

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

2/22/21

Case Number:

2221-04

LOCATION:

Site Address: CW Post Road (Property not platted – no address assigned)
Site is approximately 1,250 feet east of Moore Road

Side of Street: South side of CW Post Road

Quarter: Part of the Northwest Quarter of the Northeast Quarter and a part of the Northeast Quarter of the Northeast Quarter 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-1

Size of site (square feet and acres): 522,720 S.F. – 12.0 Acres

Street Frontage (feet): +/- 400 feet along CW Post Road

Existing Use of the Site: Agricultural (row crops)

Character and adequacy of adjoining streets: CW Post Road is 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, and said compliance should be included in the Ordinance as a stipulation. The drawings presented reflect the required right-of-way in accordance with the current Master Street Plan.

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 sanitary sewer available near this site.

If not, how would sewer service be provided? For economic feasibility, there will be a need for a septic tank installed to serve this facility.

Use of adjoining properties: **North:** Commercial / Industrial (R-1) Craighead County Road maintenance facility

Northeast: Three single family homes within the AG-1 classification

South: All I-1, vacant and undeveloped.

East: Residential (R-1) – vacant / agricultural

West: Residential (R-1) – Two existing homes

Physical Characteristics of the site:

There is little slope to the land, and it drains generally west to east. The site has been and is currently being used as agricultural for row crops. Currently there are no structures on the site.

Characteristics of the neighborhood:

This site is surrounded by a sparse residential uses, some agricultural land, and a variety of industrial and commercial uses.

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 purpose of the rezoning is to try to accommodate the needs of the prospective tenant. A proposed site layout has been presented which will provide the tenant with a facility that will fulfill their needs, and allow for future expansion for that tenant, or other tenants as the market will dictate.

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

If rezoned, the applicant / owner / developer plans to develop the site in accordance with the standards and specifications of the I-1 Zoning Classification and the standards and specifications of the City of Jonesboro, as well as the tenant's needs. This is not intended to be an "LUO". The tenant will need both some office space as well as some warehouse space. One potential layout has been included to illustrate the potential development.

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

The potential layout has been included to illustrate the potential development.

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

The *Jonesboro Land Use Plan* indicates this area as Industrial Development, which is compliant with many of the existing uses in the general area.

(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 expand an existing commercial / industrial concern, thereby providing employment opportunities in our community during and after the development and construction.

(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.

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

The desired office and warehouse space is not permitted in the R-1 zoning 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

The prospective tenant anticipates approximately 30 to 40 passenger-size vehicles, and approximately 15 large trucks per day, which does not seem to be an adequate volume to warrant a traffic study.

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?

The property was vacant at the time of acquisition. To our knowledge, no development has taken place on this site.

(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-1 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 plan calls for development to begin as soon as plans could be prepared that are 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.*

The neighbors have been contacted via USPS. Due to current COVID-19 protocols, no meeting has been arranged, but the client's legal counsel has offered to visit in person or by phone if anyone chooses to voice their concerns.

(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.

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.

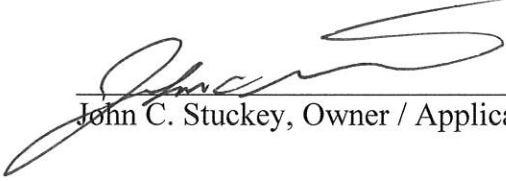
Owner of Record:

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. 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.*