



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: Sept. 9, 2015
Case Number: RZ15- 15

LOCATION:

Site Address: 2401 Dan Ave

Side of Street: South between Lacy Dr. and Best Industrial Dr.

Quarter: Northwest Quarter Section: 14 N Township: 14 N Range: 3 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: R-1 Single Family Proposed Zoning: I-1 Industrial District

Size of site (square feet and acres): 25.20 Acres +/- COJ Property Street frontage (feet): 206.1 ft. along Dan Ave. (COJ)
42.25 Acres +/- CWL Property 1817 along Dan Ave. (CWL).

Existing Use of the Site: Vacant Land

Character and adequacy of adjoining streets: Primarily flat acreage along Dan Ave. which is adequately maintain by State Hwy. Dept.

Does public water serve the site? Yes 16" Water Main on Dan Ave.

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? 18" Sewer Main to the East/Southwester Power Station at 3,000 ft.

If not, how would sewer service be provided? _____

Use of adjoining properties:

North	R-1 Vacant residential/agricultural land/crop pasture
South	R-1 Vacant residential/agricultural land/crop pasture
East	R-1 Vacant Residential/I-1 Industrial Vacant Land/Pallet Company
West	I-1 LUO, City Public Works Service Facility/ Jets Facility

Physical characteristics of the site: Primarily flat acreage along Dan Ave.

Characteristics of the neighborhood: Vacant residential/agricultural land/crop pasture, flood plain/floodway properties. And Light Industrial/ City Services.

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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 Single Family
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
Land not suitable for residential purposes.
- (3). If rezoned, how would the property be developed and used?
Land not suitable for residential purposes, better served as commercial/industrial.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **Outdoor industrial and light manufacturing**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes, Area is recommended as Industrial Growth Sector
- (6). How would the proposed rezoning be in the public interest and benefit the community?
Expansion of City Service area and other service industrial uses.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Uses will be consistent with the character of this area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Not conducive to residential living.
- (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.
Potential for noise pollution; however controls can be utilize such as sound barriers/berms. Property is adjacent to a rail line.
- (10). How long has the property remained vacant?
Always
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **Positive impact on police services. Regulatory controls are in place for Flood management.**
- (12). If the rezoning is approved, when would development or redevelopment begin?
As soon as proper agency permit approvals can be obtained.
- (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.*
Possible usage has been publicized in the local media.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
Yes. Uses permitted as of right under the Industrial District or Conditional Use process, subject to MAPC approval of Site Plans.

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.

Applicant/Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application or that I represent all owners 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/Owner of Record:

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

Name: **Mayor Harold Perrin/ City of Jonesboro**

Address: **300 S. Church St.**

City, State: **Jonesboro, AR** ZIP **72401**

Telephone: **(870) 932-1052**

Email: **hperrin@jonesboro.org**

Signature: _____


Name: **City Water & Light / Kevan Inboden**

Address: **400 E. Monre Ave.**

City, State: **Jonesboro , AR** ZIP **72401**

Telephone: **870-935-5581**

Email: **kinboden@jonesborocwl.org**

Signature: 

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

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