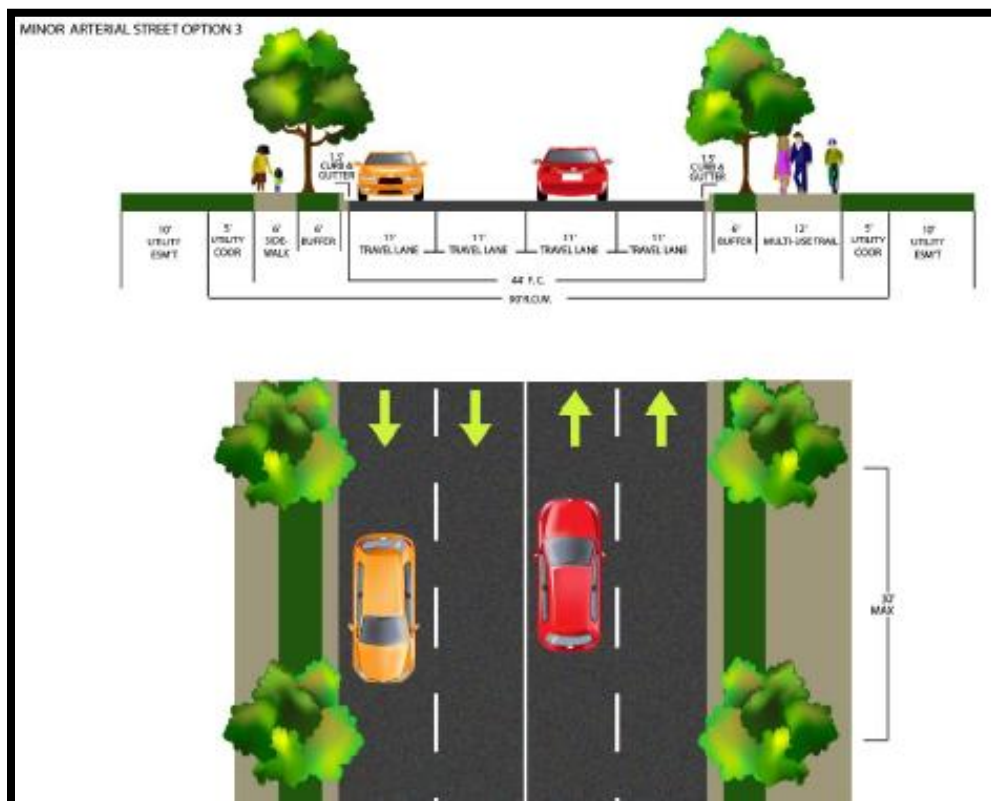
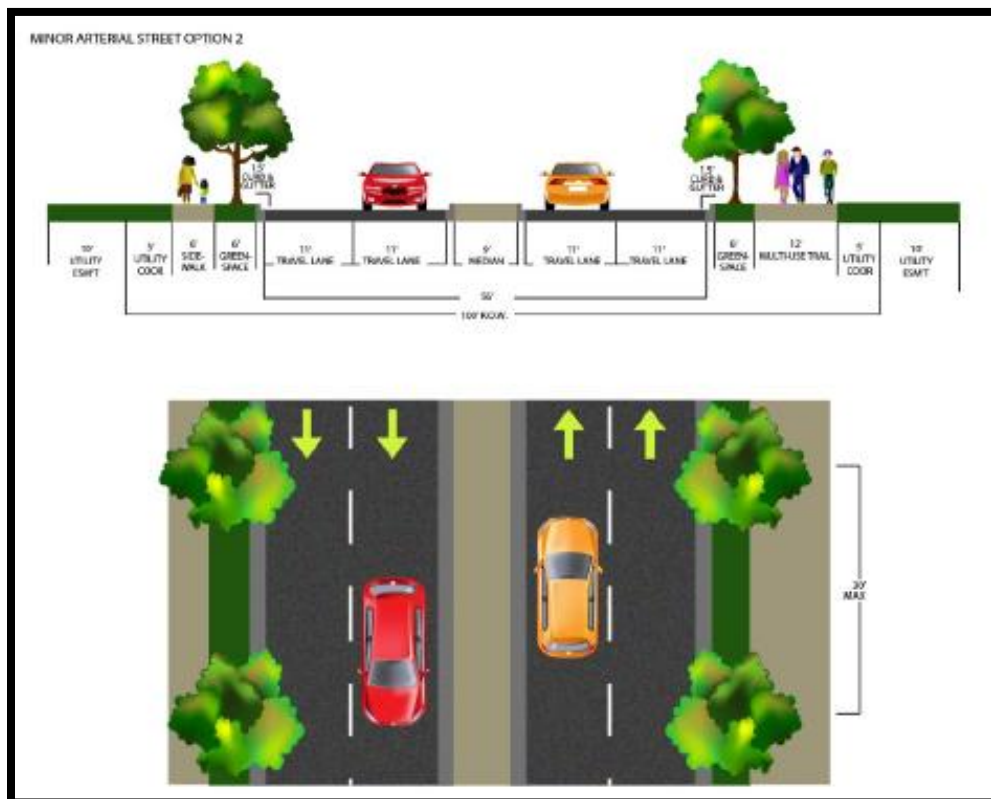
The subject property will be served by Industrial Drive. The Master Street Plan classifies this road as a Minor Arterial.

