

*City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 22-06 Nestle Rd. & Deer Lake
Municipal Center - 300 S. Church St.
For Consideration by the Commission on April 26, 2022*

REQUEST: To consider a rezoning of two tract of land containing 237.74 acres more or less.

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.

APPLICANTS/ **Jonesboro Economic Development Corporation, P.O. Box 789, Jonesboro, AR**
72403

OWNER: Same

LOCATION: East of Nestle Rd. and North of Deer Lake, Jonesboro, AR 72401

SITE DESCRIPTION: **Tract Size:** Approx. 237.74 Acres
Street Frontage: Approx. 1,050 ft.
Existing Development: Vacant/Agriculture

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	I-2 General Industrial District – Vacant/Agriculture
South	I-2 General Industrial District – Vacant/Agriculture
East	R-1 Single-Family Medium Density District– Vacant/Agriculture
West	R-1 Single-Family Medium Density District– Vacant/Agriculture

HISTORY: Vacant/Agriculture

ZONING ANALYSIS:

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

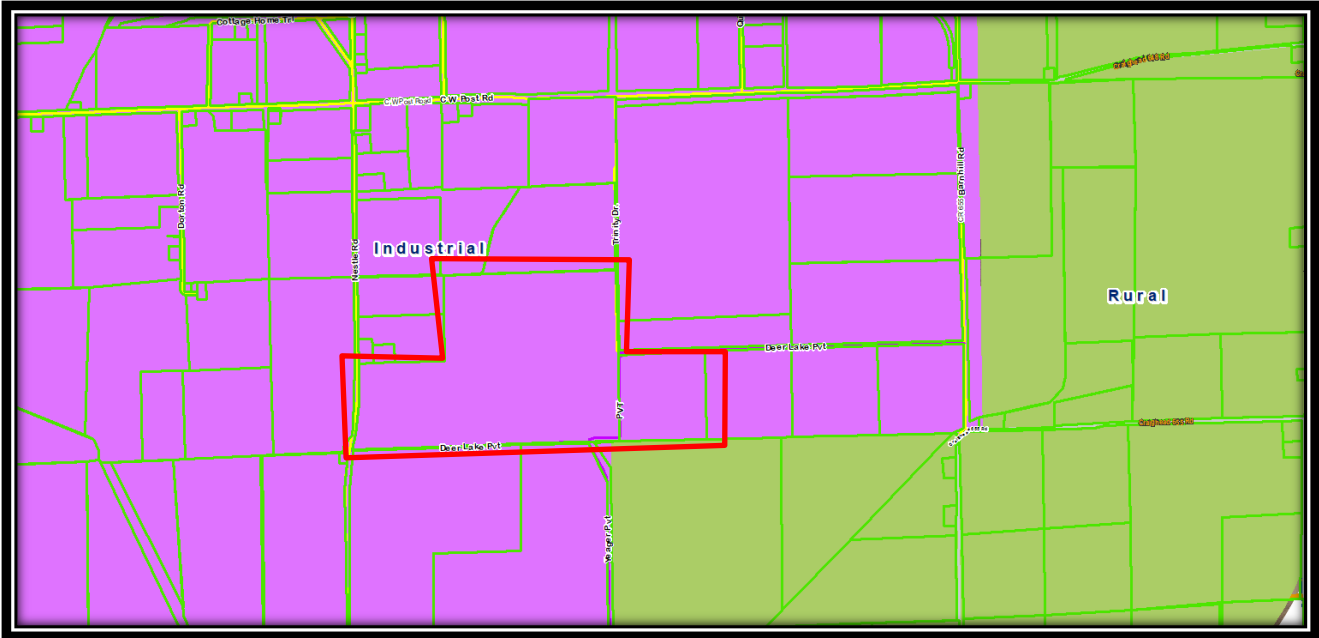
COMPREHENSIVE PLAN LAND USE MAP:

The Current/Future Land Use Map recommends this location as **Industrial Growth Sector**. Industrial uses include those considered "heavy," such as large-scale manufacturing and production concerns, including assembly and processing, regional warehousing and distribution, bulk storage and utilities. These areas are located in close proximity to the major transportation corridors, and should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy industrial centers may require larger

sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a heavy industrial center.

Smaller scale "light" industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.

EXAMPLES:



Land Use Map

Master Street Plan/Transportation

The subject property is served by Nestle Road, the Master Street Plan classifies Nestle Road as a **Proposed Freeway/Expressway**. Freeways and Expressways provide high-speed travel through the urban area. Freeways maintain this high level of service by limiting access to adjacent land. Access is provided by freeway interchange ramps that provide a transition for movements between the two roadways. Access on expressways is partially controlled and may include signalized intersections and turn-around median breaks.

Freeway:

FUNCTION: Freeways are generally part of the Interstate Freeway Network, and their design standards are established by the federal government. Because Freeways are intended to serve through long distance trips, they are always designed as full access control roads (no direct access). The spacing of Freeways is variable since they relate to regional transportation needs.

