



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 2.14.17
Case Number: RZ17-05 3/14/17

LOCATION:

Site Address: 2904 and 2906 Stallings Lane and corner of Red Wolf

Side of Street: _____ between _____ and _____

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: CR-1 Proposed Zoning: C-3

Size of site (square feet and acres): 1.55 acres Street frontage (feet): Red Wolf 281'
Stallings 255'

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: adequate, paved streets,

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 C-3 Commercial Daycare, Residence owned by applicant

South C-3 Commercial Carmart, Strip Mall, Popeyes, Andys, etc

East C-3 Stadium Crossing Strip Mall, Auto Parts, Wallgreens

West R-2 Older Residential; mixture of homeowner and rentals

Physical characteristics of the site: high elevation, flat frontage along Stallings Lane, falls to the north
established grass with 5 concrete driveways onto the lots

Characteristics of the neighborhood: This lot is located well within the city map of high intensity growth
sector. The corner is the highest traffic count in the city of 41,000+

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 the 17th of each month. 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: Sharon Stallings
Address: 1207 Dove Rd.
City, State: Jonesboro AR ZIP 72401
Telephone: 870-219-1237
Facsimile: 870-935-4448
Signature: Sharon Stallings

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

Applicant:

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

Name: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

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(1). How was the property zoned when the current owner purchased it?

R-2 in 1996 and rezoned CR-1 in 2014

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

We want to use the property for a purpose other than what it is zoned. Our plans are to pass the land on to our heirs for development but we do not want it idle in the meantime.

(3). If rezoned, how would the property be developed and used? It would be used

for a self-sell used car parking lot. The property will be used basically "as is" without disturbing the lay of the land or construction of any structure.

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? We estimate 1-30 cars parked in the center of the lot.

(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? Our plan is to put the land to use to generate funds for charity (until or unless, we need the funds for future healthcare.) Our first profit donations will go to help establish the proposed Homeless center across from the Bell Athletic Center.

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? It adjoins C-3 properties along Red Wolf to the south, including CarMart and a Commercial Daycare to the north.

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? We realize the current neighbors are not going to want anything that is listed as a CR-1 use (triplex, multifamily, office complex, fast-food, etc). They do not want anything that would generate normal commercial business traffic on that corner. It is not worth fighting with them when we no longer have the need to sell 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.

The property already has 5 concrete driveways onto the vacant property. Traffic would be occasional and probably evenings. There will be no changes to the drainage, property value, noise, etc. All business will be conducted thru the online website.

(10). How long has the property remained vacant? **Since we gave the rent houses away in July 2014.**

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **None.**

(12). If the rezoning is approved, when would development or redevelopment begin? **There is no redevelopment required. We would begin to park cars 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.*

*Neighbors six blocks away publicly objected to the development of this corner piece of property with unfounded concerns of too much light keeping them awake at night, increasing crime, etc. Neighbors on Pardew and side streets off of Stallings Lane will not be affected in any logical way but are welcome to explain their objections at the public meetings. Property owners adjoining the property on the west do not object. A precedent has been set for used car sales across the street with CarMart. We **do** have a right to put "**something**" on this property and this will have the least negative impact to the neighborhood. At the same time, it will have a positive impact of generating funds to help try and solve some of our community problems.*