



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_

Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

## LOCATION:

Site Address: 500 N Culberhouse St

Side of Street: East between Allen St and Woodrow St.

Quarter: NW Section: 18 Township: 14 Range: 04

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: Industrial Proposed Zoning: C3

Size of site (square feet and acres): 1.06 Acres Street frontage (feet): 184.20'

Existing Use of the Site: Personal Storage

Character and adequacy of adjoining streets: Industrial/Commercial nature, adequate for business operations. Well maintained streets

Does public water serve the site? yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? \_\_\_\_\_

Use of adjoining properties:

North Wrecker Service

South Small meeting hall; they meet occasionally

East Vacant / mini STORAGE

West Vacant / Abandoned

Physical characteristics of the site: Concrete block building with concrete drive at West side, gravel lot at South.

Characteristics of the neighborhood: Some vacant properties, wrecker service at North  
Small building @ South Mini STORAGE at East  
and a vacant property @ West.

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:*

*See attached →*

- (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 in 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.

*1st Produce Inc.*

Name: *Sanjuaan & Jose Garza*

Address: *2901 Beanie Dr.*

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

Telephone: *870-824-8248*

Facsimile: *870-253-9183*

Signature: *[Signature]*

#### Applicant:

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

Name: \_\_\_\_\_

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 FOR 500 N. Culberhouse Jonesboro, AR 72401

---

- 1- Zoned I-1
- 2- Looking to convert building into an 800+- Sq Ft store front office and warehouse / storage space. Currently zoned I-1 and seeking rezoning to C-3.
- 3- Warehouse space and a small office at front door.
- 4- Actual footage of building is 5000 Sq Ft. No additions planned at this moment.
- 5- Unknown.
- 6- Property would be usable for other intentions rather than it sitting vacant.
- 7- We believe if rezoned the property could attract a small business that would require warehouse space.
- 8- Zoned I-2. To be converted into a mixed office warehouse space this process was requested.
- 9- No impacts have been identified as of now. Property sits unused.
- 10- Building has been without use other than personal storage for 7 yrs.
- 11- No impacts have been identified as of now. Egress for city streets will remain unaffected by rezoning this property.
- 12- Exterior face lift and interior work will begin when a final business plan is obtained and authorized via permits from city.
- 13- No buildings surrounding property are occupied. Only property being utilized now is north of the property and it's a wrecker service which we feel will not be impacted by rezoning our property.
- 14- None intended.