



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 5.13.19  
Case Number: RZ 19-07

## LOCATION:

Site Address: 5410 Harrisburg Road, Jonesboro, AR 72404

Side of Street: North between Apt Drive and Stadium Blvd

Quarter: Northeast Section: 9 Township: 13 North Range: 04 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: R1 Proposed Zoning: I-1

Size of site (square feet and acres): 21,697 / 0.498  
52646 sf / 1.21 ac. Street frontage (feet): 183.44'

Existing Use of the Site: Vacant / Recently Demolished Residential Home

Character and adequacy of adjoining streets: 2-Lane, asphalt State Highway in good condition; rare congestion

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? No. Sanitary sewer is planned to be extended from the northeast quadrant

If not, how would sewer service be provided? of Apt Drive and Harrisburg Road.

Use of adjoining properties:

North Vehicle storage yard

South Residential Subdivision (Separated by State Highway)

East Vehicle storage yard

West Church

Physical characteristics of the site: Vacant lot. Previous structure recently demolished. Shed remains on site. Wooden privacy fence surrounds much of the lot.

Characteristics of the neighborhood: Single family units nestled between low-volume commercial/industrial operations. Fenced subdivision lies to the south separated by the right of way of Harrisburg Road

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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? *R-1*
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? *To match the current zoning of the adjacent lot to the north. Non-residential structure is desired .*
- (3). If rezoned, how would the property be developed and used? *The existing car storage lot to the north would be expanded and a small office and gate erected.*
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? *A small 2400 square foot office with associated parking.*
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?  
*Yes*
- (6). How would the proposed rezoning be the public interest and benefit the community?  
*Allow for the expansion of a much-used facility.*
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
*The area has various low-volume commercial offices.*
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
*The proposed structure would not be residential in nature and the lot is zoned for residential use only.*
- (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. *The current use of the area is car storage with little traffic. The proposed use would not alter the area negatively--and actually stands to improve the appearance of the area.*
- (10). How long has the property remained vacant? *Approximately 1 year.*
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? *There would be no impact due to the rezoning and development.*
- (12). If the rezoning is approved, when would development or redevelopment begin? *Within 3 months of successful rezoning.*
- (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.*  
*Neighbors not notified--no operating hours during church meeting times; to east and north is same developer, and to south is state ROW*
- (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:

McAlister Engineering; surveyor and engineer of record

Name: Kevin Meredith

Address: 4606 Stadium Blvd

City, State: Jonesboro, AR ZIP 72404

Telephone: 870-932-4091 / 870-974-1112

Facsimile: \_\_\_\_\_

Signature: 

Name: Joshua Hurd

Address: 4508 Stadium Blvd, Suite D

City, State: Jonesboro, AR ZIP 72404

Telephone: 870-530-5202 / 870-931-1420

Facsimile: \_\_\_\_\_

Signature: 

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

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