



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: Moore Road, North of C. W. Post Road

Side of Street: East between C.W. Post Road and Highland Drive

Quarter: Southwest Section: 25 Township: 14 North Range: 4 East

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: Agricultural One Proposed Zoning: Industrial One

Size of site (square feet and acres): 397,466 SF / 9.12 Acres Street frontage (feet): 750' Moore Road

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Moore Road - asphalt (2 lanes)

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Industrial Two - Nettleton Ready Mix

South Industrial Two - County Road Dept.

East Agricultural One - Farming

West Industrial One - Precision Printers

Physical characteristics of the site: Vacant pasture.

Characteristics of the neighborhood: Light industrial development and farming operations.

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? Agricultural One - AG1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of commercial which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To develop a commercial business.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Small light industrial business (building size unknown at this time).
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes. with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide a service needed to area residents.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for the property.
- (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. This rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? Unknown.
- (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 impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 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.* Meetings have not been done with 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: Jonesboro City Water & Light

Address: P.O. Box 1289

City, State: Jonesboro, AR ZIP 72403

Telephone: 870-935-5581

Facsimile: _____

Signature: 

Applicant:

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

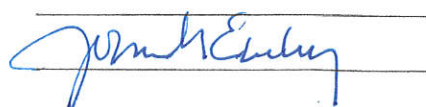
Name: ASSOCIATE ENGINEERING

Address: 103 SOUTH CHURCH

City, State: JONESBORO AR ZIP 72401

Telephone: 870-932-3594

Facsimile: _____

Signature: 

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

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.