

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 11/22/21
Case Number: R2 21-17

LOCATION:

Site Address: Address not assigned; Site positioned between 3200 and 3217 Neil Circle, Jonesboro, AR 72401

Side of Street: Southwest side of Neil Circle, with frontage along the existing cul-de-sac

Quarter: Part of the Northwest Quarter of the Northeast Quarter of Section 21, 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: Industrial I-2

Proposed Zoning: Industrial I-1

Size of site (square feet and acres): 18,604 SF; 0.43 Acres

Street Frontage (feet): +/- 85 feet along Neil Circle (in an arc with a radius of 50.00 feet)

Existing Use of the Site: Currently vacant

Character and adequacy of adjoining streets: Neil Circle is a local two-lane street currently serving seven light industrial lots, with this site being the eighth lot. It is a cul-de-sac street with existing railroad tracks both to the north and to the southwest. Due to the presence of the railroads, further lengthening of Neil Circle is not a realistic possibility. The proposed development should not create the need for any additional traffic considerations for this dead-end, cul-de-sac street.

Does public water serve the site? There is an existing 8" water main on the southwest side of Neil Circle.

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

Does public sanitary sewer serve the site? There is an existing sanitary sewer line along the northeast side of Neil Circle.

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

Use of adjoining properties: **North:** Industrial (I-2)
South: Industrial (I-2)
East: Industrial (I-1)
West: Railroad and Industrial (I-1)

Physical Characteristics of the site:

The site shows no signs of any prior development. A local requirement will be to properly address storm water management and detention. There is very little topographic relief on this site, and it is void of any large vegetation.

Characteristics of the neighborhood:

All development in the immediate area is industrial in nature. Some locations contain some office space, while others almost exclusively contain warehouse, laboratories, or light manufacturing uses. All of the properties appear to be well-maintained.

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 I-2 at the time of acquisition.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The desired product does not meet the parameters of the I-2 bulk requirements. Thought nearly one-half acre in size, the I-2 building setbacks are not a practical solution. Therefore, this request is being made to change the classification to be consistent with the properties to the northeast and southwest.

(3) If rezoned, how would the property be developed and used?

The applicant desires to develop this site as a mix of warehousing office space. The final building configuration has yet to be published until the owner received approval for the rezoning.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

This site is completely surrounded on all sides by the other Industrial Classifications. The development will be consistent with the surrounding development and uses.

(5) Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?

Yes, this application is consistent with the *Jonesboro Land Use Plan*.

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

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the Industrial Classifications and uses. The requested classification is a consistent density.

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

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is fully surrounded by the Industrial classifications and uses.

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

The platted lot does not meet the parameters of the I-2 bulk requirements. Though nearly one-half acre in size, the I-2 building setbacks are not a practical solution. Therefore, this request is being made to change the classification to be consistent with the properties to the northeast and southwest.

(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 attributes 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

(10) How long has the property remained vacant?

This property shows no signs of having 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 classification from I-2, to I-1 should have no detrimental impact on any of the following attributes.

- 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 commencement of construction of is anticipated during the spring or summer of 2022, if this rezoning request is approved.

(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.*

The sellers of the land continue to own other parcels in the immediate area. They are obviously in support of this request. Similarly, the applicants also own land in the immediate area. In fact, the applicants are the owners of five (5) of the eight (8) lots fronting on Nel Circle. As of the date of this application, the remaining owners have only had the certified mail notifications prepared and sent.

(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.

Preliminary conversations with the City of Jonesboro Planning Department have revealed that the "Overlay District" requirements will not be imposed upon this lot in consideration of three factors. First, the physical distance to the right-of-way of Red Wolf Boulevard is approximately 440 feet, well in excess of the corridor definition of 300 feet. Second, this site is situated approximately 32 feet vertically below Red Wolf Boulevard. And third, due to the vertical separation and the presence of two major railroad tracks, direct access to Red Wolf Boulevard is a physical and logistical impossibility.

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.

The owner of the property is:

Applicant:

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



Herbert and Sharon Stallings (Trust)
George Hamman, Civil Engineering Consultant

The applicant is the proposed buyer of the property for which this request is being made.

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

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