

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 5/13/22

Case Number: RZ 22-11

LOCATION:

Site Address: 5459 East Nettleton Avenue, Jonesboro, AR 72404

Side of Street: Southwest side of East Nettleton Avenue

Quarter: Part of the Southwest Quarter of the Northeast Quarter of 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: Commercial C-3

Size of site (square feet and acres): 130,680 SF; 3.00 Acres
Street Frontage (feet): +/- 401 feet along East Nettleton Avenue

Existing Use of the Site: Currently undeveloped agricultural land

Character and adequacy of adjoining streets: East Nettleton Avenue in this area is currently a two-lane highway under the jurisdiction of ArDOT, with input from the City of Jonesboro being important in the design of any new access locations. It currently appears to accommodate the traffic needs quite well. It leads to a set of entrance and exit ramps serving I-555.

Does public water serve the site? There is an existing 8" water main on the southwest side of East Nettleton Avenue

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 along the southwest side of East Nettleton Avenue.

If not, how would sewer service be provided? Per current policies, the existing sanitary sewer line will have to be extended across the frontage of this parcel.

Use of adjoining properties: **North:** Industrial I-1 (Existing communications tower)
South: Residential R-1
East: Railroad and Industrial I-1
West: Planned Development Commercial (PD-C)
(Undeveloped)
Northwest: Planned Development Commercial (PD-C)
(Love's Truck Stop)

Physical Characteristics of the site:

The site shows no signs of any prior development other than the presence of an agricultural well. The site was clearly previously used for row crops. A local requirement will be to properly address storm water management and detention. There is very little topographic relief on this site, and it is void of any large vegetation.

Characteristics of the neighborhood:

Aside from the Love's Truck Stop, this area is surrounded by undeveloped land. There are a few commercial sites to the northwest along Parker Road, and a few smaller developed sites to the southeast along East Nettleton Avenue. The embankment for the railroad makes the land on the opposite side of East Nettleton inaccessible.

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.

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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 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 desired product does not meet the parameters of the R-1 requirements. Similarly, this area is not conducive to residential development or sales. The desired development requires a commercial classification, and C-3 fits with the intended product. Therefore, this request is being made to change the classification to be consistent with the properties to the northwest and southeast.

- (3) **If rezoned, how would the property be developed and used?**
The applicant desires to develop this site as a truck repair facility, being only one of several locations operated by this developer. The final building configuration has yet to be published until the owner received approval for the rezoning.

- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
This site is completely surrounded on all sides by the other Commercial and Industrial Classifications. The development will be consistent with the surrounding development and uses and comply with the Overlay District Regulations.

- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
Yes, this application is consistent with the *Jonesboro Land Use Plan*.

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

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the Industrial Classifications and uses. The requested classification is a consistent use and density.

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

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the Industrial classifications and uses.

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

The desired product and the *Jonesboro Land Use Plan* designation of “High Density” does not blend well with the current zoning classification of R-1. Therefore, this request is being made to change the classification to be consistent with the properties to the northwest.

(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

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(10) How long has the property remained vacant?

This property shows no signs of having ever been developed.

(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 R-1, to C-3 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 is anticipated during the summer of 2022, 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 continue to own other parcels in the immediate area. They are obviously in support of this request. As of the date of this application, the only known contact has been with Love's Truck Stop, who, as we understand, is supportive of the proposed rezoning and resulting occupant. The remaining owners have only had the certified mail notifications.

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(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.

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.

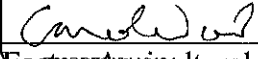
Owner of Record:

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:

DocuSigned by:

Cameron Wood
Eastern Agricultural, LLLP

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.*