



City of Jonesboro City Council
Staff Report – RZ 20-16 3216 Moore Rd
Municipal Center - 300 S. Church St.

For Consideration by the Commission on November 5th, 2020

REQUEST: To consider a rezoning of one tract of land containing 2.88 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-1” Single Family Residential District to “I-1” Limited Industrial District.

APPLICANTS/
OWNER: John C. Stuckey, 10415 Stuckey Lane, Trumann, AR 72472

LOCATION: 3216 Moore Road, Jonesboro, AR 72401

SITE
DESCRIPTION: **Tract Size:** Approx. 2.88 Acres
Street Frontage: 150 ft. – Moore Road
Topography: Predominately flat with a slight slope
Existing Development: Several Grain Bins and a Barn

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	R-1 Single Family Residential – Home
South	R-1 Single Family Residential – Home / I-1 Industrial –RR Office – vacant land
East	R-1 Single Family Residential – Vacant and Agricultural
West	I-1 Limited Industrial District – National Guard Armory

HISTORY: The site was at one time used as agricultural land and contains several grain bins and a barn.

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 Intensity Growth Sector. Large Scale Manufacturing is appropriate in the **Industrial Intensity 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.

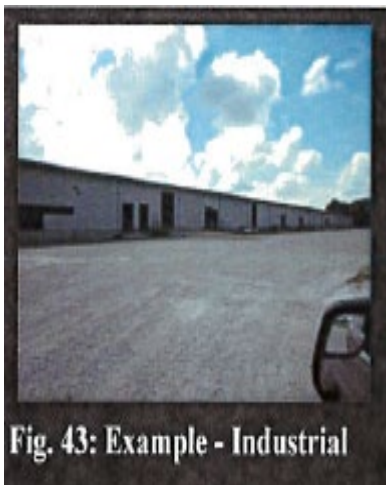
These areas are located in close proximity to the major transportation corridors, and should generally be buffered from surrounding development by transitional uses or landscape areas that increase in size as development intensity increases. Heavy Industrial Centers may require larger sites because activities are not confined entirely to buildings. Conveyor belts, holding tanks, smoke stacks, or outdoor storage all may be present in a Heavy Industrial Center.

