



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 02-17-2010  
Case Number: BZ-10-01

**LOCATION:**

Site Address: 2701 Nestle Way R.

Side of Street: W between Nestle Road and Jake Hunter

Quarter: NWSW Section: 29 Township: 14 Range: 5

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~~ I-1

Size of site (square feet and acres): approx. 30 a. Street frontage (feet): 1500 ft.

Existing Use of the Site: agriculture

Character and adequacy of adjoining streets: Adequate: "Nestle Road"

Does public water serve the site? yes 4" water

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

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? septic

**Use of adjoining properties:**

North I2

South R1 (agri)

East R1, I2

West R1 (agri)

Physical characteristics of the site: flat used for farming

Characteristics of the neighborhood: flat, mixed use, changing to industrial

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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? *Classified R-1 with Annexation*
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? *Construction of New Business*
- (3). If rezoned, how would the property be developed and used? *Machine shop / Fabrication / Construction*
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? *max. 60% lot coverage*
- (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? *New Small Business / Support of existing industries*
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? *development of Area is a re-districting / Changing area to Industrial*
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? *land use plan suggest the area change to industrial*
- (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. *increase value*
- (10). How long has the property remained vacant? *always*
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? *specifies no adverse*
- (12). If the rezoning is approved, when would development or redevelopment begin? *60-90 days*
- (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. *NO*

**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: Vickie Mink  
 Address: PO Box 478  
 City, State: Bay AR ZIP 72411  
 Telephone: (870) 781-3764  
 Facsimile: \_\_\_\_\_  
 Signature: Vickie Mink

**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.

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