

RZ 16-09

Rezoning Application

Step 1

Date Received: *Field not completed.*

LOCATION:

Case Number: *Field not completed.*

Site Address: 6106 Southwest Drive, Jonesboro, Arkansas

Side of Street: South

Between: Wimpy Lane

and: Hendrix Road

Quarter: NW/SW

Section: 10

Township: 13N

Range: 3E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat

SITE INFORMATION

HRS-1"

Existing Zoning R-1 Single-Family Residential District

Proposed Zoning I-1 Industrial District

Size of site (square feet and acres): 13.27

Street frontage (feet): 248

School Board Notification. *Field not completed.*

Existing or Previous Use of the Site: Quinn Aviation, Inc., crop-dusting, chemical application, agricultural (crops)

Character and adequacy of adjoining streets: Hwy 49

Does public water serve the site? YES

10-10-59



10

If not, how would water service be provided? N/A

Use of adjoining properties:

Example: "Vacant C-3 Commercial"; "R-1 Single Family Residential Home"; "Agricultural Crop", etc.

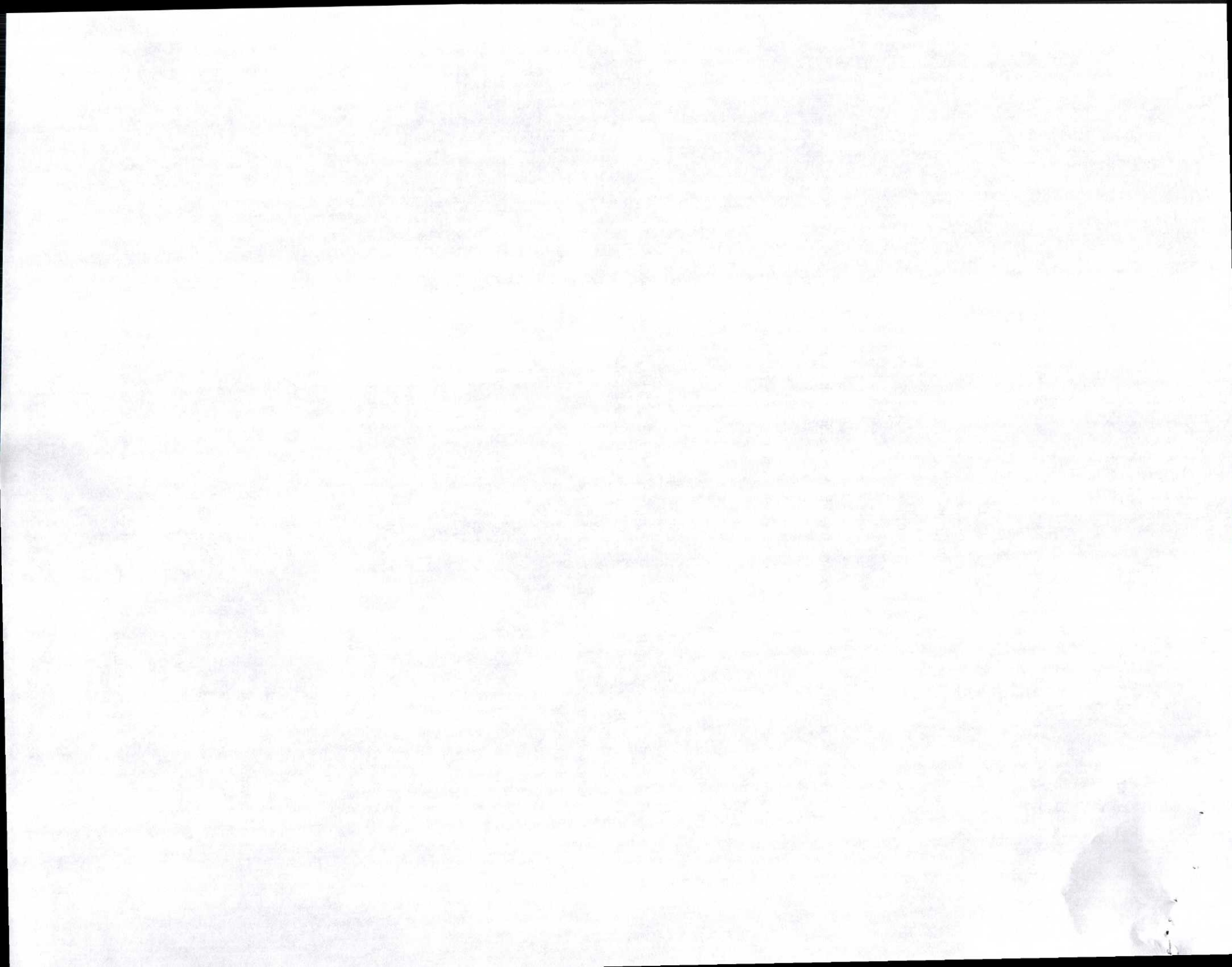
North:	I-1, C-3
South:	N/A (in County)
East:	N/A (in County)
West:	N/A (in County)
Physical characteristics of the site:	Airstrip used in conjunction with contiguous lot already zoned I-1
Characteristics of the neighborhood:	Quinn Aviation property to the North