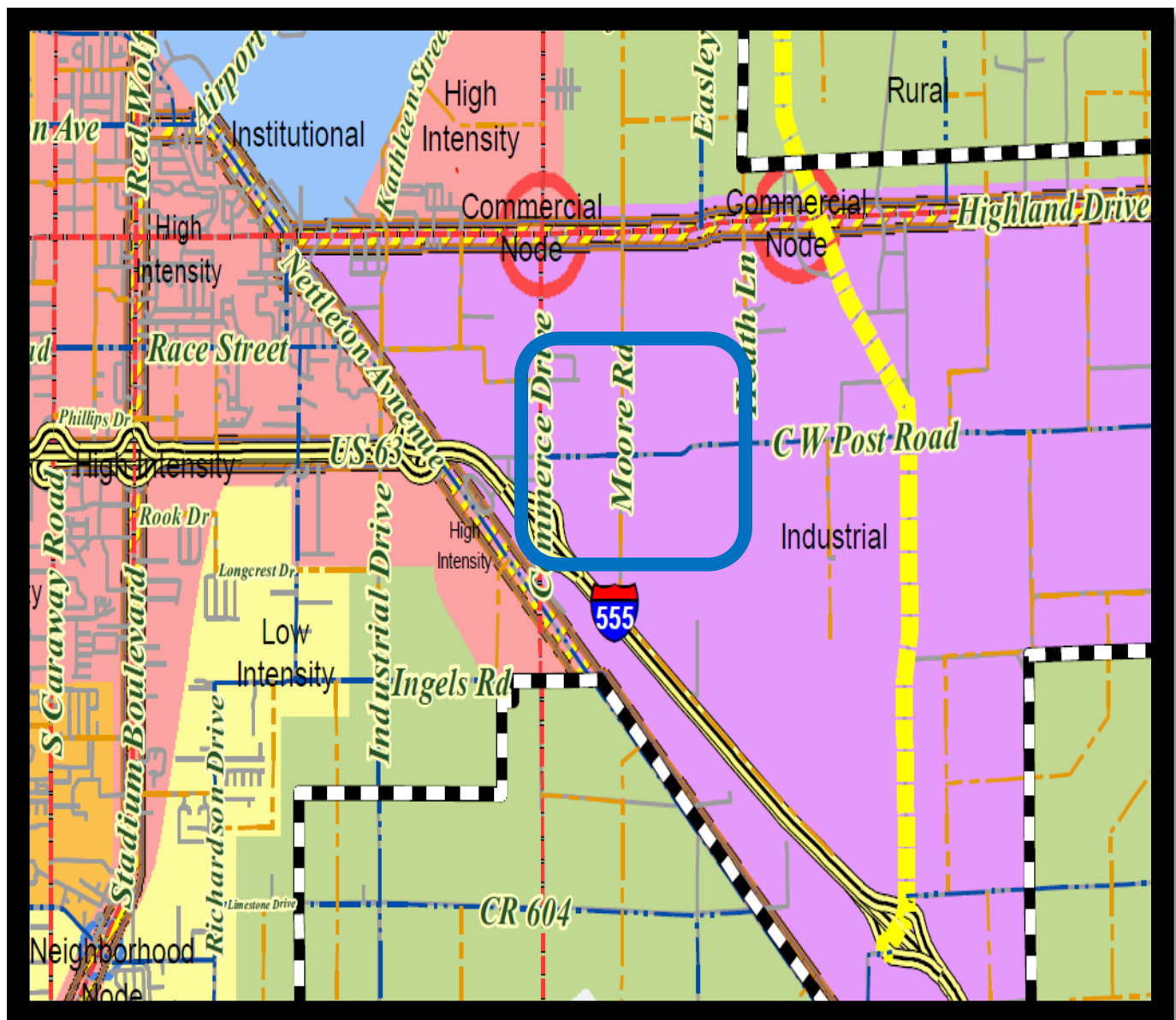
Smaller scale “light” industrial uses include warehousing, storage, limited manufacturing, research and development, laboratories, transportation terminals, and wholesale activities in enclosed facilities without offensive emissions or nuisance.

INDUSTRIAL INTENSITY GROWTH SECTORS - RECOMMENDED USE TYPES INCLUDE:

- Freight Terminals
- Warehousing
- Wholesaling
- Packaging
- Storage
- Fabrication

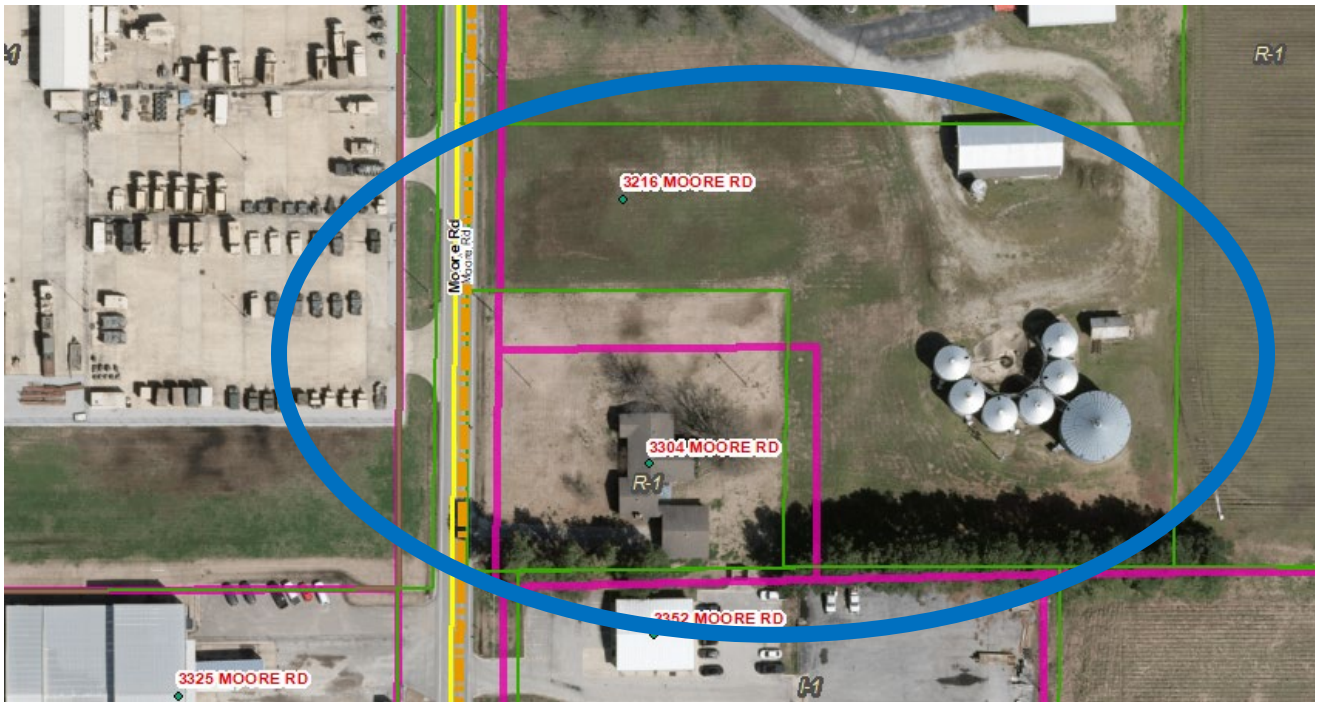
EXAMPLES:





