



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: _____
Case Number: _____

LOCATION:

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:

Existing Zoning: In County Proposed Zoning: R-1 (w/recognition of nonconforming uses)

Size of site (square feet and acres): 160.4 acres +/- Street frontage (feet):

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

Character and adequacy of adjoining streets: Access to land is off Southwest Drive through Owner's land currently in the city limits

Does public water serve the site? No
If not, how would water service be provided? As developed by residential developer

Does public sanitary sewer serve the site? No
If not, how would sewer service be provided? As developed by residential developer

Use of adjoining properties

North	R-1 / C-3 / 1-1
South	N/A (in County)
East	N/A (in County)
West	N/A (in County)

Physical characteristics of the site: The bulk of the property is utilized as farm property, with the exception of the airstrip, which extends down the middle of the property

Characteristics of the neighborhood: The property to the North is developed commercial and industrial property North of Southwest Drive is substantial residential development.

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? In Craighead County.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary? Quinn Aviation, Inc. desires to relocate its chemical application/crop dusting operation further out in the county. In order to achieve this, the property must be annexed and developed as residential property.
- (3) If rezoned, how would the property be developed and used? R-1 residential development.
- (4) What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Unknown at this time - we are asking for the most restrictive residential use.
- (5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? As it is currently in the county, it is consistent with the Future Land Use Plan.
- (6) How would the proposed rezoning be in the public interest and benefit the community? This would encourage the continued residential development in South Jonesboro, and would remove a crop dusting service from within the city limits.
- (7) How would the proposed rezoning be compatible with the zoning uses and character of the surrounding area? There is commercial property bordering Southwest Drive all the way to 63 bypass, with residential development behind it. This is what is being requested herein.
- (8) Are there substantial reasons why the property cannot be used in accordance with existing zoning? It is in the county.
- (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? As the property is developed, any negative effects upon neighboring property can be minimized. Development as residential property would only increase property values in the area.
- (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? As developed, it would not have any adverse effect.
- (12) If the rezoning is approved, when would development or redevelopment begin? It is estimated that development would begin within 2-3 years
- (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 proposed 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.* Meetings were not conducted due to the few number of residents in the area. However, counsel for the Owner contacted all contiguous land owners within the city limits regarding the annexation and development of the property as residential, and there were no objections.
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must 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:

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

Attorney representing Owner

Name: Paulette Quinn
 Address: 6106 Southwest Drive
 City, State: Jonesboro, AR ZIP 72401
 Telephone: (870) 932-1068
 Facsimile: N/A
 Signature: _____

Name: Robert J. Gibson
 Address: P.O. Box 1700
 City, State: Jonesboro, AR ZIP 72403
 Telephone: (870) 931-1700
 Facsimile: (870) 931-1800
 Signature: _____

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