



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

## Application for a Zoning Ordinance Map Amendment

Meeting Date: 9/11/18 Date Received: 8/15/18  
Meeting Deadline: 8/17/18 Case Number: BZ18-21

### LOCATION:

Site Address: 5408 SOUTHWEST DRIVE

Side of Street: SE between VALLEY VIEW DR. and US HWY 49 (SOUTHWEST DR)

Quarter: S 1/2 Section: 2 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: R-1 Proposed Zoning: C-3

Size of site (square feet and acres): 1.48 AC. (64,426 SF) Street frontage (feet): 318' ± (BOTH STREETS)

Existing Use of the Site: CONTAINS 2 VACANT SHOP BUILDINGS

Character and adequacy of adjoining streets: BOTH STREETS ARE ADEQUATE FOR REQUESTED ZONING

Does public water serve the site? YES ALONG W. LINE & ALONG HWY 49

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

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? SEWER WOULD NEED TO BE EXTENDED FROM THOMPSON DR & VALLEY VIEW DR.

Use of adjoining properties:

North RESIDENTIAL STRUCTURE - VACANT

South AGRICULTURAL (C-3) ; VALLEY VIEW SCHOOLS

East SINGLE FAMILY RESIDENCE

West VACANT (C-3)

Physical characteristics of the site: 2 SHOP BUILDINGS, GRAVEL SURFACE

Characteristics of the neighborhood: COMBINATION OF RESIDENTIAL, COMMERCIAL, & AGRICULTURAL

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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 ACCORDING TO CURRENT ZONING MAP
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
TO PROMOTE COMMERCIAL DEVELOPMENT.
- (3). If rezoned, how would the property be developed and used?  
NO PLANS FOR DEVELOPMENT EXIST AT THIS TIME.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
N/A NO PLANS AT THIS TIME
- (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?  
COMMERCIAL DEVELOPMENT WOULD PROMOTE PUBLIC SERVICE AND TAX REVENUE
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
IT WILL BE COMPATIBLE WITH SURROUNDING AREA.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
YES. LOCATION OF PROPERTY WOULD BENEFIT MOST FROM COMMERCIAL 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.  
POSITIVE IMPACT.
- (10). How long has the property remained vacant?  
NOT SURE. 5 YEARS ± POSSIBLY
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?  
PROPOSED DEVELOPMENT WOULD MEET ALL CURRENT REQUIREMENTS
- (12). If the rezoning is approved, when would development or redevelopment begin?  
N/A NO PLANS AT THIS TIME.
- (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.*  
NOTIFICATIONS HAVE BEEN SENT. NO RETURN RESPONSE AT THIS TIME.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.  
N/A

**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: MARTIN & VANESSA BRYANT  
 Address: 5405 S. CARAWAY RD.  
 City, State: JONESBORO, AR ZIP 72404  
 Telephone: 870-926-1149  
 Facsimile: \_\_\_\_\_  
 Signature: Vanessa F. Bryant  
Martin D. Bryant  
 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:

PROFESSIONAL SURVEYOR

Name: JASON BRANCH, PS 1596  
 Address: 3006 S. 25TH ST.  
 City, State: PARAGOULD, AR ZIP 72450  
 Telephone: 870-335-5771  
 Facsimile: 870-931-4098  
 Signature: [Signature]

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