



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 03-15-11
Case Number: RZ11-09

LOCATION:

Site Address: -300 N. KATHIEEN ST.

Side of Street: EAST between SOUTH OF KATHIEEN ST. BRIDGE

Quarter: _____ Section: _____ Township: _____ Range: _____

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: I-1

Size of site (square feet and acres): 4.58 ACRES Street frontage (feet): 900

Existing Use of the Site: NONE (VACANT)

Character and adequacy of adjoining streets: TWO LANE BLACK TOP ASPHALT

Does public water serve the site? NO

If not, how would water service be provided? NONE REQUIRED

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? NONE REQUIRED

Use of adjoining properties:

North RESIDENTIAL / AGRIC

South R-1 / AGRIC

East AGRIC

West AIRPORT (I-2)

Physical characteristics of the site:

GROWN UP TREES / GRASS

Characteristics of the neighborhood:

ONE HOME JOINING SOUTH PROPERTY LINE. ALL OTHER I-2 ON AGRIC

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 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.

Attention: Derek Parker From: Lance Sloan

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?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
- (6). How would the proposed rezoning be in the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing 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.
- (10). How long has the property remained 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?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.
- (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: Derek Baltz
 Address: PO Box 16726
 City, State: Jonesboro, AR ZIP 72403
 Telephone: 870-275-8595
 Facsimile: 870-243-7622
 Signature: Derek Baltz

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:

Purchase Contingent
on rezoning
 Name: LANCE SLOAN
 Address: 3516 E. Highland
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-243-6647
 Facsimile: 870-934-0035
 Signature: Lance Sloan

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① R-1

② investment purpose to construct individual (1000 s.f.) storage buildings for lease. Rezoning is needed for property purchase AND to meet investment purpose,

③ individual (1000 s.f.) metal storage buildings leased to public,

④ initial construction would be (3) buildings with others as needed. Future number of buildings about ~~twenty~~ twenty

⑤ see attached
statement

⑥ - more taxable revenue to city.

- would give public access to this service ~~in~~ an area of Jonesboro that has currently limited options.

- Keeps property from being used as dumping site.

- location would serve renters needing quick road access to North East Arkansas Area, (ROADWAYS)

⑦ Most residential is located off prospect road to the north. THE remaining areas are either agri on I-2 (Airport). Kathleen Street is a busy street of automobiles connecting to major highways.

⑧ The cost of water and sewer services would force the property cost too high. Area is not visibly pleasing for residential housing. Residential construction and codes would reduce any significant investment returns.

⑨ should not affect property values in a negative way.

Currently property is grown up with trees/grass, is often used as dump. Ditches must be mowed or trimmed.

Traffic would not change.

Storage buildings aren't considered a high traffic business. This traffic would have an interest in using Kathleen, not just cutting through.

⑩ Twenty plus years

- ⑪ Electricity would be only utility service used on property,
- Drainage should be improved with excavation of property AND continual maintenance of ditches.
 - Fire hazard would be reduced with elimination of tall grass
 - property more eye appealing with development

(12) 30 days from approval

(13) meeting with neighbor

ONLY ON RESIDENTIAL HOME
directly south of property,
several attempts to meet
with resident proved unsuccessful,
All other properties either
adjacent on AIRPORT / RAILROAD,

(14)