Land Use Plan

MASTER STREET PLAN/TRANSPORTATION



Master Street Plan Map

Master Street Plan/Transportation

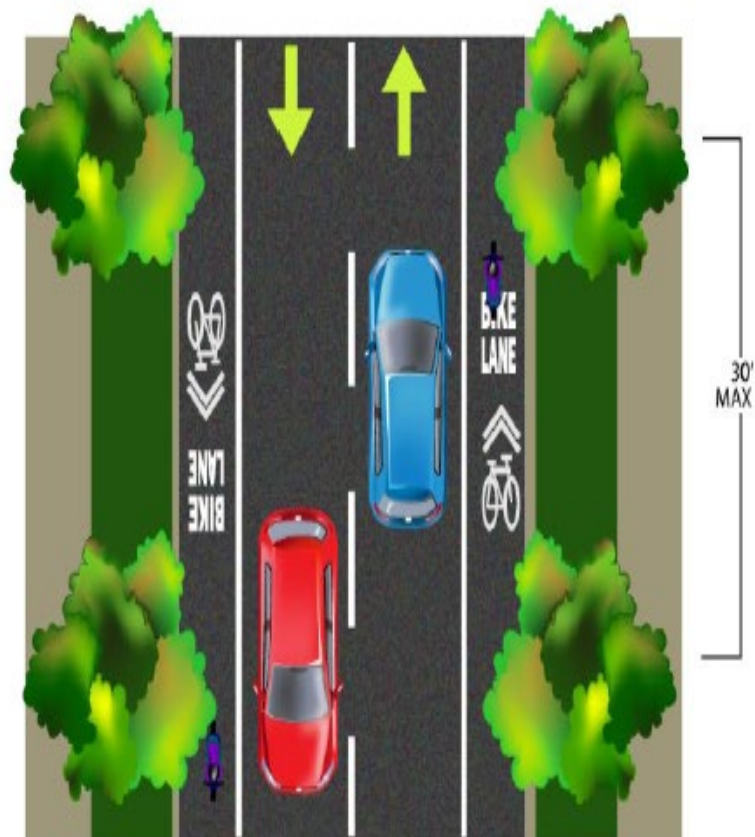
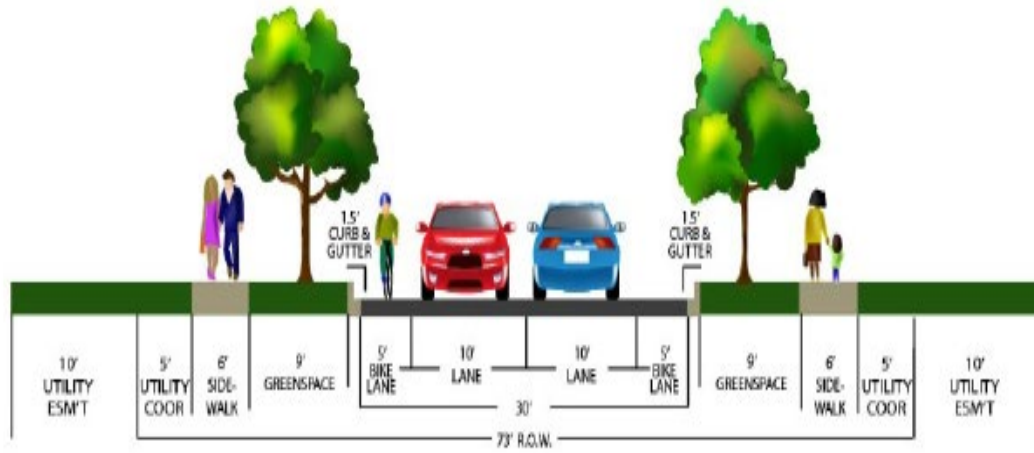
The subject property is served by Moore Road. Moore Road on the Master Street Plan is classified as a Collector. A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector systems should not be continuous, but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

