



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: _____

Case Number: _____

LOCATION:

Site Address: US 63 Exit 40 @ Hwy 463

Side of Street: West between W Parker Rd and Ingels Rd

Quarter: SE 1/4 of NW 1/4 Section: 35 Township: 14 North Range: 4 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: PDC

Size of site (square feet and acres): (2,038,172±SF) 46.79±Acres Street frontage (feet): 910±

Existing Use of the Site: Agricultural

Character and adequacy of adjoining streets: Hwy 463 - 3 in asphalt w/ shoulders & median; Parker - 2 in asphalt

Does public water serve the site? No

If not, how would water service be provided? Extend 6" main along Hwy 463 to site

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Private lift station under creek to gravity into existing manhole

Use of adjoining properties:

North Parker Rd, US 63, Hwy 463/Nettleton Ave

South R-1 - Agricultural land

East I-1 - Propane tank distribution; R-1 - Agricultural land

West I-1 - Manufacturing/Service Industry; C-3 - vacant; R-1 - vacant

Physical characteristics of the site: Agricultural land, 2 barns onsite, majority of property in floodway along creek

Characteristics of the neighborhood: Rural, agricultural land with manufacturing and distribution in the area

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 MAFC 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?
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3) If rezoned, how would the property be developed and used?
- (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) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6) How would the proposed rezoning be the public interest and benefit the community?
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8) Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10) How long has the property remained vacant?
- (11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12) If the rezoning is approved, when would development or redevelopment begin?
- (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.

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: Charles Davis
Address: P.O. Box 2423
City, State: Jonesboro, Arkansas ZIP 72402
Telephone: 870 336 8000
Facsimile: 870 279 8919
X Signature: Charly Davis

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

Applicant:

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

Love's Travel Stops & Country Stores, Inc - Buyer
Name: Rick Shuffield
Address: P.O. Box 26210
City, State: Oklahoma City, OK ZIP 73126
Telephone: 405 749 1744
Facsimile: 405 749 9122
Signature: Rick Shuffield

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