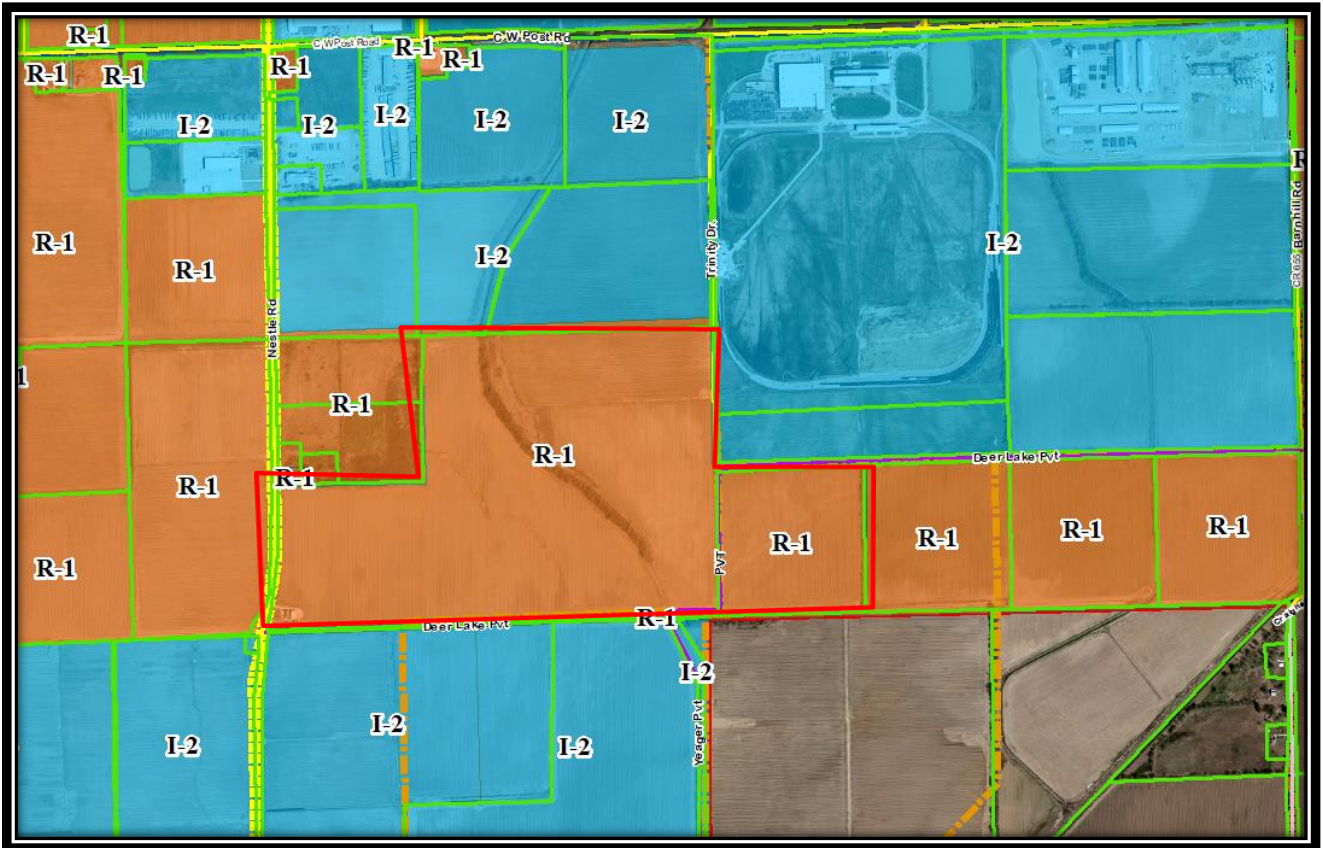
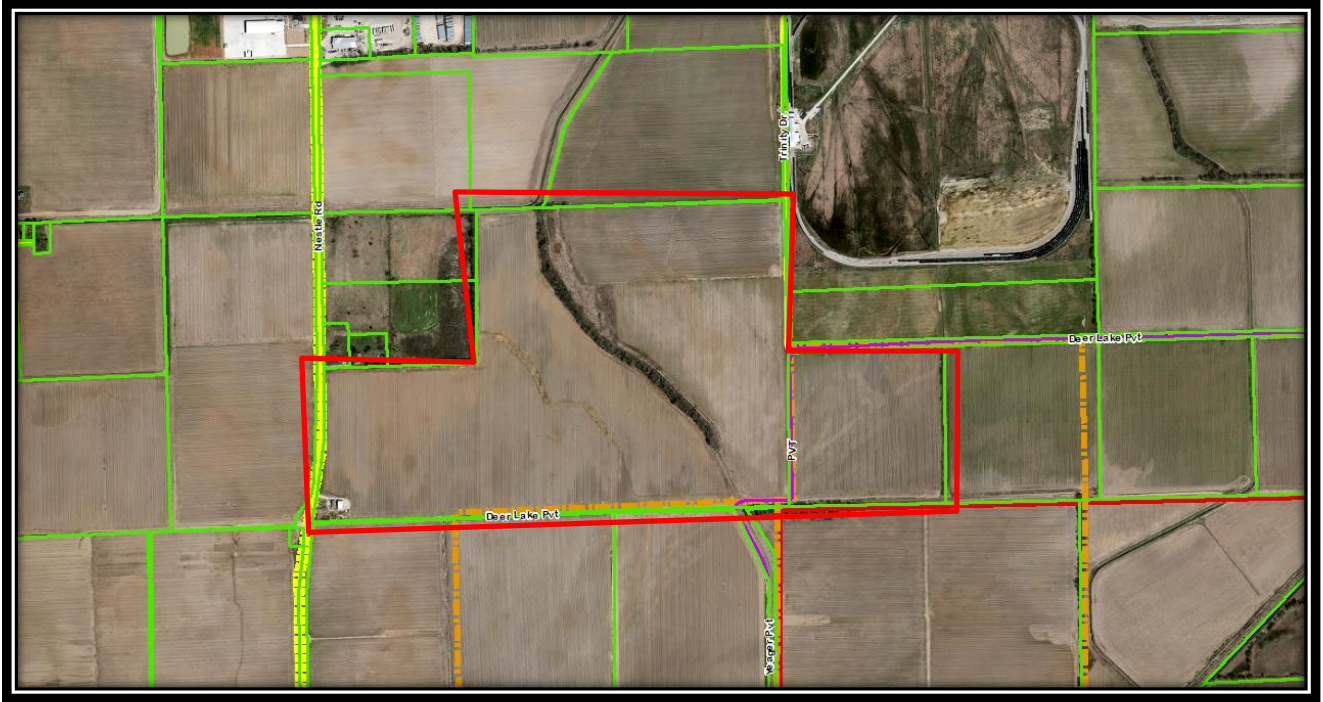
DESIGN: Design considerations for this road class are not included as these are determined by the Federal Highway Administration and the Arkansas Department of Transportation (ARDOT).