Minor Arterials function similarly to principal arterials, but operate under lower traffic volumes, serve trips of shorter distances, and provide a higher degree of property access than principal arterials.

FUNCTION: Minor Arterials provide the connections to and through an urban area. Their primary function is to provide short distance travel within the urbanized area. Since a Minor Arterial is a high volume road, a minimum of 4 travel lanes is required. At intersections with Collector Streets or other Arterials (principal or minor), additional right-of-way may be required if the anticipated turning movements warrant extra lanes.







DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).





Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all 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 district rezoning is not consistent with the Adopted Land Use Plan. The current zoning is not consistent with the Land Use plan either. This property is in the rural intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance of all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is not achieved with this rezoning considering the surrounding area is residential zoning.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an industrial use.	
(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;	With proper planning there should not be any adverse effects caused by the property.	
(f) 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.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "R-1", single family medium density district. The applicant is applying for a rezoning to allow industrial use at this location.

Rezoning this property is not consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines I-2 as follows:

I-2, general industrial district. This district is intended for the more intensive industries and those manufacturing facilities making products from raw materials. Regulations are the minimum for mutual protection between industries. Rail service is typically necessary, as is adequate highway access.

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 were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	CWL
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ 25-09; a request to rezone property “R-1”, single family medium density district, to “I-2” general industrial district. The following conditions are recommended:

1. The proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
2. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
3. Any change of use shall be subject to Planning Department approval in the future.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 25-09 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “R-1”, single family medium density district, to “I-2” general industrial district, will be compatible and suitable with the zoning, uses, and character of the surrounding area.

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON JUNE 10, 2025

RZ-25-09 Rezoning: 4700 Industrial Drive

McAlister Engineering is seeking a rezoning on behalf of Dale Koehn for 4.9 acres located at 4700 Industrial Drive. The current zoning is R-1, single family medium density district and the requested zoning is 1-2, general industrial district.

Lonnie Roberts (Chair): Do we have the proponent for this item?

Megan McAlister (Proponent): Megan McAlister with McAlister Engineering on behalf of Koehn Contracting.

Dale Koehn (Owner): And I'm Dale Koehn the owner.

Lonnie Roberts: City Planner do you have staff comments on this?

Derrel Smith (City Planner): Yes, sir we do. If you look at the approval criteria you'll notice that they're not all green check marks but the reason for that is, because even though that area is kind of industrial already, there is no sewer service to the area. So, when they did the last land use plan they just left that as a rural area because you couldn't get sewer to it at the time. This lot doesn't need sewer. So, it does fit with the area and we are going to recommend approval with the following guidelines, the proposed site shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Alright, with this being a rezoning request is there anyone here from the public who would like to add comments or ask questions regarding this rezoning? If not, I'll open up for commissioner questions or comments.

Paul Ford (Commission): What was your comment about the sewer? That it has sewer now or it doesn't?

Derrel Smith: It still does not, but this lot shouldn't need sewer as large as it is. It can operate on septic.

Paul Ford: I assume it's on septic now.

Derrel Smith: I'm sure it is.

Paul Ford: But with 5 acres it should be perked easy, depending on what's going to be used for there and their water use needs.

Derrel Smith: It shouldn't be a huge water usage. From what I understand it's not going to be a big water user.

Lonnie Roberts: Monroe you had a question?

Monroe Pointer (Commission): Yeah, so you said that's the only one in this area. Because it looks like everything on here is already.

Derrel Smith: No, it's the only one that's zoned I-2 but there's industrial uses going on in the area right now. City Water and Light has property in the area. I think they've got some kind of plan out in that area. Across the street there's more of an industrial use but they're all R-1, I mean they've probably been there forever and so they're considered a legal non-conforming use until they try to make a change.

Monroe Pointer: They would have to go through the same process?

Derrel Smith: They would have to go through the same process yes.

Lonnie Roberts: Any other questions? Commissioners?

COMMISSION ACTION:

Mr. Paul Ford made a motion to approve Case RZ: 25-09, as submitted, to the City Council with the stipulations that were read by the Planning Department:

- 1. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual, and floodplain regulations regarding any new construction.
- 2. A final site plan subject to all ordinance requirements shall be submitted to, reviewed, and approved by the planning department, prior to any redevelopment of the property.
- 3. Any change of use shall be subject to planning department approval in the future.

The motion was seconded by Jimmy Cooper.

Roll Call Vote:

Aye: 7 – Paul Ford, Stephanie Nelson, Jeff Steiling, Kevin Bailey, Monroe Pointer, Jimmy Cooper & Dennis Zolper

Nay: 0
