

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 2.15.19
Case Number: RZ19-04

LOCATION:

Site Address: 3841 Griggs Avenue, Jonesboro, AR 72401

Side of Street: South side of Griggs Avenue

Quarter: Part of the Southeast Quarter of the Southwest Quarter of Section 27,
Township 14 North, Range 4 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: R-1 **Proposed Zoning:** C-3, LUO

Size of site (square feet and acres): 21,906 S.F. – 0.50 Acres
Street Frontage (feet): 209.00 feet along Griggs Avenue

Existing Use of the Site: Currently vacant

Character and adequacy of adjoining streets: Griggs Avenue is a residential street. The proposed use of this site will create virtually no traffic on a regular basis. The condition of Griggs Avenue should be adequate for the intended use.

Does public water serve the site? There is an existing 6" water line on the south side of Griggs Avenue.

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

Does public sanitary sewer serve the site?

There is an existing sanitary sewer line near the center of Griggs Avenue.

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

Use of adjoining properties: North: Residential (R-1)

South: Vacant (C-3)

East: Residential (R-1)

West: Vacant (R-1)

Physical Characteristics of the site:

The site is currently vacant. The site appears to drain gently from south to north.

Characteristics of the neighborhood:

This site is bounded on the east and north sides by R-1 property. The applicant owns the property directly to the west and to the south. There is a mix of rental property and some owner-occupied property. It is an older subdivision that has been in place for quite some time, though not completely "built out".

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 R-1 at the time of acquisition.

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

The applicant owns the land to the west and to the south. The family develops land as hotel sites, and has plans to develop the land to the south as several hotels. The Holiday Inn Express is currently under construction. The owner has been experiencing some material theft and some vandalism on the hotel site, and wants to construct a large warehouse-type building for material and equipment storage to support the hotel construction.

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

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

The owner would like to construct a single warehouse type building containing approximately 9,000 square feet.

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

The *Jonesboro Land Use Plan* indicates this area as the last residential parcel on Griggs Avenue, and shows it to be adjacent to "Retail General" on the west and south sides.

(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, as well as added security for the applicant.

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

This land is surrounded by mixed uses. The request for C-3 would maintain consistency with the land to the south, which is also owned by the applicant. Upon completion of the hotel construction, this site would be virtually unseen from the Access Road or Willow Road. The only visibility would be along Griggs Avenue.

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

The applicant does not have the proper classification to construct a warehouse, even for his own purposes. This is intended to be a Limited Use Overlay (LUO).

(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?

Considering the Limited Uses, a change in the zoning from R-1 to C-3, LUO 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 have not been contacted about this request.

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

This request is for a Limited Use Overlay. The proposed limitations are:

- A) Single building on the site.
- B) Owner-occupied use.
- C) No part of the proposed building would be available for tenants.
- D) Equipment and material storage only
- E) No industrial uses or noise allowed, aside from maneuvering equipment.

J. K. KAZI – REZONING APPLICATION

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OWNERSHIP INFORMATION:

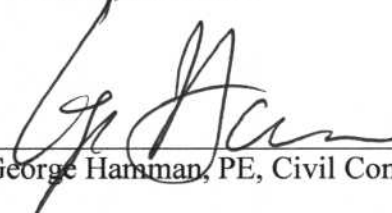
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

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:

J. K. KAZI
2904 Phillips Drive
Jonesboro, AR 72401


George Hamman, PE, Civil Consultant

Applicant:

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

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

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