



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

7/17/18

Case Number:

RZ 18-19

LOCATION:

Site Address:

103 Gee St

Side of Street: n/a

between no side street and no side street

Quarter: SW/SE

Section: 13

Township: 14

Range: 03

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:

I 2

Proposed Zoning:

C-3

Size of site (square feet and acres):

9.2 acres

Street frontage (feet):

676

Existing Use of the Site:

Vacant (old Pallet Mill)

Character and adequacy of adjoining streets:

paved street

Does public water serve the site? Yes

If not, how would water service be provided?

n/a

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided?

n/a

Use of adjoining properties:

North

Burnt out building

South

railroad

East

Farm land

West

lumber store

Physical characteristics of the site:

old Angelo Pallet Mill, vacant field with
6000 sq ft building on it

Characteristics of the neighborhood:

Commercial property such as rice land, lumber
store, and restoration company

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? I 2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? want to have store front
- (3). If rezoned, how would the property be developed and used? store front
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? ?
- (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 in the public interest and benefit the community? bring money into city
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? there is existing stores on street
can not have a store front
- (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. it would increase property values
- (10). How long has the property remained vacant? 8 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 change
- (12). If the rezoning is approved, when would development or redevelopment begin? immediate
- (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. there are no nearby neighbors, all surrounding properties are vacant or stores
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. store fronts

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: Jason Jackson
 Address: 334 Robinhood Lane
 City, State: Hardy Ark ZIP 72542
 Telephone: 870-219-5562
 Facsimile: _____
 Signature: [Signature]

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.