



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

6/11/17

Case Number:

RZ17-13

LOCATION:

Site Address: Lot 1 of Jonesboro C.W. Post Addition and PT NW ¼ NE ¼ Sec 32-T14N-R5E

Side of Street: South between Nestle Road and Nordex Road
of CW Post Rd.

Quarter: Pt Section: 32 Township: T14N Range: R05E

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: R-1 Proposed Zoning: I-2

Size of site (square feet and acres): 72.13 +/- Ac. Street frontage (feet): 3431+/-

Existing Use of the Site: Unimproved

Character and adequacy of adjoining streets: CW Post: Good. Nordex Dr: Good.

Does public water serve the site? CWL will provide utility service to the property.

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

Does public sanitary sewer serve the site?

If not, how would sewer service be provided? CWL will provide utility service to the property.

Use of adjoining properties:

North	<u>Industrial</u>
South	<u>Agriculture</u>
East	<u>Industrial</u>
West	<u>Industrial</u>

Physical characteristics of the site: Unimproved, currently agriculture use

Characteristics of the neighborhood: Industrial and agriculture.

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 18 days prior to the next MAPC meeting. 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:

- (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 adjoining I-2 property.
- (3). If rezoned, how would the property be developed and used? Industrial 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)? Developed on as-needed basis.
- (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? Industrial development with additional jobs.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Same zoning.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Industrial is the best use.
- (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.
Rezoning would match existing industrial zoning.
- (10). How long has the property remained vacant? Undeveloped
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The area is an industrial park; area is planned for development.
- (12). If the rezoning is approved, when would development or redevelopment begin? As needed
- (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.*
Letter of notification of rezoning sent to neighbors.
- (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: City, Water, and Light

Address: 400 E. Monroe

City, State: Jonesboro, AR ZIP 72401

Applicant:

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

SAME

Name: _____

Address: _____

City, State: _____ ZIP _____

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Telephone: 870-930-3300

Telephone: _____

Facsimile: _____

Facsimile: _____

Signature: 

Signature: _____

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

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Site Address: SE ¼ NW ¼ of Sec 32-T14N-R05E and S ½ NE ¼ of Sec 32-T14N-R05E

Side of Street: East of between Nestle Road and Nordex Road
Nestle Rd

Quarter: Pt Section: 32 Township: T14N Range: R05E

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: R-1 Proposed Zoning: I-2

Size of site (square feet and acres): 120 +/- Ac. Street frontage (feet): 2634+/-

Existing Use of the Site: Unimproved

Character and adequacy of adjoining streets: Nestle Rd: Good. Nordex Dr: Good.

Does public water serve the site? CWL will provide utility service to the property.

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

Does public sanitary sewer serve the site?

If not, how would sewer service be provided? CWL will provide utility service to the property.

Use of adjoining properties:

North Agricultural

South Agricultural

East Industrial

West Agricultural

Physical characteristics of the site: Unimproved, currently agriculture use

Characteristics of the neighborhood: Industrial and agriculture.

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- (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? Industrial development with additional jobs.
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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:

Name: Jonesboro Industrial Development Cor.

Name: _____

Address: PO Box 789

Address: _____

City, State: Jonesboro, AR ZIP 72403

City, State: _____ ZIP _____

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Telephone: 870-932-6691

Telephone: _____

Facsimile: _____

Facsimile: _____

Signature: *Mark Young*

Signature: _____

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

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