The Design of 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).

Note: Where VPD is > 3,000 and speed is < 30 mph bike lanes may be utilized.

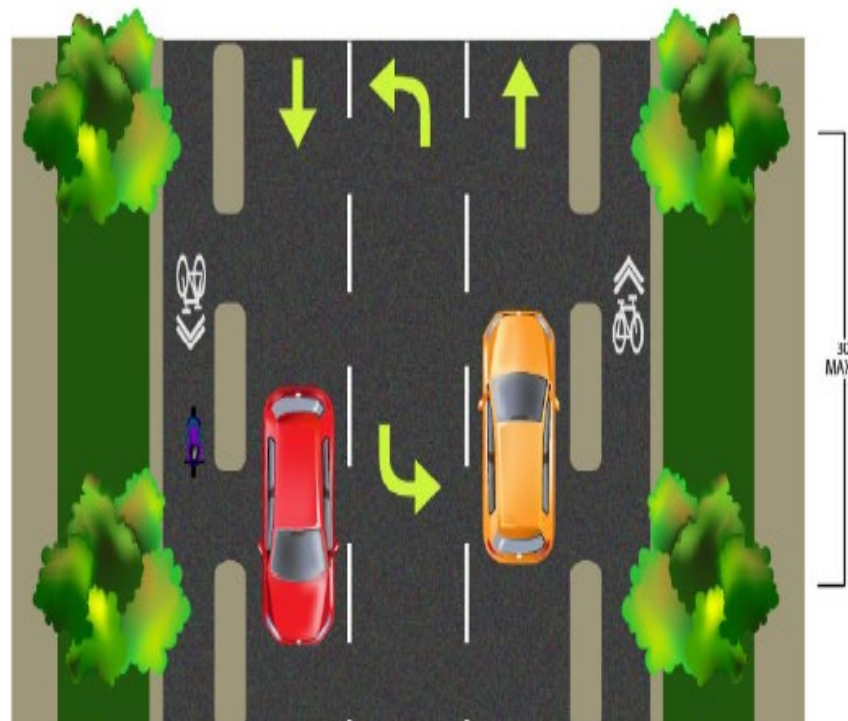
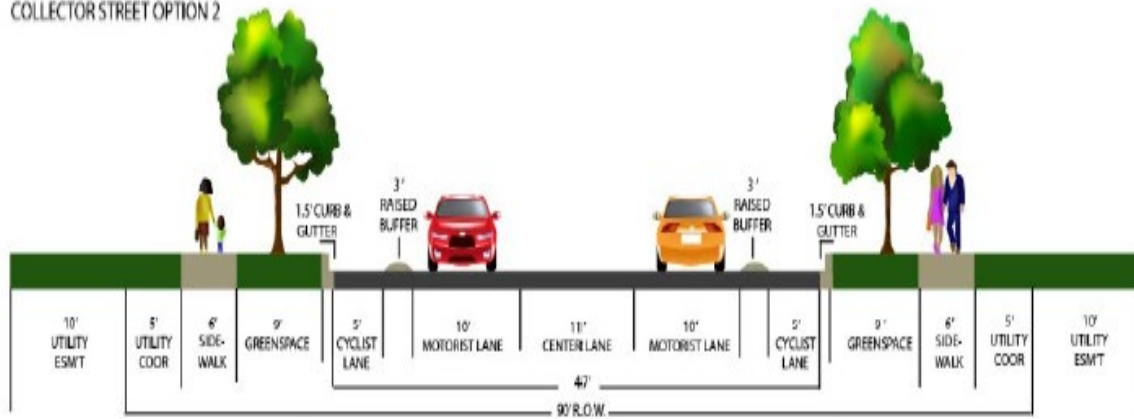
COLLECTOR STREET OPTION 1

