



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

## Application for a Zoning Ordinance Map Amendment

Meeting Date: 5/8/17 Date Received: 4/17/18  
Meeting Deadline: 4/17/18 Case Number: R218-11

### LOCATION:

Site Address: 806 PARAGOULD DR.

Side of Street: EAST between PROSPECT RD and CYPRESS MOSS RD

Quarter: SOUTHWEST Section: 11 Township: 14 Range: 4

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: C-3 L.U.O.

Size of site (square feet and acres): 244,967.5 sq. ft. 5.62 acres Street frontage (feet): 235.59

Existing Use of the Site: CONSTRUCTION COMPANY FACILITY

Character and adequacy of adjoining streets: 2-LANE W/ TOTAL 22' WIDE PAVED STREET

Does public water serve the site? YES ON WEST SIDE OF PARAGOULD DR.

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

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? EXTENDED WEST THROUGH OVERALL PROPERTY FROM EAST PROPERTY LINE

### Use of adjoining properties:

North R-1

South R-1

East R-1

West R-1

Physical characteristics of the site: CONSTRUCTION COMPANY'S STRUCTURES ON WEST PORTION

SLOPING VEGETATION AND WOODED CENTER AND EAST PORTION

Characteristics of the neighborhood: RESIDENTIAL

*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? PRESENTLY ZONED R-1, EXISTING COMMERCIAL USE WHEN ANNEXED INTO CITY
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? TO REZONE TO COMMERCIAL FOR PROPOSED USE AS RESIDENTIAL STORAGE FACILITY.
- (3). If rezoned, how would the property be developed and used? PLANNED TO USE AS RESIDENTIAL STORAGE 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)? 85,000 SQ. FT. - 11 BUILDINGS
- (5). Is the proposed rezoning consistent with the *Jonestown Comprehensive Plan* and the *Future Land Use Plan*? TO AN EXTENT
- (6). How would the proposed rezoning be in the public interest and benefit the community? PROVIDE RESIDENTIAL STORAGE AREA FOR THE LOCAL COMMUNITY
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? DECORATIVE ENTRANCE AND LANDSCAPING AND PERIMETER VISUAL BARRIER
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? THE PROPOSED USE TYPE IS NOT ALLOWED IN R-1 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. DRAINAGE TO BE DESIGNED IN ACCORDANCE TO CITY REQUIREMENTS, LIGHTING TO BE INSTALLED TO PREVENT LIGHT SPILLING OVER ON ADJACENT PROPERTIES. IT WILL NOT AFFECT PROPERTY VALUES.
- (10). How long has the property remained vacant? IT IS NOT 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? NOT AWARE OF ANY ADVERSE EFFECTS
- (12). If the rezoning is approved, when would development or redevelopment begin? UPON IMMEDIATE APPROVAL OF CITY COUNCIL
- (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. CONTACT WITH NEIGHBORS IS EXPECTED TO OCCUR.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. RESIDENTIAL STORAGE

### 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.

McDaniel Investments, Inc.

Name: By: Doswell Alan McDaniel

Address: 12605 Kessler Parkway

City, State: Dallas TX ZIP 75248

Telephone: 214 622-3410

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

Signature: 

#### 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: \_\_\_\_\_

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.