



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

### LOCATION:

Site Address: Nestle Road & Deer Lake

Side of Street: EAST between Nestle Road and Deer Lake

Quarter: South half Section: 33 Township: 14 North Range: 05 EAST  
+ Southwest Qtr / SW Qtr 33 14 North 05 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: I-2

Size of site (square feet and acres): 237.74 acres Street frontage (feet): approx 1,050 ft.  
1.035596 e+7 sq. ft.

Existing Use of the Site: Agriculture

Character and adequacy of adjoining streets: Nestle Road borders on west → 2-lane paved

Does public water serve the site? NO

If not, how would water service be provided? By expanding Industrial water access

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? By expanding Industrial waste water access

Use of adjoining properties:

North I-2

South I-2

East ~~R-1~~ R-1 (vacant agriculture)

West R-1 (vacant agriculture)

Physical characteristics of the site: Flat; Agriculture; drainage system bisecting

Characteristics of the neighborhood: None; adjacent to Craighead Tech Park

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?
- (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.

**Applicant:**

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

Name: Jonesboro Econ. Dev. Corp.  
 Address: PO. Box 789  
 City, State: Jonesboro, AR ZIP 72403  
 Telephone: 870-336-9080  
 Facsimile: 870-932-5762  
 Signature: [Signature]

Name: SAME  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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

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 Application

City of Jonesboro

### Rezoning Information:

- (1) R-1
- (2) This land was purchased by Jonesboro Economic Development Corporation to support future industrial development as an expansion of the Craighead Technology Park. Currently, the subject property is zoned R-1 and creates a competitive barrier for a prospective company as site selection searches are conducted. It's our intention to complete this rezoning to eliminate a challenge to our ability to land future jobs and investment in Jonesboro.
- (3) This property would provide an expansion of the world-class industrial sites located inside the Craighead Technology Park.
- (4) The property could accommodate a single or number of industrial clients depending on needs.
- (5) Yes
- (6) By providing a large I-2 tract, Jonesboro would be able to compete for mid-to-large size industrial projects we can not currently submit for. This creates the opportunity for Jonesboro to attract investment potentially in excess of what has been established over the last 30 years.
- (7) The property is largely surrounded by I-2 zoning currently.
- (8) The R-1 designation presents a speed to market challenge for a prospective industry that we intend to alleviate by having this property rezoned to I-2.
- (9) The majority of neighboring property is I-2 property. The small portion of R-1 that exists nearby would likely increase in value as more industrial use takes place in the area. There are not any expected negative impacts of appearance, odor, noise, light, vibration, or hours of operation due to the naturally buffered location from other residential areas.
- (10) The property has been historically utilized as agriculture.
- (11) Once the site is occupied, the future industrial tenant would provide additional requirements on utilities, streets, drainage, fire, police, and emergency medical services.
- (12) If rezoned, this site would become more competitive, thereby increasing our chance to locate a future industrial tenant or tenants.
- (13) The neighboring property is largely I-2. The remaining R-1 is already adjoined by I-2 and industrial activity. The remaining R-1 property owner has not been consulted.