



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 3/12/19 Date Received: 2/4/19
Meeting Deadline: 2/18/19 Case Number: R219-02

LOCATION:

Site Address: 901 Willet Road

Side of Street: West between Easton Ave. and Judge Bearden Ave.

Quarter: SE Section: 11 Township: 14N Range: 3E

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): 1,961,942 s.f.
45.04 acres Street frontage (feet): Willet Rd. = 1,250'

Existing Use of the Site: Craighead County Detention Center and pasture land.

Character and adequacy of adjoining streets: 2-Lane Asphalt

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 CWL Wastewater Treatment Plant

South Agriculture

East Agriculture

West Agriculture

Physical characteristics of the site: Detention facility and gently sloping pasture land.

Characteristics of the neighborhood: Gently sloping to flat rural agricultural land.

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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? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To permit a new land use for a government service.
- (3). If rezoned, how would the property be developed and used? An existing Craighead County Detention Center, existing pasture, and a new Crisis Stabilization Unit facility.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 5,000 square feet of institutional use.
- (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? This facility will evaluate the mental and physical health of non-criminal out-patients then seek community-based treatment.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? The rezoning would be consistent with the current land use for the property.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? The current zoning does not permit the intended land use.
- (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 rezoning will not adversely affect any of the above.
- (10). How long has the property remained vacant? N/A
- (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 similar impact as compared to the current development.
- (12). If the rezoning is approved, when would development or redevelopment begin? Six weeks.
- (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.* A meeting was not scheduled due to a lack of anticipated opposition from the neighbors.
- (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.

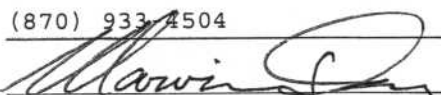
Name: Marvin Day
Craighead County Judge

Address: 511 Union Street, Suite 119

City, State: Jonesboro, AR ZIP 72401

Telephone: (870) 933-4500

Facsimile: (870) 933-4504

Signature: 

Applicant:

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

Name: John Easley
Associated Engineering, LLC

Address: 103 South Church Street

City, State: Jonesboro, AR ZIP 72403

Telephone: (870) 932-3594

Facsimile: (870) 935-1263

Signature: _____

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

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