

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

4/7/14

Case Number:

RZ14-04

LOCATION:

Site Address: 1802 Commerce Drive

Side of Street: East side of Commerce Drive

Quarter: Southwest **Section:** 24, **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-2 **Proposed Zoning:** C-3, LUO

Size of site (square feet and acres): +/- 86,339 S.F. – 1.98 Acres

Street Frontage (feet): 350.46 feet along Commerce Drive

Existing Use of the Site: Commercial – Silver Moon Trailer Sales

Character and adequacy of adjoining streets: Commerce Drive is an existing two lane road, which currently accommodates the traffic needs of the area. It should be adequate to accommodate continued commercial uses in this area.

Does public water serve the site? There is an existing 8" water line on the west side of Commerce Drive.

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

Does public sanitary sewer serve the site?

There is an existing sewer manhole near the southwest corner of the property. To date, the building is not connected to the sanitary sewer line.

If not, how would sewer service be provided?

At a minimum, the service line would have to be connected to the building.

Use of adjoining properties:North:

Existing Agricultural Use (Zoned R-1)

South:

Existing Agricultural Use (Zoned C-3)

East:

Existing Agricultural Use (Zoned C-3)

West:

Existing Agricultural Use (Zoned AG-1)

Physical Characteristics of the site:

This site is occupied by an existing office / shop building, currently being used as “Silver Moon Trailer Sales”. It is currently served by a concrete driveway, and a gravel parking area under fence.

Characteristics of the neighborhood:

The neighborhood is comprised some sparse commercial development to the south, as well as a major water treatment plant owned and operated by City Water and Light of Jonesboro. Approximately 0.4 miles to the north is a multi-family residential development. The remainder of the surrounding land is under agricultural use. The site is bounded on the west by Commerce Drive.

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 contains the same classification as it did at the time of acquisition, R-2.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
This request is being made in order to bring the property zoning classification into conformance with the existing use. The existing facility has been operating at this address in excess of ten years.
- (3) If rezoned, how would the property be developed and used?**
The applicant does not have intentions of functioning as a developer. The parcel would continue to be used in the same manner as it is today, for an indefinite period of time.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
There are no current plans for redevelopment of the site. When and if the property is redeveloped, the proposed density would be in compliance with the current standards of the City of Jonesboro.
- (5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* (1996) call for this area to be Village Residential. However, the current zoning request would bring the classification into compliance with the existing use, as well as provide consistency with the land to the east and south. Due to the trends and existing development in the immediate area, a request of this nature emerges as being appropriate.

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

The proposed request would bring the classification into compliance with the existing use of the property, and would be consistent with the classification of the and immediately south and east of this site.

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

There are several different uses in the immediate area, including some retail commercial uses, and a major utility facility owned and operated by City Water and Light. This request is for the purpose of establishing consistency. Therefore, the requested zoning classification would be very compatible with the existing uses in this area.

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

The proposed request would bring the classification into compliance with the existing use of the property, and would be consistent with the classification of the and immediately south and east of this site.

(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.

Because this request is to bring the property into compliance with the existing use, this request 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: The proposed use does not restrict any other existing surrounding uses.

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(10) How long has the property remained vacant?

The property contains one building, currently being used as "Silver Moon Trailer Sales". The land is not vacant.

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

Because this request is to bring the property into compliance with the existing use, this request should have no detrimental impact on any of the following aspects of the immediate area.

- 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 potential buyer. There is no immediate consideration to sell the property, though sale of the property is not being eliminated as a future option.

(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 known meeting has been held with the adjacent owners. The residential development in the immediate area is primarily rentals.

(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 C-3, LUO Commercial Application. The rezoning of this property shall also adhere to the following prohibited uses: Animal Care, General; Adult Entertainment; and Off-Premises Sign.

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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. Jack Elam
Elam Enterprises, Inc.
5934 East Highland Drive
PO Box 2484
Jonesboro, AR 72402



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.*