Step 2

REZONING INFORMATION

The applicant is responsible for explaining and justifying the proposed rezoning. Please carefully answer each of the following questions in detail:

- | | |
|---|--|
| (1). How was the property zoned when the current owner purchased it? | In Craighead County. |
| (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? | This parcel was part of a larger annexation in 2008. The purpose of the annexation was to develop residential property to the South, which would have resulted in relocation of the airstrip. Residential development has not occurred and the proper zoning for the airstrip is I-1C. |
| (3). If rezoned, how would the property be developed and used? | It will continue being used as an airstrip. |
| (4). What would be the density or intensity of development (e.g. number and type of residential units; square footage of commercial, institutional, or industrial buildings)? | No plans to develop at this time. |
| (5). Is the proposed rezoning | Yes, in that it is a part of that area zoned I-1 in the Highway 49 |



consistent with the corridor.
Jonesboro Comprehensive
Plan and the Future Land
Use Plan?

(6). How would the proposed rezoning be the public interest and benefit the community? It would allow a long-time Jonesboro business to continue.

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? There is commercial and industrial property bordering Highway 49 all the way to 63 bypass.

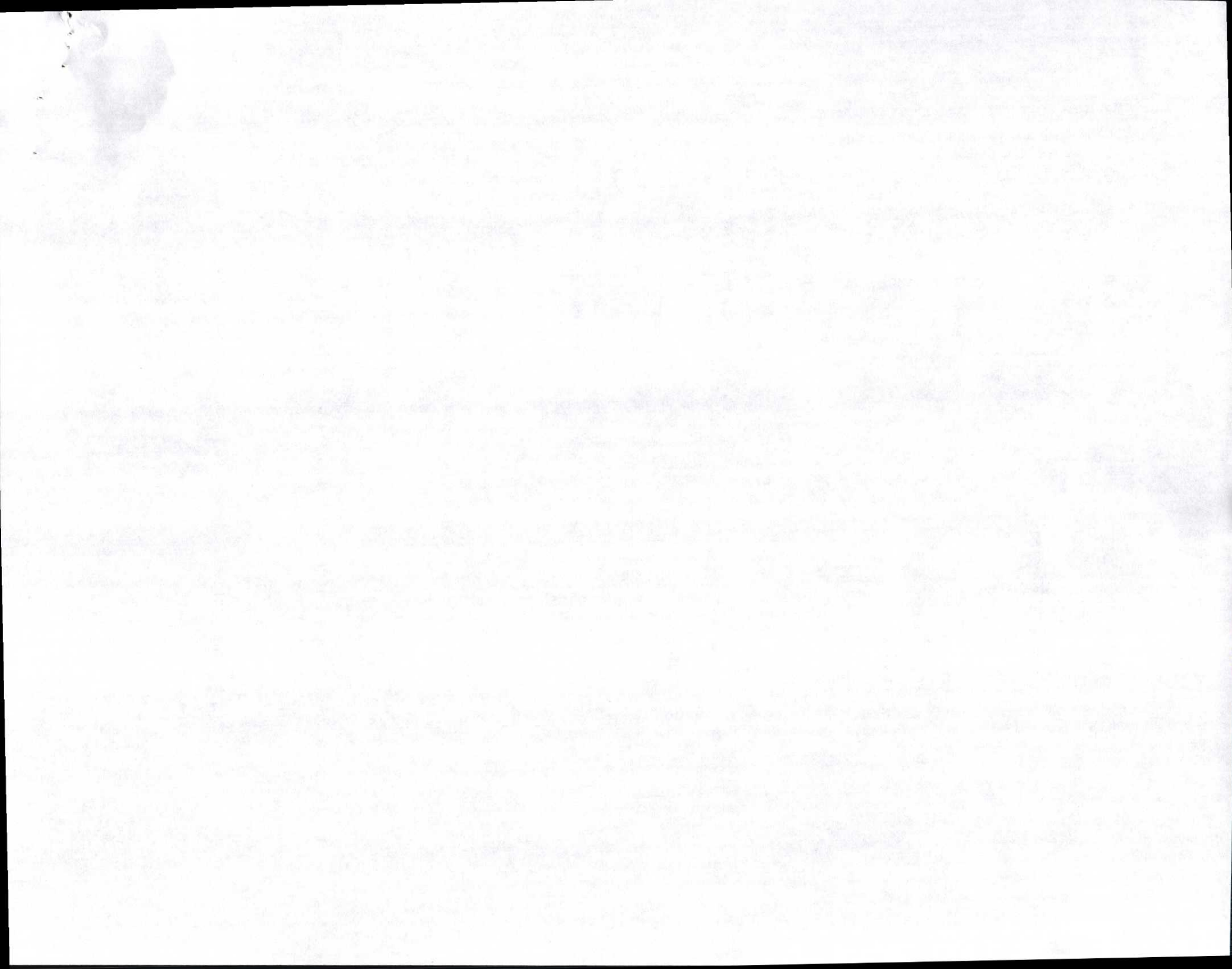
(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? The non-conforming use expires soon.

(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. It will cause no change.

