



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 6/10/25 Date Received: 5/15/25
Meeting Deadline: 5/19/25 Case Number: R2-25-09

LOCATION:

Site Address: 4700 Industrial Dr. Jonesboro, AR 72404

Side of Street: E between 4614 Industrial Dr. and 4800 Industrial Dr.

Quarter: NW 1/4 Section: 2 Township: 13N Range: 04E

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: 1-2

Size of site (square feet and acres): 216,884 sf 4.97 ac Street frontage (feet): 323.38'

Existing Use of the Site: Vacant House and Shop

Character and adequacy of adjoining streets: Minor Arterial and County Road

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? No.

If not, how would sewer service be provided? Sewer extension connecting at Ingels Rd.

Use of adjoining properties:

North Residential / Automotive Business

South Waste water Treatment Facility

East Waste water Treatment Facility

West Waste water Treatment Facility

Physical characteristics of the site: 4.97 acre lot with vacant house and shop
Flat topography open greenspace trees on boundary.

Characteristics of the neighborhood: Mostly farm land with some residential
and Industrial

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

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?
- (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?
- (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*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (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?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.

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: Dale Koehn
Address: 1533 CR 604
City, State: Jonesboro AR ZIP 72404
Telephone: 870-919-3071
Facsimile: _____
Signature: Dale Koehn

Applicant:

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

Name: McAlister Engineering
Address: 4508 Stadium Blvd. Ste. D
City, State: Jonesboro, AR ZIP 72404
Telephone: 870-931-1420
Facsimile: _____
Signature: Megan McAlister

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

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McALISTER ENGINEERING, PLLC

CIVIL ENGINEERING AND LAND SURVEYING

May 14th, 2025

Owner: Mr. Dale Koehn

Contact Information: via email <koehncontracting@gmail.com>
via phone [<+1 \(870\) 919-3077>](tel:<+1 (870) 919-3077>)

RE: Rezoning Property R-1 to I-2
4700 Industrial Drive
Jonesboro, AR 72404
5.00 acres +/-

To the Metropolitan Area Planning Commission:

In accordance with your request, I am pleased to provide you with the following information for the referenced project.

Rezoning Information:

1. The property was zoned R-1 (Single Family Residential) when it was purchased by the current Owner.
2. The purpose of rezoning the property to I-2 (Heavy Industrial) is to accommodate a shop to park heavy equipment in (dump truck, fork lift, skid steer, etc.) with an attached office. This change in land use will necessitate rezoning the property.
3. If rezoned, the property would be developed into a shop to house an estimated 3-5 construction vehicles with an attached office.
4. The density/intensity of the development would be an approximately 3,000 square foot shop with an attached office for a Construction Business.
5. The proposed rezoning is consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan in that the property is located off of a minor arterial drive and a rural intensity sector.
6. Public interest and community benefits from the proposed rezoning will be continued growth, not only to the area, but also to local businesses.
7. Currently the surrounding areas consist of: One residential property and a Welding and Automotive business across the street while the remaining surrounding area is the City Water and Light Eastside Wastewater Treatment Facility. The addition of a Heavy Industrial Construction Shop and Office would be compatible with the surrounding areas.
8. Substantial reasons why the property cannot be used in accordance with existing zoning would be the use of the property being dedicated to an industrial business, not single-family residential purposes.

9. There would be no significant impact on property value, traffic, drainage, visual appearance, odor, noise, light vibration, hours of use or operation or any restriction to the normal and customary use of the affected property.
10. The property has remained vacant for approximately one year.
11. The proposed rezoning and resulting development would have no significant impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.
12. If the rezoning is approved, development would begin in 4 months to a year's time.
13. A neighborhood meeting for the proposed rezoning has been deemed unnecessary due to no major developmental changes happening after this rezoning and the benefits the business would bring to the surrounding areas and local business community.
14. This application is not for a Limited Use Overlay (LUO).

Sincerely,

Applicant:

Megan McAlister

McAlister Engineering PLLC.

4508 Stadium Blvd. Suite D
Jonesboro, AR 72404

Phone: 870-931-1420

Fax: 870-931-1422

EMAIL: Megan.mcengr@gmail.com