VPD > 3,000

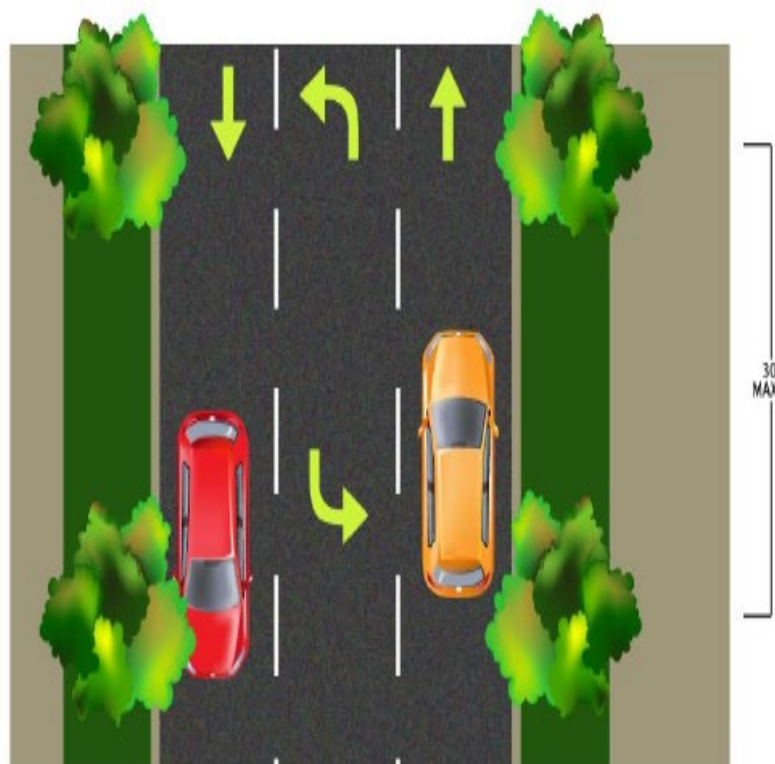
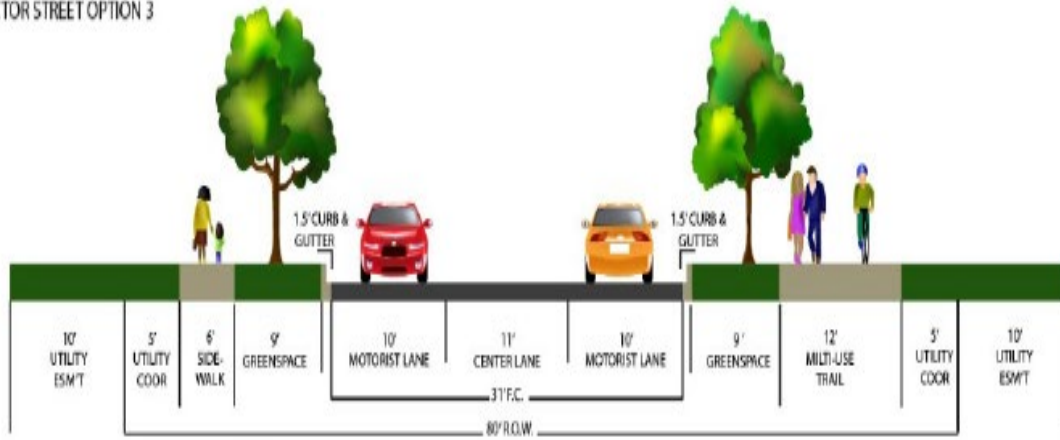


