



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received:

6/1/17

Case Number:

12-17-15

## LOCATION:

Site Address: Undeveloped Property (NW of Barnhill Road/CW Post Drive Intersection)

Side of Street: North between Quality Way and Barnhill Road  
of CW Post

Quarter: Pt S 1/2 SE 1/4 Section: 28 Township: T14N Range: R05E

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): 20 +/- Ac. Street frontage (feet): 1320+/-

Existing Use of the Site: Unimproved

Character and adequacy of adjoining streets: CW Post: Good. Frito Lay: Good.

Does public water serve the site? CWL will provide utility service to the property.

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

Does public sanitary sewer serve the site?

If not, how would sewer service be provided? CWL will provide utility service to the property.

Use of adjoining properties:

North Industrial  
South Agriculture  
East Agriculture  
West Industrial

Physical characteristics of the site: Unimproved, currently agriculture use

Characteristics of the neighborhood: Industrial and agriculture.

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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? **To match adjoining I-2 property.**
- (3). If rezoned, how would the property be developed and used? **Industrial Development**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **Developed on as-needed basis.**
- (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? **Industrial development with additional jobs.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **Same zoning.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Industrial is the best use.**
- (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.  
**Rezoning would match existing industrial zoning.**
- (10). How long has the property remained vacant? **Undeveloped**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **The area is an industrial park; area is planned for development.**
- (12). If the rezoning is approved, when would development or redevelopment begin? **As needed**
- (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.*  
**Letter of notification of rezoning sent to neighbors.**
- (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, and Light

Address: 400 E. Monroe

City, State: Jonesboro, AR ZIP 72401

**Applicant:**

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

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

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Telephone: 870-930-3300

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Facsimile: \_\_\_\_\_

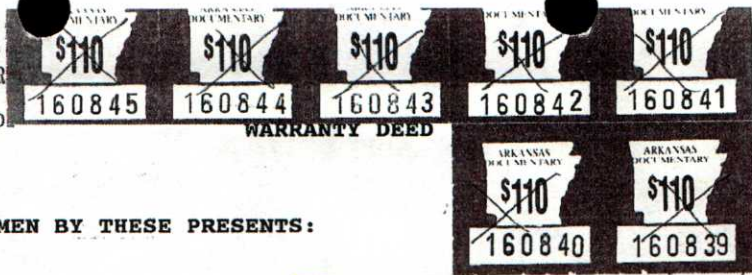
Signature: 

Signature: \_\_\_\_\_

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

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THIS INSTRUMENT PREPARED  
CHARLES FRERSON, III, ATTORNEY  
403 SOUTH MAIN  
JONESBORO, AR 72401



KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Buren Ballard and Hazel Ballard**, husband and wife, Grantors, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto City Water & Light Plant, an Improvement District, Grantee, and unto its successors and assigns forever the following lands lying in the County of Craighead and State of Arkansas, to-wit:

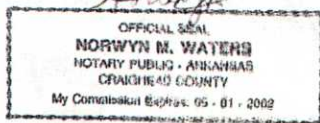
The South Half of the Southeast Quarter of Section 28, Township 14 North, Range 5 East, LESS AND EXCEPT THE FOLLOWING: Beginning at the Southeast corner of the Southeast Quarter of the Southeast Quarter; thence West 250 feet to the point of beginning; thence continue West 150 feet; thence North 175 feet; thence East 150 feet; thence South 175 feet to the point of beginning. AND LESS AND EXCEPT THE FOLLOWING: A part of the Southeast Quarter of the Southeast Quarter of Section 28, Township 14 North, Range 5 East, more particularly described as: Begin at the Southeast corner of the Southeast Quarter of the Southeast Quarter; thence West 250 feet; thence North 175 feet; thence East 250 feet; thence South 175 feet to the point of beginning, subject to existing easements for roads and utilities.

To have and to hold the same unto the said City Water & Light Plant and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said City Water & Light Plant that we will forever warrant and defend the title to said lands against all lawful claims whatever.

And we, Buren Ballard and Hazel Ballard, husband and wife, Grantors, for and in consideration of the said sum of money, do hereby release and relinquish unto the said City Water & Light Plant, Grantee, all our right of dower and curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 18th day of January 1996.



Buren Ballard  
Buren Ballard

Hazel Ballard  
Hazel Ballard

BEWARE OF THE PENALTY OF FALSE SWEARING THAT AT LEAST THE LEGALLY CORRECT AMOUNT OF DOCUMENTARY STAMPS HAVE BEEN PLACED ON THIS INSTRUMENT.

Charles Frerson  
GRANTEE OR AGENT  
CWL  
GRANTEE'S ADDRESS

76339

BRANTHILL ROAD  
TRACT