



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 7/14/20
Meeting Deadline: 6/17/20

Date Received: 6/17/20
Case Number: R220-08

LOCATION:

Site Address: South side of West Matthews Trail on the east side of I-555 Washington St. Exit

Side of Street: South between I-555 Washington St. Exit and Strawfloor Drive

Quarter: Northwest Section: 23 Township: 14 North Range: 3 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: Residential R-1 Proposed Zoning: Commercial C-3

Size of site (square feet and acres): 935,787 SF / 21.48 Acres Street frontage (feet): 1,518 +/-

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: West Matthews Trail - 24' wide asphalt (2 lanes) and no access to I-555

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Either septic system or sewer extension to property line.

Use of adjoining properties:

North West Matthews Trail and residential

South Knights of Pythias Cemetery

East Residential

West I-555 Washington St. Exit

Physical characteristics of the site: Light vegetation with some trees on hilly terrain.

Characteristics of the neighborhood: Residences on medium to large lots/parcels and vacant land with a City owned cemetery to the south with other commercial properties along I-555.

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:*

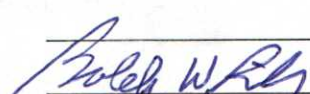
- (1). How was the property zoned when the current owner purchased it? Residential R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow construction of a commercial development for retail and repair services.
- (3). If rezoned, how would the property be developed and used? To operate a commercial business for retail and service.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Single large commercial building with required parking (building size unknown 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? It would develop a property that has been vacant for a long period of time to offer goods and services to both residents and visitors of Jonesboro.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Some commercial properties have been developed along I-555 and this large lot would provide buffer area to surrounding homes.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? When considering the commercial development along I-555, residential zoning is not the highest and best use of 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 development should not adversely affect the nearby properties.
- (10). How long has the property remained vacant? Over 20 years.
- (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.* Notification letters are being processed and will be mailed out by end of day on Friday the 19th.
- (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: Bobby W. Riley
Address: 4115 Renee Drive
City, State: Jonesboro, AR ZIP 72404
Telephone: (870) 931-8530
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.

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