



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 4.14.21
Case Number: RZ21-07

LOCATION:

Site Address: 7201 East Highland Drive

Side of Street: South between: Heath Lane And: Nestle Road

Quarter: NW Section: 30 Township: 14 North Range: 05 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 LUO

Size of site (square feet and acres): 763,735 Sq. Ft. / 17.53 Acres Street frontage (feet): 660.00'

Existing Use of the Site: Agricultural

Character and adequacy of adjoining streets: East Highland Drive / AR Hwy #18 5 - lane highway

Does public water serve the site? Yes

If not, how would water service be provided?

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? As there is no available sewer service a septic system is proposed.

Use of adjoining properties:

North East Highland Dr. Across road is an agricultural field zoned R-1 & I-2.

South Agricultural field zoned R-1.

East Single Residence & open field zoned C-3.

West Agricultural field zoned R-1.

Physical characteristics of the site: Agricultural field.

Characteristics of the neighborhood: The adjoining properties are agricultural fields and one residential home.

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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? *The property has been zoned R-1 since it was annexed into the city.*
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? *The purpose of the rezoning is to meet the needs of the prospective tenant. The rezoning is necessary to meet the Proposed Land Use Plan of the City of Jonesboro.*
- (3). If rezoned, how would the property be developed and used? *Vehicle and equipment sales.*
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? *We anticipate one building not to exceed 30,000 sq. ft.*
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? *Yes*
- (6). How would the proposed rezoning be the public interest and benefit the community? *The proposed rezoning would provide the surrounding area with necessary retail sales and services.*
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? *The proposed rezoning is compatible to the needs of the surrounding area.*
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? *The desired use of the property is not permitted within the existing zoning and the current zoning does not meet the Proposed Land Use plan of the City of Jonesboro.*
- (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. *The proposed zoning should not be detrimental to the surrounding properties in anyway.*
- (10). How long has the property remained vacant? *The property has been vacant since the at least the early 1990s. to our knowledge, no development has ever taken place 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? *The proposed zoning change should have no adverse impact on any of the above listed aspects.*
- (12). If the rezoning is approved, when would development or redevelopment begin? *Within a few months, depending on approval of the required applications and plans.*
- (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.* *Do to COVID-19 protocols at this time there has been no public meetings. All adjoining property owners within the required radius have been contacted via USPS.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. *This limited use overlay (LUO) C-3 rezoning request allows the following uses:*
 - *Bank or Financial Institution*
 - *Office, general*
 - *Retail / Service*
 - *Vehicle and equipment sales*

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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: Denise Heath – Owner of Record
Address: 2206 Heath Lane
City, State: Jonesboro, Arkansas ZIP 72401
Telephone: 870-930-0184
Facsimile: N/A
Signature: Denise Heath

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:

Name: Jeremy Baltz – Potential purchaser of the subject property.
Address: 828 US Highway 67
City, State: Pocahontas, Arkansas ZIP 72455
Telephone: 870-892-4592
Facsimile: N/A
Signature: Jeremy Baltz

Applicant:

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

Name: Joshua Neely – Professional Land Surveyor.
Address: 311 S. Church, Ste. H
City, State: Jonesboro, Arkansas ZIP 72401
Telephone: 870-203-9940
Facsimile: N/A
Signature: Josh Neely

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