



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received:

2/7/18

Case Number:

R218-01

## LOCATION:

Site Address: 5712 CW POST ROAD

Side of Street: between COMMERCE DRIVE and I-555

Quarter: SE Section: 26 Township: 14 NORTH Range: 04 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 & I-1 Proposed Zoning: C-3

Size of site (square feet and acres): 61.47 ACRES± Street frontage (feet): 3020±

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.

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 ZONED I-1 – INDUSTRIAL

South ZONED C-3 – COMMERCIAL

East ZONED I-2 – INDUSTRIAL

West ZONED I-1 – INDUSTRIAL

Physical characteristics of the site: SUBJECT PROPERTY IS CURRENTLY VACANT.

Characteristics of the neighborhood: NEIGHBORHOOD IS CURRENTLY A COMBINATION OF COMMERCIAL AND INDUSTRIAL 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 17<sup>th</sup> 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? R-1 & I-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? BEST USE OF PROPERTY WITH PONTENTIAL FOR DEVELOPMENT.
- (3). If rezoned, how would the property be developed and used? WITHIN THE RESTRICTIONS OF THE PROPOSED ZONING.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? N/A
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? YES, AREA IS RECOMMENDED AS A COMMERCIAL AND HEAVY INDUSTRIAL GROWTH SECTOR.
- (6). How would the proposed rezoning be the public interest and benefit the community? BY PROVIDING THE OPPORTUNITY TO INCREASE THE NEEDS OF THE AREA.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE AREA.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? THE AREA IS RECOMMENDED AS A COMMERCIAL AND HEAVEY INDUSTRIAL GROWTH SECTOR.
- (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. POSITIVE IMPACT.
- (10). How long has the property remained vacant? UNSURE
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? N/A
- (12). If the rezoning is approved, when would development or redevelopment begin? NOT DETERMINED AT THIS TIME.
- (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 PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF THE AREA AND THE REZONING IS TO MEET THE NEED OF THE SURROUNDING AREA.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. ALL ALLOWED PER C-3 ZONING WITH THE EXCLUSION OF: ENTERTAINMENT, ADULT. ALL USES SUBJECT TO MAPC APPLICATION / APPROVAL.

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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: TRIPATPAL CHEEMA  
Address: 3910 S. Calaway Rd  
City, State: Sonoma CA ZIP 94901  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Signature: Tripatpal Cheema

**Applicant:**

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

\_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Signature: \_\_\_\_\_

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

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