



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: 1.14.25 Date Received: 12.17.24  
Meeting Deadline: 12.17.24 Case Number: RZ-25-01

**LOCATION:** 5500 Stadium Blvd.  
Site Address: \_\_\_\_\_

Side of Street: East between 5412 Stadium Blvd. and 5510 Stadium Blvd.

Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

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): 6.58 Acres (286,409 sq. ft.) Street frontage (feet): 233' on Stadium Blvd

Existing Use of the Site: Previously used as a freight yard

Character and adequacy of adjoining streets: Stadium is a principal arterial that serves other commercial and industrial uses

Does public water serve the site? Yes

If not, how would water service be provided? n/a

Does public sanitary sewer serve the site? Septic system

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

**Use of adjoining properties:**

North Industrial

South Residential / vacant

East Railroad tracks

West Industrial

Physical characteristics of the site: Flat with some trees

Characteristics of the neighborhood: Mostly commercial and industrial uses

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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?  
R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
Change of use, owner wishes to use the site as industrial.
- (3). If rezoned, how would the property be developed and used?  
Industrial, tow & repair yard if a conditional use was granted
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
Applicant plans to keep the current building footprint
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?  
Yes, the site is located in the high intensity growth sector
- (6). How would the proposed rezoning be the public interest and benefit the community?  
The rezoning would allow an additional business/service in the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
It would be consistent with the current surrounding uses.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
An industrial use cannot operate within a residential zoning district.
- (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 change due to the nature of the surrounding properties.
- (10). How long has the property remained vacant?  
Site is not vacant, it was used as a freight yard for 20+ 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, the intensity would remain the same, rezoning will only bring site into compliance.
- (12). If the rezoning is approved, when would development or redevelopment begin?  
ASAP
- (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.*  
A neighborhood meeting is not scheduled, notification letters will be sent out.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.  
N/A

**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: Jim Heatherly, STT INC  
 Address: PO BOX 999  
 City, State: NEWPORT AR ZIP 72112  
 Telephone: 870-523-5808  
 Facsimile: \_\_\_\_\_  
 Signature: 

**Applicant:**

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

Name: Same  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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

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