



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 7.12.18
Case Number: 27-18-18

LOCATION:

Site Address: **5205 INGELS ROAD**

Side of Street: **South** between **COMMERCE DRIVE** and **INDUSTRIAL DRIVE**

Quarter: **NE** Section: **02** Township: **13 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** Proposed Zoning: **I-2**

Size of site (square feet and acres): **30.12 ACRES±** Street frontage (feet): **684 ±**

Existing Use of the Site: **EXISTING WASTE WATER TREATMENT PLANT**

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 R-1 – AGRICULTURAL**

South **ZONED R-1 – AGRICULTURAL**

East **ZONED R-1 – AGRICULTURAL**

West **ZONED R-1 – AGRICULTURAL**

Physical characteristics of the site: **SUBJECT PROPERTY IS CURRENTLY A WASTE WATER TREATMENT PLANT.**

Characteristics of the neighborhood: **NEIGHBORHOOD IS CURRENTLY UNDEVELOPED FARM LAND.**

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 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 this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? WASTE WATER TREATMENT PLANT CURRENTLY SITS ON PROPERTY. ZONING NEEDS TO BE CHANGED TO BE COMPATIBLE WITH CURRENT USE.
- (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.
- (6). How would the proposed rezoning be the public interest and benefit the community? BY PROVIDING THE CORRECT ZONING FOR THE CURRENT USE OF THE PROPERTY.
- (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 PROPERTY IS CURRENTLY ZONED R-1. IT IS BEING USED AS A WASTE WATER TREATMENT PLANT.
- (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? PROPERTY HAS BEEN A WASTE WATER TREATMENT PLANT FOR OVER 20 YEARS.
- (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 THE CURRENT USE OF THE PROPERTY AND THE REZONING IS TO MEET THE NEED OF THE SURROUNDING AREA. NO MEETING HAS BEEN HELD. OWNER OF SUBJECT PROPERTY ALSO OWNS ALL ADJOINING PROPERTY.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

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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: City Water & Light by Keenan
Address: P.O. Box 1289, 420 E. Main St
City, State: Jonesboro AR ZIP 72403
Telephone: 870-935-5581
Facsimile: 870-930-3333
Signature: [Signature]

Applicant:

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

Land Surveyor
Name: JASON BEARD
Address: 311 S. Church Suite H
City, State: Jonesboro AR ZIP 72401
Telephone: 870-203-9940
Facsimile: _____
Signature: [Signature]

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

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Planning Charge Sheet

Residential Approvals – Planning Review (select all that apply) 01-0731:

- | | | |
|---|--|--|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Multiple Family Dwelling | <input type="checkbox"/> Detached/Accessory Bldg |
| <input type="checkbox"/> Single Family Additions | <input type="checkbox"/> Single Family Alterations | <input type="checkbox"/> Swimming Pools |
| <input type="checkbox"/> Walls, Fences, Decks Etc | <input type="checkbox"/> Multi Family Additions | <input type="checkbox"/> Multi Family Accessory Bldg |

Commercial Approvals – Planning Review (select all that apply) 01-0732:

- | | | |
|--|---|--|
| <input type="checkbox"/> Building _____ Sqft. | <input type="checkbox"/> Interior Alterations/Repairs | <input type="checkbox"/> Awnings/Canopies |
| <input type="checkbox"/> Accessory Bldgs, etc. | <input type="checkbox"/> Parking Lots | <input type="checkbox"/> Landfill and Extraction |
| <input type="checkbox"/> Gravel Mining | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Storage Tanks |
| <input type="checkbox"/> Temp Tents, Trailers & Structures | | |

Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- Single Family Districts _____ Acres
- Multi Family Districts _____ Acres

Non-Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- Zoning Map Amendments 30.12 Acres $\times 100 = 3012.00$
500.00 Base fee

Special District Applications 01-0516:

- Village Residential Overlay
- Planned Development District _____ phase (preliminary, final, modification)
- JMA-O, Jonesboro Municipal Overlay District \$3512.00

Board of Zoning Appeals Fee 01-0516:

- Residential Commercial Conditional Use Compatible Non-Conforming Use

Subdivision Planning Fees 01-0733:

- Minor Plats & Replats Reviews MAPC Approval: _____ Lots _____ Acres

On/Off-Premise Signage Permits – Planning Review 01-0734:

- | | | |
|--|---|--|
| <input type="checkbox"/> Billboards | <input type="checkbox"/> High Rise Interstate _____ faces | <input type="checkbox"/> Bulletin Board _____ Sqft |
| <input type="checkbox"/> Construction Sign | <input type="checkbox"/> Ground Sign _____ Sqft | <input type="checkbox"/> Wall & Awning _____ Sqft |
| <input type="checkbox"/> Directional Sign _____ Sqft | <input type="checkbox"/> Pole Sign _____ Sqft | <input type="checkbox"/> Marquee Sign _____ Sqft |
| <input type="checkbox"/> Promo Event | <input type="checkbox"/> Special Event Sign | <input type="checkbox"/> Grand Opening Sign |
| <input type="checkbox"/> Corner or Interior Parcel Sign _____ Sqft Faces _____ | | |

Zoning Sign Deposit 01-0155: 3 Number of Signs $\times 200 = 600.00$

Mapping and Duplicating Services Per Page 01-0735:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> 8 1/2" x 11" BW Copies | <input type="checkbox"/> 8 1/2" x 11" Color Map | <input type="checkbox"/> Over Size Page | <input type="checkbox"/> Zoning Resolution |
| <input type="checkbox"/> Zoning Map 36"x50" | <input type="checkbox"/> Land Use (36"x44") | <input type="checkbox"/> 11"x17" Map | |
| <input type="checkbox"/> Property Owner Search/Plat Map | | <input type="checkbox"/> Zoning Certification Letter | |

Third Submittal Reviews:

- Multi-Family Dwelling Review 01-0731
- Commercial / Industrial Review 01-0732

Description: Rezoning Total Amount Due: 4112.00

Site: Address: 5205 Ingels Rd Tracking No.: RZ 18-18

CWL
Customer

JM
City Official

7.2.18
Date