



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 09-16-09
Case Number: RZ-09-18

LOCATION: A part of Lot 6 of Melton Manor Addition to the City of Jonesboro
Site Address: 724 Southwest Drive.

Side of Street: NW between Culberhouse and Haywood

Quarter: _____ Section: 25 Township: 14N Range: 3E

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-2 Proposed Zoning: C-4 (LUO for Automated Carwash)

Size of site (square feet and acres): 1053.68 sq. ft. / .024 ACRES Street frontage (feet): 43.06'

Existing Use of the Site: Abandoned Booster Station for City Water & Light

Character and adequacy of adjoining streets: Southwest Drive is a major 5 lane artery

Does public water serve the site? yes

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

Does public sanitary sewer serve the site? yes

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

Use of adjoining properties:

North C-4 (LUO for Automated Carwash)

South R-1 Single Family Residential - across 5 lane SW Dr.

East R-1 First Presbyterian Church

West C-4 (LUO for Automated Carwash)

Physical characteristics of the site: Located on 5 lane Southwest Drive. Traffic count is 20,100.

Characteristics of the neighborhood: With exception of 11 houses opposite side of 5 lane Southwest Drive, all commercial use. Liberty Bank is located within 200 ft. of property and two other banks are located within 600 feet of property.

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 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 this application answering each of the following questions in detail:*

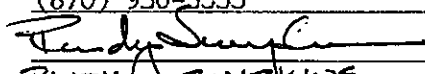
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be in the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained 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?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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.

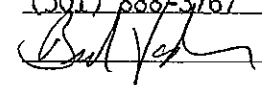
Name: City Water & Light
 Address: 400 East Monroe Avenue
 City, State: Jonesboro, AR ZIP
 Telephone: (870) 935-5581
 Facsimile: (870) 930-3333
 Signature: 
RANDY SIMPKINS

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

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Under Contract

Name: Brad Vaden
 Address: 5195 Pear Orchard Drive
 City, State: Little Rock, AR ZIP 72206
 Telephone: (501) 529-4350
 Facsimile: (501) 888-3767
 Signature: 

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Attachment for Questions 1 – 14 on second page of Application

Rezoning Information:

1. How was the property zoned when the current owner purchased it? R-2
2. What is the purpose of the proposed rezoning? Why is the rezoning necessary? The applicant desires to build a “TeamClean” express tunnel carwash similar to the one on the corner of Stadium and Nettleton Avenue. R-2 zoning does not allow for the construction of an automated carwash. The subject property completes the recent rezoning for the automated carwash project.
3. If rezoned, how would the property be developed and used? The subject property would be part of the “TeamClean” express tunnel carwash approved for development (rezoning) by the City Council on August 31, 2009.
4. What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? No buildings would be constructed on the subject property. The carwash tunnel (built on the adjacent property) would be approximately 3,700 sq. feet of enclosed space.
5. Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes. It is within the boundaries of thoroughfare commercial.
6. How would the proposed rezoning be in the public interest and benefit the community? The commercial development (subject property with the adjacent C-4 property) will provide a service to the city of Jonesboro by providing a “stay in your car” express tunnel carwash (another “TeamClean” carwash) for the southwest is zoned C-4 (LUO for an automated carwash), as well as adding additional tax revenue to the City of Jonesboro and the Jonesboro School District.
7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? The proposed rezoning is located on Southwest Drive, a major arterial thoroughfare, with retail commercial businesses within 200 yards of the property. The adjacent property to the northwest and southwest is zoned C-4 (LUO for an automated carwash) and a large church is located to the northeast.
8. Are there substantial reasons why the property cannot be used in accordance with existing zoning? There is not sufficient acreage to develop as multi-housing and the highest and best use of this property is commercial and consistent with the remainder of Southwest Drive which is overwhelmingly commercial.

9. How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, noise, light, vibration, hours of use or operation, and any restriction to the normal and customary use of the affected property? The subject property would be developed with the adjacent property as an automated carwash. The appearance of the carwash is very nice: the building consists of brick and block, high elevations, and many windows and nice landscaping. The hours of operation are 8:00 a.m. to 7:00 p.m. Mon. through Sat. (until 8:00 p.m. during daylight savings time) and it is always attended by staff when open. Given the hours of operation and the location on a busy commercial thoroughfare, there should be no adverse impact on adjacent property owners or land values.
10. How long has the property remained vacant? Currently there is an abandoned City Water & Light booster station located on the subject property.
11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? Utilities, drainage and city services are adequate for the redevelopment of this property as part of an automated carwash development.
12. If the rezoning is approved, when would development or redevelopment begin? Immediately.
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.* The owners of the adjacent property to the northwest and southwest fully support this rezoning request. Since a neighborhood meeting was conducted in connection with the C-4 rezoning of the adjacent property, no additional meetings are planned. The subject parcel will be part of the C-4 LUO development of an automated carwash development.
14. If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. Automated carwash only. There will be no self-service carwash bays.