



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 5/14/19 Date Received: 4/15/19
Meeting Deadline: 4/17/19 Case Number: RZ 19-06

LOCATION:

Site Address: 5917 E. JOHNSON AVE

Side of Street: _____ between _____ and _____

Quarter: _____ Section: _____ Township: _____ Range: _____

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: I-1 Proposed Zoning: C-3
INDUSTRIAL COMMERCIAL

Size of site (square feet and acres): 5.93 ACRES 5.99 ACRES Street frontage (feet): 420.01'

Existing Use of the Site: FOR SALE

Character and adequacy of adjoining streets: 4 LANE HWY 49 FRONTAGE

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 Church

South VACANT WOODS

East VACANT WOODS

West COMMERCIAL VACANT

Physical characteristics of the site: 12,000 Sq Ft Building

Characteristics of the neighborhood: Mixed, Commercial + Residential

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 submission of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and satisfactory before it will be placed on the M.A.P.C. agenda.

RESPONDING TO COMMENTS:

Use appropriate language to respond to the comments and questions. Please refer to the attachments and the application number and date of the following questions in detail:

- 12. How will the property owner with the current zoning participate?
- 13. What is the business of the proposed rezoning? What is the business, success, etc.?
- 14. If rezoned, how would the property be developed and used?
- 15. What would an industrial site be used for? (e.g. warehousing, retail, service, etc.)
- 16. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the County Land Use Plan?
- 17. How would the proposed rezoning affect the public health and safety of the community?
- 18. How would the proposed rezoning be compatible with the existing, used, and planned uses of the surrounding area?
- 19. Are there any other issues which the property owner has in mind in connection with rezoning? (e.g. traffic, etc.)
- 20. How would the proposed rezoning affect nearby property in zoning respects to property value, traffic, etc. (e.g. school, etc.)? (e.g. traffic, etc.)
- 21. How many lots are the property rezoning request?
- 22. What kind of use will the proposed rezoning and resulting streets, etc. have on utilities, water, drainage, parks, open space, etc. public, and other property related concerns?
- 23. What rezoning is appropriate to use on the property? (e.g. residential, etc.)
- 24. How do neighbors feel about the proposed rezoning? Please attach a statement of the neighborhood meeting held on the proposed rezoning or letters from individuals concerned. If the proposed rezoning has not been held yet, please attach a statement of the neighborhood meeting or letters from individuals concerned. If the proposed rezoning has not been held yet, please attach a statement of the neighborhood meeting or letters from individuals concerned.
- 25. Other legal issues to be considered? (e.g. zoning, etc.)

OWNER/DEVELOPER INFORMATION:

Provide a full and complete address, and all the business phone or telephone and fax numbers of the owner of the property rezoning is to be used for the rezoning request.

Owner of Property:

Identify that I am the owner of the property and in the interest of the rezoning application and that I represent all owners, including spouses, of the property to be rezoned. (Check either box as appropriate for the particular zoning and project type.)

Applicant:

If you are not the owner of the property, please attach the name of the applicant for the rezoning project.

Steve Sukup

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[Signature]

MANAGER

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