

January 17th, 2024

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING
PARCEL 01-144363-01100
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of C3, LLC, we are pleased to submit this rezoning request to you. The subject property is located on the south side of State Highway 463 (E. Nettleton Avenue) approximately 675 feet north of Ingles Road. The property is currently zoned R-1 with an area of 0.55 acres. We are requesting I-1 Limited Industrial District rezoning for this property. The I-1 zoning will allow warehousing and storage.

Our request is based on the need for warehousing and storage to keep up with the growing population and needed storage space in Jonesboro. The following information is being submitted in the rezoning application as required:

- The property is zoned R-1 and was at the time the owner purchased it.
- The purpose of the rezoning is to allow warehousing and storage needed for the growing population in Jonesboro.
- The property will be used for mini storage developed in compliance with the Zoning and Development regulations as a less intensive storage facility that does not create annoyance for surrounding properties.
- This property will be combined with the west abutting property (Parcel 01-144363-01200), which is already an I-1 zone. We expect 12,000 to 15,000 square feet of storage equaling approximately 80-90 storage units over the two parcels.
- The Future Land Use Plan designates this area as high intensity; therefore, our proposal is consistent with the Comprehensive Plan.
- The proposed rezoning will allow development in the area and provide more construction employment opportunities.
- The proposed rezoning is compatible with adjacent industrial and commercial uses. All adjoining properties are industrial, commercial, limited residential, and undeveloped uses.
- There are no substantial reasons why the property could not be used under its current zoning, however, the zoning requested provides the most effective use considering the

surrounding areas. There is also no access to a sewer for residential use. The property is also within a floodplain and would therefore be more costly to raise the elevation for residential development.

- The proposed rezoning will be developed with compatible materials, landscaping, and lighting for the area.
- The property has not been developed within the last 30 years.
- The project does not have an impact on the City or Emergency services. The needed water utilities and drainage will be extended to serve this area with adequate capacity, along with a frontage sidewalk to adhere to the City's ordinances.
- If approved, development would begin in Spring 2024.
- A meeting has not been held at this time, but we have informed adjacent property owners.
- This application is not for a limited use overlay.

We appreciate your consideration of our request and look forward to working with the City of Jonesboro through the Rezoning Process. Please do not hesitate to contact me if there is anything needed to assist in the review of this application.

Sincerely,

CRAFTON TULL



Jeremy Bevill, PE, CFM
Project Manager/Civil Engineer

Cc: C3, LLC.



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 5709 E. Nettleton Avenue, Jonesboro, AR 72404

Side of Street: South between Ingels Road and Parker Road

Quarter: SW Section: 36 Township: 14N Range: 04E

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 (single-family residential district) Proposed Zoning: I-1 (limited industrial district)

Size of site (square feet and acres): 0.55 Ac+/- 23975 SQ FT Street frontage (feet): 150'+/-

Existing Use of the Site: Undeveloped

Character and adequacy of adjoining streets: This is a 2-Lane asphalt highway, which is State Highway 463

Does public water serve the site? Yes 6" water main along E. Nettleton

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

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Sanitary sewer is not required.

Use of adjoining properties:

North Industrial

South Commercial; undeveloped

East Industrial

West Limited residential, undeveloped, & commercial

Physical characteristics of the site: Terrain is flat

Characteristics of the neighborhood: Industrial, limited residential, commercial, agriculture

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. 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 this application answering each of the following questions in detail:

- (1). How was the property zoned when the current owner purchased it?
Residential (R-1)
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **I-1 Zoning allows warehousing and storage**
- (3). If rezoned, how would the property be developed and used?
Mini Storage developed In compliance with the City of Jonesboro Zoning & Development regulations
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **12K-15K square feet of storage units with drive**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
This proposal is consistent with both Comprehensive & Land Use Plans, shown as High Intensity.
- (6). How would the proposed rezoning be the public interest and benefit the community?
The proposed Rezoning will allow development to provide employment opportunities and storage options.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Proposal is compatible with adjacent industrial and commercial uses.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Proposal provides most effective use considering surrounding areas, considering sewer is not available for 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. **This proposal will be developed with compatible materials, landscaping, & lighting.**
- (10). How long has the property remained vacant?
Subject tract has not been developed in the last 30 years.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
The proposed project does not have an impact on City or Emergency services.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Spring 2024
- (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 proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
A meeting has not been scheduled at this time due to the non-controversial request.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
This application 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 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:

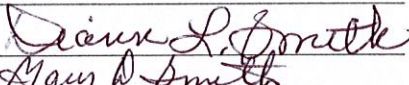
Name: Gary D. or Diann L. Smith

Address: 1305 Cherokee St.

City, State: Wynne, AR ZIP 72396

Telephone: _____

Facsimile: _____

Signature: 
Gary D. Smith

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

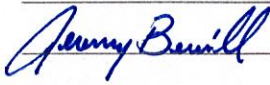
Name: Jeremy Bevill

Address: 2520 Alexander Drive, Suite C.

City, State: Jonesboro, AR ZIP 72401

Telephone: 870-203-7876

Facsimile: _____

Signature: 

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