

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 5-18-09
Case Number: R2 09-11

LOCATION:

Site Address: 4008 Southwest Drive, and adjacent vacant lot to south

Side of Street: Southeast Side of Southwest Drive

Quarter: Southeast **Section:** 35, **Township:** 14 North, **Range:** 3 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): 45,000 S.F. - 1.04 Acres (+/-)

Street Frontage (feet): 200' (+/-) along Southwest Drive

Existing Use of the Site: North parcel: Existing business (Fire Protection of AR)
South parcel: Vacant - undeveloped

Character and adequacy of adjoining streets: Southwest Drive is a five-lane U.S. Highway (49), with a center turn lane, which should easily handle any additional traffic generated by the expansion of an existing business.

Does public water serve the site? Yes.

There is an existing 12" water line on the southeast side of Southwest Drive.

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? This site will need to be served with sewer by means of a septic system. The existing sanitary sewer is currently too far from the site for it to be feasible to extend the main line.

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Use of adjoining properties:

North:	Existing Church
South:	Current Use / Vacant Lot / Commercial
East:	Residential R-1
West:	Former location of the Knights of Columbus, and temporarily used as a church.

Physical Characteristics of the site:

The site has a relatively level area, and generally sloping to the west, and south. The site contains one existing business operated by the applicant, and some relatively mature vegetation along the east side.

Characteristics of the neighborhood:

The surrounding area immediately to the east is residential in nature. On the north side of the site is an existing church. To the south is undeveloped land and more commercial uses. To the west is a site occupied by a building that could be commercial in nature. It was formerly occupied by the Knights of Columbus, and more recently was a temporary location of a church.

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 question 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?**
This area is becoming more highly developed in a commercial manner. Therefore, they have requested a Classification of C-3. The existing business there desires to expand to the south with a building to be primarily used for storage.
- (3) **If rezoned, how would the property be developed and used?**
The property will be developed as an office / storage building.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
At this time, the owners are considering a building of approximately 5,000 S.F.
- (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* call for this area to be Thoroughfare Commercial. Therefore, the requested zoning classification of C-3, is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would allow the existing business to expand, and the parcel to the south is to be developed as a more modern building than some of the other existing buildings along that area of Southwest Drive.

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

The character of the general area is presently undergoing change. The proposed rezoning would be very compatible with the existing facilities and those developments that are currently present.

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

The location and configuration of the property prevents efficient R-1 development. In addition, this parcel would be a difficult to sell to any buyers as single family tracts due to the presence of the five-lane highway along the frontage.

- (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:**

This proposed zoning classification should have no detrimental impact on surrounding property values.

B) **Traffic:**

The traffic demands for this type venture should have very little, if any impact on traffic in the area.

C) **Drainage:**

The existing drainage features of this site should accommodate the proposed use. When and if the rezoning is granted, re-development of the property would have to be in compliance with the current standards at the time of development.

D) **Visual Appearance:**

There is currently an existing building on the northern tract. The intent is to erect another building to the south for use primarily as storage space, with the potential of accommodating a few small offices. Development of the site would create an aesthetically pleasing structure.

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.

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- 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 proposed use does not restrict any existing surrounding uses.
- (10) **How long has the property remained vacant?**
One parcel has an existing building. The southern parcel is 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?**
- A) **Utilities:** There will be no impact on the existing utilities at this site.
 - B) **Streets:** There will be no significant increase of traffic in the general area.
 - C) **Drainage:** Redevelopment of the site will 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 parks.
 - E) **Open Space:** The requested C-3, Classification will be in compliance with the current standards.
 - F) **Fire:** The re-development of the site will include a more modern building, thus lowering the demands of fire protection.
 - 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.

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- (12) **If the rezoning is approved, when would development or redevelopment begin?**
Development of the southern site is anticipated to begin soon after the approval of the change in zoning classifications.
- (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.***
Contact is planned with the surrounding neighbors, though no detailed information is readily available at the time of the submittal of this application
- (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 C-3, and does not include any 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:

The owner of the property is: Fire Protection of Arkansas
4008 Southwest Drive
Jonesboro, AR 72404
C/O Mr. Rusty Bradley
(870) 932-2643

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