



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

**LOCATION:**

Site Address: 5307/5309 E. Highland Drive

Side of Street: South between Commerce Drive and Industrial Drive

Quarter: NW1/4 NE 1/4 Section: 28 Township: 14 Range: 4E

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: I2 Proposed Zoning: C3

Size of site (square feet and acres): 563,457.1 ft/sq; 12.94 Acres Street frontage (feet): 488.74

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Area is commercial and industrial with more than adequate access.

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 AG1, I1, R2

South I2

East I2

West AG1, I2, I1

Physical characteristics of the site: Currently vacant with one rent house due to be demolished upon permit.

Characteristics of the neighborhood: The area is heavily commercial and industrial in character.

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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? Originally R-1
- (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?  
Commercial development to support the existing industry and commerce in the vicinity.  
It would be developed for commercial use
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
Square footage in keeping with the lot size; approximately 12,000 ft/sq
- (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?  
The property is currently vacant except for a rent house, so development would be the highest and best use of the land.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
The surrounding area is commercial/industrial and has been for some time.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
Yes; the property is not large enough for substantial industrial 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.  
There would be no impact given the character and nature of the surrounding properties.
- (10). How long has the property remained vacant?  
There is a rent house on the property owned by the applicant; the rest has been vacant for many years.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?  
No impact beyond any small scale development.
- (12). If the rezoning is approved, when would development or redevelopment begin?  
Sometime in 2023
- (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.  
Given the commercial and industrial nature of the area no neighborhood meeting was held.
- (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: Sai Real Estate LLC  
 Address: 3320 Hemon Road  
 City, State: Jonesboro, AR ZIP 72404  
 Telephone: 870 206 3204  
 Facsimile: \_\_\_\_\_  
 Signature: Pooja Kumar

**Applicant:**

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

Name: James F. Gramling Jr., atty for Owner  
 Address: 2500 Alexander Dr. Suite B  
 City, State: Jonesboro ZIP \_\_\_\_\_  
 Telephone: 72401  
 Facsimile: 870.938.0289  
 Signature: [Handwritten Signature]

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

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