

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

4/17/18

Case Number:

RZ 18-09

LOCATION:

Site Address: 2010 Distributor Drive, Jonesboro, AR 72401

Side of Street: East side of Distributor Drive

Quarter: Part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 26, Township: 14 N, Range: 4 E

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: AG-1 **Proposed Zoning:** C-3, L.U.O. – Commercial Limited Use Overlay

Size of site (square feet and acres): 36,596 S.F. – 0.84 Acres
Street Frontage (feet): 208.75 feet along Distributor Drive

Existing Use of the Site: Formerly one concrete block building. The slab remains, but the roof and walls are missing.

Character and adequacy of adjoining streets: Distributor Drive is a two lane asphalt street. Distributor Drive Lane serves the area well. Minimal traffic increases are anticipated with the proposed development. The Jonesboro Master Street Plan has designated Distributor Drive as a “collector” (80’ Right-of-Way). Therefore it is presumed the City of Jonesboro anticipates heavier traffic in this location in the future, but not because of this proposed development. The proposed density of this development does not in any way threaten the road capacity.

Does public water serve the site? There is an existing 12” water line on the east side of Distributor Drive, and there is already a water meter box on site.

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 sewer line on the west side of distributor drive. However, this site already has an existing sewer service.

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

Use of adjoining properties: North: Industrial (I-1)

South: Agricultural (AG-1)

East: Agricultural (AG-1)

West: Industrial (I-2)

Physical Characteristics of the site:

The site has an old building slab, and a gravel drive. There are no large trees, and very few, if any, small trees. It is covered in grass, and there is an existing drawing pipe that served and will serve as the driveway pipe. The land generally slopes from the from north to south.

Characteristics of the neighborhood:

This parcel is bordered on the east and south sides by agricultural land. To the north is an industrial application, and to the west is Hytrol.

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 AG-1 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The owner would like to locate his HVAC business in this location. The AG-1 Classification does not list anything that seems appropriate for this type business.
- (3) **If rezoned, how would the property be developed and used?**
The owner would like to locate his HVAC business in this location. The parcel is the right size, and will accommodate a building adequate to maintain some small office space, as well as the inventory needed.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The site planning to date indicates the desire to construct one 6,000 S.F. building.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan*, as shown within the City GIS Map, indicates this area to be Industrial. Therefore, this request would seem to be nearly consistent with the *Jonesboro Land Use Plan*.

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

Development and construction provides jobs for the area, as well as future economic benefits.

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

Though the proposed building is not as large as some in the immediate area, the style and use would be similar to what would be expected in an industrial area. That makes this proposed site compatible with the uses in the area.

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

The current zoning classification (AG-1) does not appear to have a permitted use listed that fits with an HVAC business.

(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 (Increase the value of this property.)
- B) Traffic (City designated Distributor Drive as a "Collector")
- C) Drainage (Required storm water management.)
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions: The proposed use does not restrict any other existing surrounding uses.

(10) How long has the property remained vacant?

The property contained one single family home. We are uncertain of the timing of the demolition of the 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 newly developed site 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 proposed development time-frame would be in the hands of the owner, though by all indications, they intend to begin as soon as practical.

(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.*

No formal meeting has been held with the adjacent owners but that opportunity should arise in the near future.

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

This requested rezoning is intended to be a Limited Use Overlay (LUO).

Prohibited Uses:

Cemetery, Entertainment (Adult), Hotel/Motel, Nursing Home, RV Park

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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:

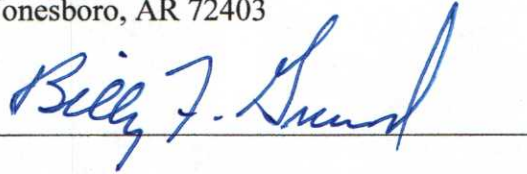
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Applicant:

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

The owner of the property is:

Mr. Bill Greenwood
PO Box 17277
Jonesboro, AR 72403



A handwritten signature in blue ink, reading "Billy J. Greenwood", is written over a horizontal line.

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

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