



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 6/16/17
Case Number: RZ 14-09

LOCATION:

Site Address: 2304 Moore Rd, Jonesboro, AR

Side of Street: _____ between _____ and N/A

Quarter: NE 1/4 Section: 25 Township: 14N Range: R4E

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: Aq-1 Proposed Zoning: I-2

Size of site (square feet and acres): 9.1 AC, 396396 Street frontage (feet): 171.8

Existing Use of the Site: Raw Land

Character and adequacy of adjoining streets: ASPHALT - Moore Rd

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? SEPTIC SYSTEM

Use of adjoining properties:

North VACANT - I-1

South NETTLETON CONCRETE - I-2

East Aq-1

West Aq-1 - Residence

Physical characteristics of the site: Level - in flood zone

Characteristics of the neighborhood: COMMERCIAL - INDUSTRIAL -

I-1 - I-2 - C-3 - Aq-1

Jonesboro Industrial Complex

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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?
- (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: Sandra Fowler, et al
 Address: 3422 Windover Gardens Circle
 City, State: Jonesboro, Ark ZIP 72401
 Telephone: (870-243-4498) (870-243-3665)
 Facsimile: 870-9
 Signature: *Sandra D. Fowler*

Applicant:

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

REAL ESTATE BROKER
ABC Brokers, LLC
 Name: J. MUEL SMITH
 Address: 3712 E. HIGHLAND DR
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870 761 5222
 Facsimile: _____
 Signature: *[Signature]*

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

Steve Moore

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- 1 . AG-1 current owners received land by inheritance.
- 2 . From Ag-1 to 1-2 for future expansion of Nettleton Concrete inc.
- 3 . Expansion of Nettleton Concrete Inc. which is zoned 1-2. See enclosed color area photograph
- 4 . Unknown at this time but would be compatible with buyers current operation.
- 5 . Yes
- 6 . Future development of Johesboro's Industrial Complex.
- 7 . See color aerial photograph: Buyer's property joins the site in question on the South side, zoned I-2. All adjoining property of the North side of site in question is zoned I-1. Property on the west side across Moore Road 2300 Moore Rd, is zoned Ag-1 & C-3. Property adjoining East side end is zoned Ag-1. The corner lot owned by Steve Moore, 2300 Moore Rd. is not part of this rezoning application. Enclosed is a letter stating he is not opposed to this application. I offered to include his property in this application with no cost to him but he refused at this time.
- 8 . Yes
- 9 . It will increase the value of nearby property. All the other issues in this question are addressed at the site.
- 10 . Since June of 2012
- 11 . None
- 12 . Unknown at this time.
- 13 . He has an application to rezone his property as well. Enclosed are statements from owners of adjoining / Nearby property not opposing this application.

Steve Moore, 2301 Moore rd, adjoining

Bill Greenwood, 2300 Moore Rd, nearby he has application to Re-Zone his property.
- 14 . N/A