Expressway:

FUNCTION: Expressways are devoted to movement of traffic with little or no access function. This road class is intended to provide a high level of service to through long distance trips within and around the urban areas. Partial access control is used with wide medians and a right of way of 200 feet or more. Future widening to six lanes plus left and right turn lanes are included in the design. Right of way may vary due to topography and connections with other roads. The spacing of Expressways is variable since they relate to regional needs.







Direct access to abutting property is discouraged except for major commercial centers and breaks in the median are allowed only at intersections with collector or higher classification roads. Special engineering studies have or will be performed for these facilities in order to ensure that specific alignments and rights of way are established prior to development.

DESIGN: Expressways should be designed as designated by Federal Highway Administration and ARDOT.



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of 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 list on the next page.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan, which was categorized as an Industrial 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 achieved with this rezoning considering there is I-2 General Industrial Zoning in this area.	
(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 will not develop as Industrial. The property is R-1 Single-Family Zoning and does not allow Industrial uses.	
(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;	No detrimental or adverse impacts are predicted, if proper planning is implemented. Commercial and Multi Family is on all sides of this 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 due to the fact that Industrial uses currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-1 Single-Family Medium Density District. The applicant is applying for a Rezoning to support future industrial development.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

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

Definition of 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	

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON April 26, 2022

Jonesboro Economic Development Corporation is requesting a Rezoning from R-1, Single-Family Medium Density District, to I-2, General Industrial District, for 237.74 +/- acres located North of Deer Lake and East of Nestle Road.

APPLICANT: Mark Young with Jonesboro Economic Development Corporation/Jonesboro Unlimited stated this gives an opportunity to add to the inventory of industrial property. This time last year, they had secured about 412 acres south of the current Craighead Technology Park. This helps with future growth and to do that, it's needed to rezone this property as well.

COMMISSION: Chair Roberts asked City Planner Derrel Smith for STAFF comments.

STAFF: Derrel Smith said it has been reviewed and it meets 5 out of 6 criteria for rezoning. Planning would recommend approval with the following conditions:

1. That 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.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.

COMMISSION: Lonnie Roberts Jr asked for any public opposition to the rezoning. There were none.

COMMISSION ACTION:

Mr. Jimmy Cooper made a motion to approve Case RZ: 22-06, as submitted, to the City Council with the stipulations that were read by the Planning Department:

1. That 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.
4. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment of this property.

The MAPC finds to rezone property from R-1, Single-Family Medium Density District, to I-2, General Industrial District, for 237.74 +/- acres located North of Deer Lake and East of Nestle Road. The motion was seconded by Mr. Dennis Zolper.

Roll Call Vote: Aye: 8 – Paul Ford; Stephanie Nelson; Jeff Steiling; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

Conclusion:

The Planning Department Staff finds that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 22-06 a request to rezone property from “R-1” Single Family Medium Density District to “I-2” General Industrial District:

1. That 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.
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Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 22-06 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.

Rezoning Signs