(10). How long has the property remained vacant? N/A

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? None

(12). If the rezoning is approved, when would development or redevelopment begin? N/A



(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 neighborhood meeting has been conducted because the airstrip is surrounded by significant acreage owned by the applicant. There is no adjoining neighbor to the property being re-zoned.

(14). If this application is for a Town Center or Village Residential Overlay, please specify all uses desired to be permitted.

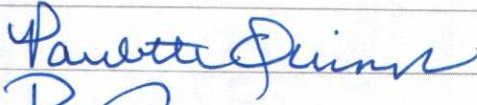

N/A

OWNERSHIP INFORMATION:

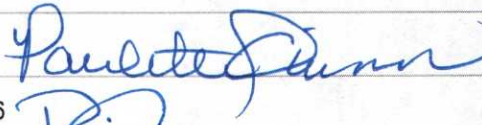

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

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:	Attorney representing Owner
Name:	Paulette Quinn 
Name:	Robert J. Gibson 
Address:	6106 Southwest Drive
Address:	P O Box 1700
City, State:	Jonesboro, AR
ZIP	72401
City, State:	Jonesboro, AR

Handwritten signature or text, possibly "L. J. ..."

ZIP	72403
Telephone:	(870) 932-1068
Telephone:	(870) 931-1700
Facsimile:	N/A
Facsimile:	(870) 931-1800
Signature:	Paulette Quinn 2016 
Signature:	Robert J. Gibson 2016 

Deed: Please attach a copy of the deed for the subject property and a Surveyor Sealed Rezoning Plat

Copy of Property Deed	Warranty Deed for 14.8 acres.pdf
Rezoning Plat Upload:	Conditional Use Survey.pdf
Minutes from Neighborhood Meeting or Statement of Why No Meeting:	Statement of No Meeting.wpd
Supplemental Site Plans & Project Drawings	<i>Field not completed.</i>
Project Concept Manual	<i>Field not completed.</i>

Step 3

Am. Anthropol.