

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 10-16-09  
Case Number: RZ-09-20

**LOCATION:**

**Site Address:** 3309 Parker Road

**Side of Street:** South side of Parker Road

**Quarter:** Northeast      **Section:** 33, **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-1      **Proposed Zoning:** C-3

**Size of site (square feet and acres):** 70,961 S.F.; 1.63 acres

**Street Frontage (feet):** 250' along the south side of Parker Road

**Existing Use of the Site:** Commercial - Sales location for Jim Walter Homes;  
Current Use - vacant

**Character and adequacy of adjoining streets:** Parker Road is within an AHTD right-of-way. There are no proposed street improvements. The proposed use should not impose any significant traffic demands.

**Does public water serve the site?** No

**If not, how would water service be provided?** Currently a well on site, which was used by the former occupant.

**Does public sanitary sewer serve the site?** Yes

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

JIM WALTER HOMES  
REZONING APPLICATION  
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<b>Use of adjoining properties:</b>	North:	US 63 Bypass and mini-warehouses
	South:	Agricultural use in an R-1 Classification
	East:	Agricultural use in an R-1 Classification
	Farther East:	Industrial Classifications
	West:	Agricultural use in an R-1 Classification
	Farther West:	Commercial Classifications

**Physical Characteristics of the site:**

The site is a partially vacant R-1 parcel, which, since prior to the large annexation in the last 1980's, has been used as a sales facility for Jim Water Homes. A parking lot and drive remain on the site.

**Characteristics of the neighborhood:**

All of the immediate surrounding area is classified as R-1, but is currently being used as agricultural. Farther to the west, is the vacant building formerly occupied by Jelk's Chrysler, and currently classified as C-3. Farther to the east are industrial uses and classifications.

*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 question in detail:*

- (1) **How was the property zoned when the current owner purchased it?**  
The property had no zoning classification when purchased, as it had not yet been annexed in to the City Limits of Jonesboro.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
In order for this property to be marketable for sale, a revision in the zoning classification is necessary. Being located on Parker Road, adjacent to the bypass, it is not viewed by consumers to be a viable area that can be developed as single family residential.
- (3) **If rezoned, how would the property be developed and used?**  
The current proposal for the development of the property is a climate controlled storage facility, with unit access only from the inside of the proposed buildings.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
There is currently consideration to place a maximum of four enclosed climate controlled storage buildings on the site. There would be no other development considered for this site beyond that goal.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**  
This proposed classification is consistent with the current *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. This area is designated as thoroughfare commercial. The proposed development is consistent with the existing surrounding classifications and current uses.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**  
The proposed rezoning would allow the construction of four buildings, bringing with the development, jobs to the area, and helping in a small manner, the local economy.

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

This proposed rezoning would be very compatible with the existing surrounding uses on the adjacent properties.

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

The property cannot be feasibly developed as single family residential.

(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.**

A) **Property Values:**

New construction placed on a lot that is currently vacant should have a positive impact on property values.

B) **Traffic:**

The construction of four climate controlled storage buildings should have no noticeable impact on traffic in the area.

C) **Drainage:**

When and if the proposed zoning classification is granted, the development of the property would be in compliance with the current standards and specifications at the time of development.

D) **Visual Appearance:**

The development of the site is intended to create an aesthetically pleasing visual appearance.

E) **Odor:**

The proposed use does not have any inherent odors associated with it.

F) **Noise:**

The proposed use does not have any inherent, extraordinary noise associated with it.

G) **Light:**

The proposed use does not have any inherent burdens of light associated with it.

H) **Vibration:**

The proposed use does not have any inherent vibration associated with it.

J) **Hours:**

The proposed use does not have any inherent unusual hours of operation associated with it.

**K) Restrictions:**

The selected proposed use does not restrict any existing surrounding uses.

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

The property formerly contained approximately four model homes for sales purposes. They were removed some time back.

**(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) Utilities:** In so far as possible, the existing utility connections will be utilized. There should be no significant impact on utilities.

**B) Streets:** There should be no noticeable impact on Parker Road nor any of the surrounding streets.

**C) Drainage:** Development of this site must be in compliance with the current standards being utilized as the development guidelines. Drainage considerations will necessarily include proper storm water management.

**D) Parks:** This proposed rezoning should have no impact on the City's existing parks.

**E) Open Space:** The requested classification does not provide for significant open space, as open space is not traditionally a consideration for the proposed use of climate controlled storage.

**F) Fire:** The development of the site will include new construction by current standards, providing more modern building techniques and materials. Therefore, the increased demand should be minimal.

**G) Police:** No impact on the police protection in the area is anticipated.

**H) Emergency Medical Services:**  
No impact on the emergency medical services in the area is anticipated.

**(12) If the rezoning is approved, when would development or redevelopment begin?**

It is expected that a portion of the development is proposed to begin very soon following approval of the zoning classification.

- (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.***

Based upon the current uses of the majority of the surrounding property, there are not surrounding occupants. Therefore no meeting has been held with any of the neighbors.

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

This requested zoning classification is intended to be C-3. No other restrictions are proposed for this parcel.

**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 the rezoning proposal:

The owner of the property is Jim Walter Homes. Civilogic has been granted permission to sign this application by e-mail, since the offices are located in Florida, and the time constraints would delay the application.



Jim Walter Homes, by Civilogic, by George Hamman, President

**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.*