



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 4/23/09  
Case Number: \_\_\_\_\_

**LOCATION:**

Site Address: Southwest Corner of Lacy Road & US HWY 63B- DAN AVE.

Side of Street: between Best Industrial Dr. and Henson Rd.  
Southside of Dan

Quarter: Part of SE Section: 14 Township: 14 Range: 3

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: **R1-Single Family Res.** Proposed Zoning: **I-1 Limited Industrial**

Size of site (square feet and acres): \_\_\_\_\_ 33.91 \_\_\_\_\_ Street frontage (feet): 530 ft. on HWY 63B/2572.68 ft. on Lacy Rd.

Existing Use of the Site: Vacant Farm Land

Character and adequacy of adjoining streets: Good

Does public water serve the site? NO \_\_\_\_\_

If not, how would water service be provided? Will be provided upon Construction \_\_\_\_\_

Does public sanitary sewer serve the site? NO \_\_\_\_\_

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

Use of adjoining properties:

North R-1\_\_ Vacant \_\_\_\_\_

South R-1\_\_ Vacant \_\_\_\_\_

East R-1\_\_ Vacant \_\_\_\_\_

West R-1/C-3\_\_ Vacant \_\_\_\_\_

Physical characteristics of the site: FLAT/FLOODPLAIN \_\_\_\_\_

Characteristics of the neighborhood: INDUSTRIAL \_\_\_\_\_

**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? To allow for City Public Works Facility
- (3). If rezoned, how would the property be developed and used? City Public Works Facility
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? City Public Works Facility
- (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? Governmental Service
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Area is suitable for light industrial uses.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Area is suitable for light industrial uses.
- (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. No negative impact
- (10). How long has the property remained vacant? For years, prior farming use.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? Will improve drainage, and extend utilities.
- (12). If the rezoning is approved, when would development or redevelopment begin? Immediately
- (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. No abutting residential homes.*
- (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: City Water & Light  
 Address: 400 E. Monroe  
 City, State: Jonesboro AR ZIP 72401  
 Telephone: 930-3325

**Applicant:**

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

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Name: City of Jonesboro, AR  
 Address: 515 W. Washington  
 City, State: Jonesboro, AR 72401  
 Telephone: (870) 932-0406

Signature: X Kuan Molen  
CWL Special Projects  
Administrator

Signature: Harold Perrin  
 Mayor Harold Perrin