

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

=====
LOCATION:

Site Address: 1822 Old Greensboro Road, Jonesboro, AR 72401

Side of Street: East side of Old Greensboro Road (A.K.A. Highway 351) and south side of Hudson Drive

Quarter: Northwest Quarter **Section:** 10, **Township:** 14 North, **Range:** 5 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: R-1 **Proposed Zoning:** C-3 - LUO

Size of site (square feet and acres): 117,087 S.F. – 2.69 Acres

Street Frontage (feet): 486.87 feet along Old Greensboro Road (Hwy. 351)
265.07 feet along Hudson Drive

Existing Use of the Site: The site is currently undeveloped, and contains one manufactured home.

Character and adequacy of adjoining streets: Old Greensboro Road (Hwy. 351) and Hudson Drive existing streets in the area. They are currently accommodating the surrounding development. It should be adequate to accommodate the proposed zoning classification.

Does public water serve the site? Yes. There are two 12” water lines on the west side of Greensboro Road, an 8” line on the east side of Greensboro Road, and an existing 3” line on the north side of Hudson Drive.

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

TERRY TROTTER - REZONING APPLICATION

04/14/16

PAGE 2 OF 7

Does public sanitary sewer serve the site?

There is an existing sanitary sewer main approximately 400' east of the southeast corner of the property.

If not, how would sewer service be provided?

The extension of a main sewer line will be necessary in order to develop the property to the highest and best use.

Use of adjoining properties:

North: R-1 single family (undeveloped)

South: C-3, LUO

East: R-1 single family (undeveloped)

West: R-1 single family, and TC-0 undeveloped to date

Physical Characteristics of the site:

The site has topographic relief. The property drains in three directions, northwest, southwest, and east. The majority of the site is wooded, and none of it is developed at this time, with the exception of one manufactured home.

Characteristics of the neighborhood:

The surrounding land north, east and west are undeveloped. There is existing commercial development to the south.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following questions in detail:*

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

It was classified as R-1.

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

The proposed classification is necessary for the best use of the land. The primary development along Greensboro Road (Hwy. 351) in that area is commercial.

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

The property would be developed in a manner consistent with the standards and specifications of the City of Jonesboro.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

The density is proposed to be consistent with the C-3 LUO classification. The intent is to retain or improve the integrity of the overall vicinity.

(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be Thoroughfare Commercial. Therefore, a development of this nature seems to be an appropriate request.

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed development involves further development of a vacant site, thereby providing jobs for the area, and a proposed commercial area to serve more of the needs of the citizens of Jonesboro.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

The proposed zoning has been tailored to match that of the classification directly to the south, and adjacent to this site.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

The highest and best use for the proposed site is C-3 LUO.

(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 classification of this development should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions:
None known and none proposed.

(10) How long has the property remained vacant?

This property has never been developed, aside from the presence of the aforementioned manufactured home.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A newly developed site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

The proposed development would most-likely begin upon approval of the site-specific plans.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

Because the majority of the adjoining property is undeveloped, no meeting has been arranged. The property to the south is the same classification as this request.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This application requests the same classification as the parcel to the east, C-3 LUO, and containing the same prohibited uses. Those are stated below;

- A) Adequate visual screening should be provided for all surrounding residential uses.
- B) If and when possible, consolidated curb cuts should be adhered to from gross access to other future developed neighboring tracts of land.
- C) The following uses shall be prohibited:
 - 1) Airport
 - 2) Cemetery
 - 3) Entertainment, Adult
 - 4) Recreational Vehicle Park
 - 5) Off Premises Sign (Billboard)
 - 6) Agricultural, Animal
- D) No billboards allowed on subject property
- E) Site plan to be reviewed and approved by M.A.P.C. prior to permit releases for future development.

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.

Applicant:

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

The owner of the property is:

Terry Trotter
5 White Buffalo Trace
Cherokee Village, AR 72529
(870) 919-6761

Terry Trotter, Owner
George Hamman (authorized by owner)

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 Areas 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.*