



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 6/11/19 Date Received: 5/17/19
Meeting Deadline: 5/17/19 Case Number: R219-09

LOCATION:

Site Address: 5307 E. Highland Drive
Side of Street: S between Distributor and Commerce
Quarter: NW of NE Section: 26 Township: 14 N Range: 4 E

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): 563,457 ft² 12.9 acres Street frontage (feet): _____

Existing Use of the Site: Single family residential house & agriculture

Character and adequacy of adjoining streets: Asphalt - 5 lane state highway

Does public water serve the site? Yes Water main is along front property line.

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Sewer main is on opposite side of Highland Drive

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Industrial & agriculture

South Industrial

East Single family residence & industrial facility

West Agriculture

Physical characteristics of the site: Flat terrain, open, previously agriculture field.

Characteristics of the neighborhood: industrial

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 on the public meeting schedule. 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? Commercial development for storage units and service station.
- (3). If rezoned, how would the property be developed and used? Service station & storage buildings.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 250 storage units.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes. Land use plan has this area as Industrial Growth Sector.
- (6). How would the proposed rezoning be the public interest and benefit the community? The proposed rezoning is the highest and best use of the land, which is not suitable for agriculture, and would serve existing needs.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The surrounding area is highly industrialized and the proposed rezoning is entirely consistent with its surroundings.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Given the adjacent properties and uses, it is not feasible to use the existing property for agriculture.
- (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. There would be no adverse affect on nearby property value, traffic, drainage or any other aspect.
- (10). How long has the property remained vacant? Indefinite as far as the applicant's knowledge and belief.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The proposed rezoning would not place undue additional burden on utilities, streets, drainage, and city services.
- (12). If the rezoning is approved, when would development or redevelopment begin? Estimated Fall 2019
- (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. No meeting was held due to the industrial/commercial nature of the surrounding property.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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: SAI Real Estate LLC

Address: 3320 Flemon Road

City, State: Jonesboro, AR ZIP 72404

Telephone: 870 206 3201

Facsimile: _____

Signature: *Rajeev Kumar*

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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