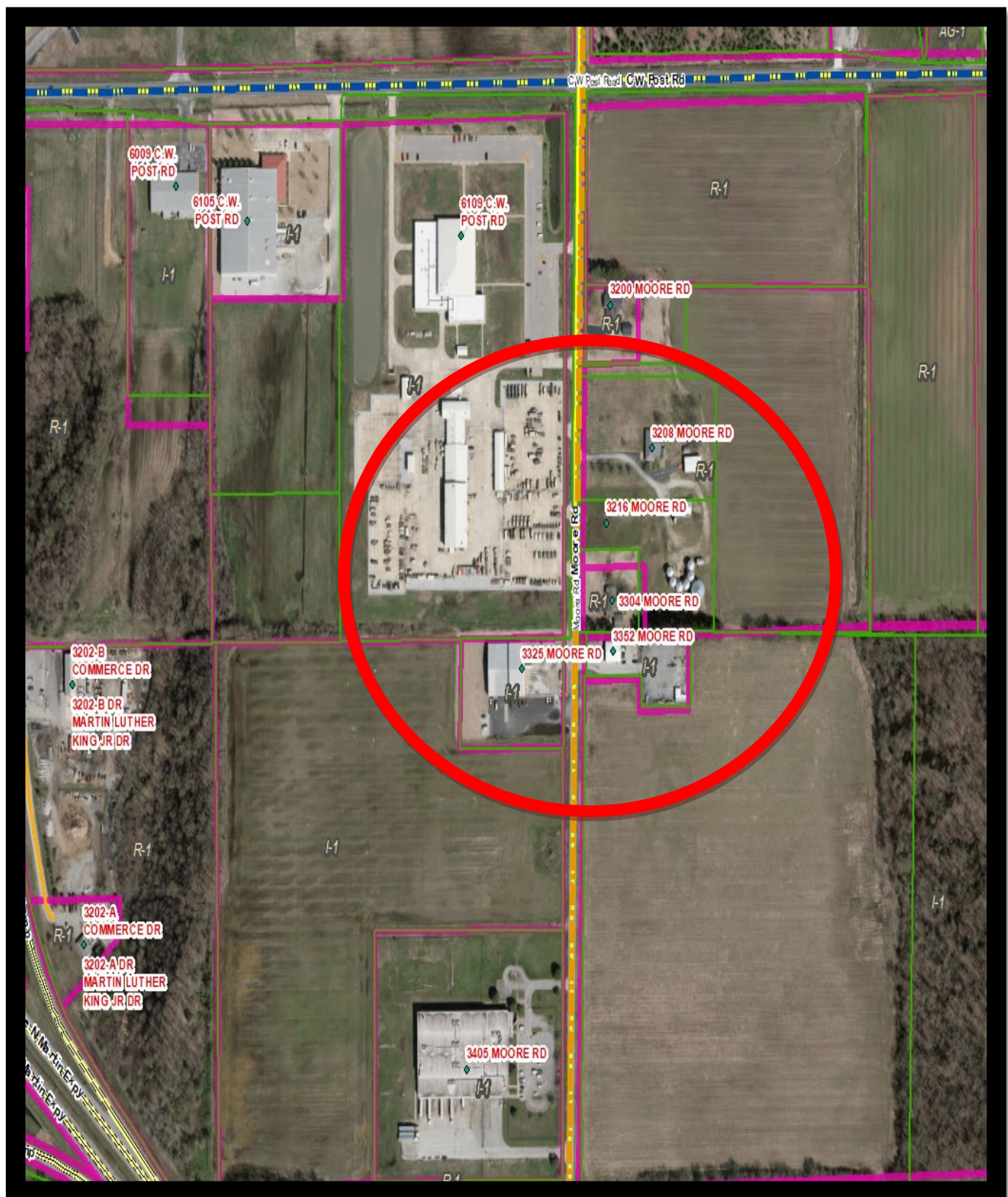
Note: Where VPD is > 3,000 and speed is ≥ 30 mph, three foot wide raised buffers should be used..

