

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

Case Number:

12/17/18
RZ 18-28

LOCATION:

Site Address: Ely Walker Road, Jonesboro, AR 72401

Side of Street: North side of Ely Walker Road, and east side of Nestle Road

Quarter: Part of the Southwest Quarter of the Northwest Quarter of Section 8,
Township 13 North, Range 5 East

Attach a survey plat and legal description of the property proposed for rezoning. A registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: I-2 **Proposed Zoning:** I-1

Size of site (square feet and acres): 152,365 S.F. – 3.50 Acres
Street Frontage (feet): 594.18 feet along Nestle Road
256.58 feet along Ely Walker Road

Existing Use of the Site: Currently agricultural.

Character and adequacy of adjoining streets: Nestle Road is currently a two lane road. At this time, the traffic in the area is infrequent. Nestle Road has been classified in the Master Street Plan as a Minor Arterial, and adequate right-of-way has been included in the plat. Ely Walker Road is a relatively short street which serves several homes east of Nestle Road.

Does public water serve the site? There is an existing 6" water line on the east side of Nestle Road, and an existing 3" water line on the north side of Ely Walker Road.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site?

There is no sanitary sewer in the immediate area.

If not, how would sewer service be provided?

The parcel will have to be served with a septic system.

Use of adjoining properties: North: Agricultural (I-2)

South: Vacant (I-2)

East: Single family (I-2)

West: Agricultural (I-2)

Physical Characteristics of the site:

The site is currently vacant. The site appears to drain gently from east to west.

Characteristics of the neighborhood:

This site is surrounded by land classified as I-2. Within the immediate area, there appears to be a "borrow pit", one commercial building to the south, and eight or nine homes to the east.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**

The property was zoned I-2 at the time of acquisition.

- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

The owner would like to construct a warehouse type building to store various tools and materials in support of his construction business. Three and a half acres are available, and if the I-2 building setbacks are implemented, it leaves much less flexibility than the applicable I-1 setbacks.

- (3) **If rezoned, how would the property be developed and used?**

The owner would like to construct a warehouse type building to store various tools and materials in support of his construction business.

- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**

Initially, the owner would like to construct a single warehouse type building containing approximately 5,000 square feet. As time passes, and other needs arise, he may elect to expand that building, or potentially erect another similar building. Only time and economic factors will allow those decisions to be made at a later date.

- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**

The *Jonesboro Land Use Plan* indicates this area as industrial. The owner's desire is to increase the flexibility by reducing the building setbacks. The request is to change from one industrial classification to another.

(6) How would the proposed rezoning be the public interest and benefit the community?

This rezoning would benefit the owner more than the community. However, there are also the obvious economic benefits of new construction.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

This land is primarily surrounded by agricultural uses, with one commercial building to the south, and a few single family homes to the east. There are non-conforming uses in the existing industrial classification. Therefore the request is compatible with the classification.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

The current classification imposes excessive building setbacks for the proposed use.

(9) How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.

This proposed development should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

(10) How long has the property remained vacant?

It is unknown if this property ever contained a home.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A change in the zoning from one industrial classification to another should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

The owner is anxious to get started.

(13) How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

The neighbors were the sellers of the property, with a full disclosure about what the buyer wanted to accomplish in this location.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

The owner is not requesting that this be a Limited Use Overlay (LUO).

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OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

Owner of Record:

I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

The owner of the property is:

Eric Ford
3007 Colony Drive
Jonesboro, AR 72404

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:



George Hamman, PE, Civil Consultant

Deed: *Please attach a copy of the deed for the subject property.*

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