



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: 10/22/24

Date Received: 9/26/24

Meeting Deadline: 9/26/24

Case Number: RZ-24-16

**LOCATION:**

Site Address: 6106 Southwest Drive

Side of Street: South between Wimpy Lane and County Road 439

Quarter: NW SW Section: 10 Township: 13N Range: 3E

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: RS-1 & I-1 Proposed Zoning: RS-8 & C-3

Size of site (square feet and acres): 165 Acres +/- Street frontage (feet): 740'

Existing Use of the Site: Agriculture & Crop Dusting Operation with Airstrip.

Character and adequacy of adjoining streets: Southwest Drive (Principal Arterial) is 5-lane Hw.

Does public water serve the site? Yes 12" Water main is on property.

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

Does public sanitary sewer serve the site? Existing 12" Sewer across Southwest Drive

If not, how would sewer service be provided? Sewer Extension required to serve entire acreage.

Use of adjoining properties:

North Residential & Commercial

South Agricultural

East Commercial & Agricultural

West Commercial, Residential, & Vacant

Physical characteristics of the site: Generally level with the land sloping south.

Characteristics of the neighborhood: Commercial, Agriculture, Industrial, & Residential.

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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?  
**RS-1**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
**Highest & best use of the property.**
- (3). If rezoned, how would the property be developed and used?  
**Commercial & Residential Subdivision**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
**RS-8 zoning allows 8 single family homes per acre.**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?  
**Yes, Southwest Drive is High Intensity.**
- (6). How would the proposed rezoning be the public interest and benefit the community?  
**Creation of additional housing.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
**The subject property is adjacent to commercial, residential, and agricultural.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
**Current housing demands.**
- (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 rezoning and future development should have a positive impact on adjacent properties.**
- (10). How long has the property remained vacant?  
**The subject property has been used as agriculture & crop dusting operation.**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?  
**Impacts, if any, can be mitigated through the design phase.**
- (12). If the rezoning is approved, when would development or redevelopment begin?  
**Within 6 months.**
- (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.*  
**Residential neighbors are in the County.**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

**OWNERSHIP INFORMATION:**

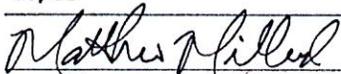
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

**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:

Name: Blazer Land Holdings, LLC  
 Address: 2505 Southwest Square  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: 870-935-7800  
 Facsimile: N/A  
 Signature: 

Name: Jeremy Bevill, PE  
 Address: 2520 Alexander Dr, Ste C  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: 870-203-7876  
 Facsimile: N/A  
 Signature: 

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

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