



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 6.19.18
Case Number: RZ18-15

LOCATION:

Site Address: 2603 Moore Road + 2601 Moore Rd

Side of Street: W between Highland and CW Post

Quarter: SW 1/4 Section: 25 Township: 14 N Range: 4E

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: AG - 1 Proposed Zoning: I - 1

Size of site (square feet and acres): 38.27 acres + 1.62 acres = 39.89 Street frontage (feet): 985

Existing Use of the Site: Agricultural crop

Character and adequacy of adjoining streets: Moore Road is a 2 lane asphalt pavement road.

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Agricultural & Residential

South Industrial

East Agricultural

West Industrial

Physical characteristics of the site: Flat terrain, rail spur along south side.

Characteristics of the neighborhood: Majority is industrial or agricultural, one residential house.

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 18 days prior to the next MAPC meeting. 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? AG-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? Create a manufacturing facility. Not allowed in AG-1.
- (3). If rezoned, how would the property be developed and used? Industrial manufacturing.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? CONSTRUCT 100,000 SQ. FT. INDUSTRIAL BUILDING
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? Yes, Industrial Growth Sector.
- (6). How would the proposed rezoning be the public interest and benefit the community? PROVIDE ADDITIONAL JOBS
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Similar use as south & west.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? INDUSTRIAL NOT ALLOWED
- (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. NO ADVERSE AFFECTS KNOWN
- (10). How long has the property remained vacant? UNKNOWN
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? NONE WE ARE AWARE OF
- (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.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N.A.

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.

~~Applicant~~

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

Name: James Best
 Address: 3503 Big Creek Ave
 City, State: Jonesboro, AR ZIP 72404
 Telephone: 870-930-4938
 Facsimile: 870-933-8532
 Signature: James Best

Name: William L. Courtney
 Address: 2601 Moore Rd
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-761-5475
 Facsimile: _____
 Signature: William L. Courtney

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 Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.