



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Meeting Date: 2.27.18

Date Received: 2.7.18

Meeting Deadline: 2.5.18

Case Number: RZ18-02

**LOCATION:** 5925 Southwest Drive, Jonesboro, Ar 72404  
**Site Address:** 5704 Creekview Drive, Jonesboro, Ar 72404

Side of Street: North between Creekview Drive and Maple Valley Drive

Quarter: SW Section: 3 Township: 13N Range: 3E

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 Proposed Zoning: C3

Size of site (square feet and acres): 0.95 Acres Street frontage (feet): 446.46 FT

Existing Use of the Site: Vacant Lot (Lot 1 of Block "B") & Residential Home (Tract 1)

Character and adequacy of adjoining streets: Creekview Drive is a brand new street; Hwy 49 is a well maintained state highway

Does public water serve the site? Yes

If not, how would water service be provided? n/a

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? n/a

Use of adjoining properties:

North R-1 Residential Subdivision; Sarah's Crossing.

South C-3 Commercial; MMS sandblasting & Delta Grain Marketing

East I-1 Industrial; Mini Storage Development

West R1(Subdivision Entrance)/ then, C-3 Commercial; vacant commercial lot

Physical characteristics of the site: Lot 1 is vacant with flat terrain; Tract 1 is flat terrain & contains a residential home

Characteristics of the neighborhood: Healthy blend of residential developments and commercial businesses.

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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?  
The property was zoned R-1 Residential when purchased.
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
To provide commercial office space and provide commercial buffer between Hwy 49 and Sarah's Crossing.
- (3). If rezoned, how would the property be developed and used?  
The development would consist of a commercial office building and office rental space.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
The proposed development would be a 3000sq.ft office building
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?  
Yes, C-3 allows for a commercial office building
- (6). How would the proposed rezoning be the public interest and benefit the community?  
It would provide a commercial buffer between Hwy 49 and Sarah's Crossing Subdivision
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
Currently, adjacent lots are mostly zoned commercial including C-3
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
A commercial office building is not permissible under an R1 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. The proposed rezoning would create a more compatible visual appearance along Hwy 49 and it would be consistent with existing commercial impacts.
- (10). How long has the property remained vacant?  
A house currently exists on tract 1, Lot 1 has remained vacant since the purchase of the land.
- (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 proposed development would not impact these areas in any significant measure.
- (12). If the rezoning is approved, when would development or redevelopment begin?  
The development of the commercial office would 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.  
The neighbor to the east has been contacted and has no hesitations with the proposed rezoning.
- (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: Morris Real Estate Holdings, LLC  
Meeks Properties & Investments LLC  
Address: POB 1081  
709 CR 765  
Jonesboro, Arkansas 72404  
City, State: Brookland, Arkansas ZIP 72417  
Telephone: 870-919-7700  
870-926-8486

Signature:  2-13-18  
Facsimile:

Signature:  2-12-18

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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