

Application
for a
Zoning Ordinance Map Amendment
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METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 09-11-01
Case Number: RZ-01-41

LOCATION:

Site Address: The address is unknown at this time.

Side of Street: East side of Industrial Drive.

Quarter: SW $\frac{1}{4}$ Section: 35 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: Residential R-1 Proposed Zoning: Industrial I-1
Size of site (square feet and acres): 42,206 SF Street Frontage (feet): 199.96 feet Industrial Drive
0.97 acres

Existing Use of the Site: This site is currently undeveloped.

Character and adequacy of adjoining streets: Industrial Drive is a city street, which currently accommodates the traffic in the area.

Does public water serve the site? Yes - 12" water line on the west side of the road

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

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Septic System

Use of adjoining properties:

North: Existing I-1 (Former location of Schwann's)
South: One residence south of the site.
East: Undeveloped land.
West: Undeveloped land.

Physical Characteristics of the site: The site is currently undeveloped, with the exception of a gravel parking area and an existing concrete slab. The site is relatively flat, with very little topographic relief.

Characteristics of the neighborhood: The surrounding area is a mixture of existing commercial uses and residential uses. The building to the north is, or was the location of Schwann's Food Distributors. There are a few homes scattered sparsely in the area.

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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 question **in detail**:*

- (1) How was the property zoned when the current owner purchased it?
The property was zoned R-1 when it was purchased.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The purpose is to prepare the site for development, and the developer desires to develop and use the property in accordance with the uses listed under the I-1 classification.
- (3) If rezoned, how would the property be developed and used?
There are currently no specific plans for this site.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
The density of development would be within the current regulations of the City of Jonesboro.
- (5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
No. However, it is consistent with other industrial development in the nearby area.
- (6) How would the proposed rezoning be the public interest and benefit the community?
The proposed rezoning would allow development of the site as a small industrial site. Since the site, and the majority of the surrounding area has yet to be developed in any manner, it is presumed that this is the best use of the property in this area.
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
This site has industrial zoning to the north, and vast areas of vacant land in other directions, with few exceptions. It would certainly be compatible with the use to the north, also zoned I-1.
- (8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?
The parcel has been residential since the it was annexed.. It could appear this lot has not been developed as residential due to the presence of flood plain, or due to the location.
- (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.
Property Value:
There should be virtually no impact on property values as the site is developed under the current standards and specifications of the City of Jonesboro.
Traffic:
Considering the size of the site, it is unlikely the development of this site will have a dramatic impact on the traffic.

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Drainage:

Any development of this site will be in accordance with the current standard and specifications of the City of Jonesboro. Drainage must, by definition, be handled on site.

Visual Appearance:

It is uncertain how this site will be developed.

Odor:

It is uncertain how this site will be developed.

Noise:

It is uncertain how this site will be developed.

Light:

It is uncertain how this site will be developed.

Vibration:

It is uncertain how this site will be developed.

Hours of Use:

It is uncertain how this site will be developed.

- (10) How long has the property remained vacant?

This site is undeveloped, aside from a gravel parking area and an existing concrete slab.

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

Utilities:

The reclassification and development of this site should have no impact on existing utilities. Depending upon the final development plan, minor utility extensions may become necessary.

Streets:

Considering the location, it is unlikely the development of this site will have a dramatic impact on the traffic.

Parks:

The development of this site will have little, if any impact on the park system.

Open Space:

The site will be developed in accordance with the current standards and specifications of the City of Jonesboro, and open space will be addressed during the preparation of the site development plans.

Fire:

The development of this site should pose no unusual demands on the Jonesboro Fire Department.

Police:

The development of this site should pose no unusual demands on the Jonesboro Police Department.

Emergency Medical Services:

The development of this site should pose no unusual demands on the existing emergency medical services available in Jonesboro.

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- (12) If the rezoning is approved, when would development or redevelopment begin?
It is anticipated that the development of the site would follow closely behind the rezoning matter, if approved.
- (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.*
Considering the mixed uses of commercial in the immediate area, no meeting has been held. There is no anticipated opposition to this request.
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
This application is not intended to be a Limited use Overlay.

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 the 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.

Applicant:

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

Name: Mr. Darrel Cook
Century 21 - Indian Realty
2220 Grant Avenue
Jonesboro, AR 72401
(870) 933-0026 (O)
(870) 316-4325 (M)

Signature: _____

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

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