

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

5/19/21

Case Number:

R221-09

LOCATION:

Site Address: CW Post Road, Jonesboro, AR 72401 (no address assigned, to date)

Side of Street: South side of CW Post Road

Quarter: Part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, 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:** I-2

Size of site (square feet and acres): 502,310 S.F. – 11.53 Acres

Street Frontage (feet): Approximately 400 feet along CW Post Road

Existing Use of the Site: There is no evidence this site has ever been used as anything other than agricultural.

Character and adequacy of adjoining streets: CW Post Road is currently a two-lane road which has been classified by the Master Street Plan as a Minor Arterial. The Master Street Plan will be followed for the future development if this rezoning request is granted.

Does public water serve the site? Existing 24" water, north side of CW Post Road

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

Does public sanitary sewer serve the site?

There is no existing sanitary sewer service available in the immediate vicinity.

If not, how would sewer service be provided?

This site lies within the FEMA Floodway. Therefore, no development that includes placement of a structure is allowed on this parcel. Therefore, extension of sanitary sewer is not a consideration for this parcel.

Use of adjoining properties: **North:** Agricultural (AG-1) – one home, and Agricultural
South: Industrial (I-1) – vacant / wooded
East: Residential (R-1) – vacant / agricultural
West: Residential (R-1) – vacant / agricultural

Physical Characteristics of the site:

There is little slope to the land, and it drains generally west to east. The site has been used as agricultural land.

Characteristics of the neighborhood:

This site is surrounded by sparse development of any sort. There is one residence on the north side of CW Post Road, but the vast majority of the remainder of the surrounding land is undeveloped.

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 R-1 at the time of acquisition.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The developer has engaged a geotechnical firm to evaluate the subsurface materials and has been informed that those materials are suitable for the purposes of placement of fill materials for roadways and building structures. Therefore, the owner seeks to rezone the property to a classification of I-2, in order to be allowed to excavate the materials for use on other sites under the same ownership in the near vicinity.
- (3) If rezoned, how would the property be developed and used?**
If rezoned, the applicant / owner / developer seeks to rezone the property to a classification of I-2, in order to be allowed to excavate the materials for use on other sites under the same ownership in the near vicinity.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
This site lies within the FEMA Floodway. Therefore, no development that includes placement of a structure is allowed on this parcel.
- (5) Is the proposed rezoning consistent with the Jonesboro Land Use Plan?**
The *Jonesboro Land Use Plan* indicates this area as Industrial. Therefore, the request is consistent with the *Jonesboro Land Use Plan*.

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

With the proper planning of access, this parcel could be used to provide materials need for development in the immediate area, thereby providing employment opportunities in our community during.

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

This request is completely compatible with the development in, and the character of the surrounding area. There are no building proposed, only the excavation of the existing materials.

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

Excavation of this sort is not allowed in the R-1 Classification.

(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 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

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(10) How long has the property remained vacant?

There are no indications this property has 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 from R-1 to I-2 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 current anticipated plan calls for material excavation only. The proposed excavation is proposed to begin as soon as the zoning and other applications can be properly processed, in accordance with the appropriate standards and specifications.

(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 neighborhood meeting has been organized for this request, since no buildings are proposed.

(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.

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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:

John C. Stuckey
10415 Stuckey Lane
Trumann, AR 72472



John C. Stuckey, Owner / Applicant

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

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