

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received:

1/17/2020

Case Number:

R2 20-02

---

**LOCATION:**

**Site Address:** NOT YET ASSIGNED

**Side of Street:** East side of McClellan Drive

**Quarter:** Part of the Northwest Quarter of the Southeast Quarter and part of the Southwest Quarter of the Southeast Quarter of Section 29, 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:** Commercial C-3

**Proposed Zoning:** Planned Development Mixed Use, Limited Use Overlay (PD-M, LUO)

**Size of site** (square feet and acres): 697,428 SF; 16.01 Acres

**Street Frontage** (feet): 500.13 feet along McClellan Drive

**Existing Use of the Site:** Currently vacant

**Character and adequacy of adjoining streets:** McClellan Drive is a four lane road which carries very little traffic at this time. The proposed development should not create the need for any additional lanes. In addition, there is a street which has been approved for construction along the north line. The plans for that street have named it Thom Beasley Avenue, and this site would have approximately 410 feet of frontage along Thom Beasley Avenue.

**Does public water serve the site?** There are plans on file with City Water and Light which have been approved for construction of a new water main to be installed on the east side of McClellan Drive.

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

HAMMERHEAD CONTRACTING AND DEVELOPMENT  
REZONING APPLICATION

01/16/2020

PAGE 2 OF 6

**Does public sanitary sewer serve the site?** There are plans on file with City Water and Light which have been approved for construction of a new sewer main to be installed on the east side of McClellan Drive.

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

**Use of adjoining properties:** **North:** Residential (R-1) ASU Ownership  
**South:** Vacant land and commercial applications (C-3)  
**East:** Residential (R-1) ASU Ownership  
**West:** McClellan Drive and office commercial (C-3)

**Physical Characteristics of the site:**

The site has been precision leveled and graded with the drainage following the natural flow to the east. The site is currently vacant. Storm water management and detention will be required and will be incorporated into the site design.

**Characteristics of the neighborhood:**

This area is primarily vacant land, having been occupied for years by the State of Arkansas Services Center, a development that was removed sometime between 2014 and 2017. The site is bounded on the north, east, and south sides by vacant parcels, and one development being the local Headquarters for the Arkansas State Patrol. On the west is McClellan Drive, and several office buildings housing a variety of businesses.

*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 C-3 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
The desired product is not a permitted use in Commercial C-3 Zoning Classification.
- (3) **If rezoned, how would the property be developed and used?**  
The applicant desires to develop this site as a mixed use of commercial and residential with the residential being designed, built, and marketed as units for individual ownership.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
Phase I would contain approximately 160,000 SF to 180,000 SF of total floor area. Of that total, approximately 10,000 SF to 15,000 SF will be commercial area, and the remainder will be designed, built, and marketed as units for individual ownership. These figures do not include outdoor gathering and recreation areas. The Phase I building is to be approximately 4 to 6 stories in height.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**  
Yes, this application is consistent with the *Jonesboro Land Use Plan*. That document indicates this area is located in a "High Density Growth Sector". Per the *Jonesboro Land Use Plan* properties in this sector are encouraged to be developed as "pulsed nodes of development" that are areas of mixed use residential and commercial development interspersed with low intensity stretches of land uses or open spaces. Typical land uses in this sector include Multi-family, Attached single family residential, Retail, Medical and Professional Offices, Banks, Commercial, Office and Service Uses, and Hotels. Heights of up to ten stories are allowed.

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

This development supports the City of Jonesboro *Land Use Plan*. The mixture of commercial and residential is being designed, built and marketed for individual ownership. When completed it would provide a unique location for mixed uses of commercial and residential, as well as being an aesthetically pleasing appearance from Interstate I-555.

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

This development supports the City of Jonesboro *Land Use Plan*. The mixture of commercial and residential is being designed, built and marketed for individual ownership. When completed it would provide a unique location for mixed uses of commercial and residential, as well as being an aesthetically pleasing appearance from Interstate I-555.

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

Residential uses are not permitted in a C-3 Zoning Classification. Therefore the applicant is requesting a Planned Development, Mixed Use, Limited Use Overlay (PD-M, LUO). Considering that the mixture of commercial and residential that is being designed, built and marketed as individual ownership, this development follows and supports the City of Jonesboro *Land Use Plan*.

**(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 attributes 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



HAMMERHEAD CONTRACTING AND DEVELOPMENT  
REZONING APPLICATION

01/16/2020

PAGE 5 OF 6

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

This property has been vacant since the removal of the facility formerly known as the Arkansas Services Center. That building was removed between 2014 and 2017.

**(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 classification from C-3, to PD-M, LUO should have no detrimental impact on any of the following attributes.

- 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 commencement of construction of Phase I is anticipated during the summer of 2020 if this rezoning request is 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.***

The sellers of the land are one of the largest stakeholders with property remaining on both the north and south of this request, and they are obviously in support of this request. The other largest property owner is Arkansas State University with contiguous property on the north and east sides. ASU has been involved in multiple general meetings where the future development of this property has been discussed, and there have been no objections to date. As of the filing of this application the owners and applicants are in the process of scheduling a meeting with them to review this specific site plan and usage, and will provide documentation of that meeting during the presentation to the MAPC. At least one of the office property owners on Brown's Lane (Sunbelt Finance) has been informed of this request, and is supportive. As of the date of this application, the remaining owners have only had the certified mail notifications prepared and sent.

**(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) Prohibited Uses:  
Animal Care, Bed and Breakfast, Cemetery, Construction Sales and Service, Adult Entertainment, Funeral Home, Golf Course, Motel, Commercial Parking Lot, Pawn Shop, Recreation/Entertainment Outdoor, RV Park, School, Service Station, Billboard, Vehicle and Equipment Sales, Vehicle Repair.
- B) Privacy fencing (six foot height) to be placed where abutting existing residential lots or structures.
- C) Parking for residential portions of the development are to be fenced and gated for security.
- D) Building setbacks are to be in accordance with C-1 Zoning.
- E) Parking requirements for both the commercial and residential portions of this development are to be established by the design professionals representing the client.


**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:

  
\_\_\_\_\_  
Centerline, LLC  
George Hamman, Civil Engineering Consultant

**Applicant:**

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

The applicant is the proposed buyer of the property for which this request is being made.

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

*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.*