

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

9.17.20

Case Number:

RZ20-16

LOCATION:

Site Address: 3216 Moore Road, Jonesboro, AR 72401

Side of Street: East side of Moore Road

Quarter: Part of the Northwest Quarter of the Northeast Quarter of Section 36,
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:** I-1

Size of site (square feet and acres): 125,453 S.F. – 2.88 Acres

Street Frontage (feet): 150 feet along Moore Road

Existing Use of the Site: There is one existing barn, one wooden storage building in disrepair, and several grain bins on the site.

Character and adequacy of adjoining streets: Moore Road is a two lane road which has been classified by the Master Street Plan as a Collector. The Master Street Plan will be followed for the future development if this rezoning request is granted. The drawings presented reflect the required right-of-way in accordance with the current Master Street Plan.

Does public water serve the site? Existing 12" water, west side of Moore Road;
Existing 6" water, east side of Moore Road

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

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Does public sanitary sewer serve the site?

There is an existing sanitary sewer line on the west side of Moor Road, seemingly being positioned between the National Guard Armory and the business called Aramark.

If not, how would sewer service be provided?

A sewer extension will be required in order to serve this site.

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

South: Residential (R-1) – one home, and

Industrial (I-1) – RR office and vacant land

East: Residential (R-1) – vacant / agricultural

West: Industrial (I-1) – National Guard Armory

Physical Characteristics of the site:

There is little slope to the land, and it drains generally west to east. The site was, at one time, used as agricultural land, currently contains several grain bins and a barn, and has been well maintained.

Characteristics of the neighborhood:

This site is surrounded by a sparse residential uses, some agricultural land, and a variety of industrial and commercial uses.

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 purpose of the rezoning is to try to accommodate the needs of the prospective tenant. Aramark (located across the street) is interested in utilizing the land for an expanded operation and needs some additional office space and some warehouse space.

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

If rezoned, the applicant / owner / developer plans to develop the site in accordance with the standards and specifications of the I-1 Zoning Classification and the standards and specifications of the City of Jonesboro, as well as the tenant's needs. This is not intended to be an "LUO". The tenant will need both some office space as well as some warehouse space. Two potential layouts have been included to illustrate the potential development.

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

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. The density would be consistent with the standards and specifications of the I-1 Zoning Classification and the standards and specifications of the City of Jonesboro.

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

The *Jonesboro Land Use Plan* indicates this area as Industrial Development, as are many of the existing uses in the general area.

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

With the proper planning of access, this parcel could be used to expand an existing commercial / industrial concern, thereby providing employment opportunities in our community during and after the development and construction.

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

This request is completely compatible with the development in, and the character of the surrounding area.

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

The desired office and warehouse space is not permitted in the R-1 zoning classification.

(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 zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values

B) Traffic

The prospective tenant anticipates approximately 30 to 40 passenger-size vehicles, and approximately 15 large trucks per day, which does not seem to be an adequate volume to warrant a traffic study.

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?

The property is not completely vacant. It is currently occupied by a barn, several grain bins, and a small wooden shed currently in disrepair.

(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 R-1 to I-1 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 current plan calls for development to begin as soon as plans could be prepared that are in accordance with the appropriate standards and specifications.

(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 contacted and invited to a meeting to voice their concerns. Please see the attached meeting minutes of that meeting.

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

This request is not for a Limited Use Overlay.

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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:

John C. Stuckey
10415 Stuckey Lane
Trumann, AR 72472

Applicant:

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



John C. Stuckey, Owner / Applicant

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

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