COLLECTOR STREET OPTION 2



COLLECTOR STREET OPTION 3











Zoning Map

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 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. Aramark located across the street is interested in utilizing the land for an expanded operation with additional office space and warehouse.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering there are I-1 Limited 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 anything other than what is on this location now or new house. This is an R-1 Single Family Residential District and only a single family home can be built.	
(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.	
(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 businesses and residential currently exist in this area.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as an R-1 Single Family Residential District. The applicant wants to rezone the property to so that Aramark, which is located across the street, is looking to utilize the land for an expanded operation. The existing grain bins will remain on the property, and the owner and the tenant have indicated the need for approximately 20,000 sf of warehouse and up to approximately 5,000 sf of office space.

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. Rezoning makes sense considering there are already Industrial Businesses located in the area.

Chapter 117 of the City Code of Ordinances/Zoning defines I-1 Limited Industrial District as follows:

Definition of I-1 Limited Industrial District - The purpose of this district is to provide and accommodate freight terminals, warehousing, wholesaling, packaging, storage, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Certain commercial uses are also permitted. Suitable transportation facilities are a necessity to this district.

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

MAPC RECORD OF PROCEEDINGS: PUBLIC HEARING HELD ON OCTOBER 27TH, 2020

George Hamman of Civilogic on behalf of John C. Stuckey are requesting MAPC Approval for a Rezoning from “R-1” Single Family Residential District to “I-1 Limited Industrial District for 2.88+/- acres of land located at 3216 Moore Road.

APPLICANT: Jim Grambling of Grambling Law firm on behalf of John Stuckey states they’re seeking rezoning from “R-1” Single Family Residential District to “I-1” Limited Industrial District. This is Moore Road out of the East of town off Hwy 18 across the road from the National Guard Armory & Aramark. One time this property was use as Agriculture property and it already has some grain bins and barn on the property.

To the North is an “R-1” Single Family Home to the South is “R-1” but then “I-1” farther South from there. To the East is vacant and Agriculture and of course to the West is “I-1” already with the Aramark and Armory. We did because there is some houses around already have a neighborhood meeting on September 16th 2020 nobody showed up and we haven’t heard anything from anybody voicing any concerns. This area is in an Industrial growth sector, which would allow lot of heavy Industrial usage we are not asking for that we are asking for what I think would be characterized as live Industrial and the purpose is to have some storage and small office space that would be use by Aramark across the street there. Um as I am sure Derrel would tell you the staff report recommended this and met all the factors and its we are anticipating well under 50 to 60 trips per day for traffic purposes.

COMMISSION: Lonnie Roberts stated that he would be turning this over to the City Planner in a minute, but what I would like to do is ask for Public comments in a few minutes. The phone number, which is 870-336-7248 and the Email, is CouncilComments@Jonesboro.org with that being said I will turn it over to City Planner. Do you have any Staff Comments regarding this case?

STAFF: Derrel Smith stated this does follows our Land Use Plan for that area and we 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 Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
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 ask for Public Comments or any callers.

PUBLIC: No more comments.

COMMISSION: Lonnie Roberts ask for Commissioner’s comments or motions.

COMMISSION ACTION:

Mr. Dennis Zolper made a motion to approve Case: RZ: 20-16, 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 Flood Plain Regulations and Traffic Access Management Policy regarding any new development.**
- 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 find to rezone property from “R-1” Single Family Residential District to “I-1 Limited Industrial District for 2.88 +/- acres of land located at 3216 Moore Road. Motion was seconded by Mr. Jimmy Cooper.

Roll Call Vote: 7-0, Aye’s: Mary Margaret Jackson; David Handwork; Kevin Bailey; Jimmy Cooper; Jim Little; Dennis Zolper; and Paul Ford.

Absent: Jerry Reece

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 20-16 a request to rezone property from “R-1” Single Family Residential District to “I-1” Limited Industrial District; the following conditions are recommended:

1. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual Flood Plain Regulations and Traffic Access Management Policy regarding any new development.
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.
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Respectfully Submitted for City Council Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ 20-16 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 Residential District to “I-1” Limited Industrial District will be compatible and suitable with the zoning, uses, and character of the surrounding area.









