

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

11-16-10

Case Number:

RZ 10-19

LOCATION:

Site Address: 3609 Hudson Drive

Side of Street: South Side of Hudson Drive

Quarter: Northwest **Section:** 10, **Township:** 14 North, **Range:** 4East

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): 38,037 S.F. - 0.87 Acres (+/-)

Street Frontage (feet): 209' (+/-) along Hudson Drive

Existing Use of the Site: Existing residential structure and storage buildings.

Character and adequacy of adjoining streets: Hudson Drive is an existing street that is residential in nature. This tract adjoins (same ownership) an existing C-3 parcel to the south, that has existing frontage along U.S. Highway 49, with a center turn lane, which should easily handle any additional traffic generated by development of this parcel.

Does public water serve the site? Yes.

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

Does public sanitary sewer serve the site? Not currently.

If not, how would sewer service be provided? Extension of the existing sewer that is on the south side of the adjoining parcel to the south that currently carries a C-3 Zoning Classification.

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Use of adjoining properties:North: Vacant - Zoned C-3 LU
South: Vacant - Zoned C-3
East: Vacant - Zoned C-3
West: Vacant - Zoned C-3 LU

Physical Characteristics of the site:

The site is gently sloping in a southwest direction. The site contains one residential structure and some smaller storage / accessory buildings. There are a few mature trees in the general vicinity.

Characteristics of the neighborhood:

The area immediately to the east is an undeveloped parcel, but is joined further to the east by Advanced Auto Parts. On the north side of the site is some undeveloped land, but to the east of those parcels is the newly completed four-story facility for Families, Inc. To the south is undeveloped C-3 Commercial. To the west is undeveloped C-3 LU Commercial.

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 question in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 at the time of acquisition, and the applicant has been the resident in the home for a number of years.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
This area is becoming more highly developed in a commercial manner. This parcel is completely surrounded by C-3 Zoning, thereby creating an "island" of residential zoning in a commercial setting. Therefore, they have requested a Classification of C-3.
- (3) **If rezoned, how would the property be developed and used?**
The property would most likely be listed for sale, and developed by others. Therefore, the applicant is not the intended developer.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
At this time, it is presumed that traditional C-3 development within the guidelines of the City of Jonesboro would be applicable.
- (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, the requested zoning classification of C-3, is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would allow the existing structure to be removed, and replaced with something newer, and much more attractive.

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

The character of the general area is presently undergoing change. The proposed rezoning would be very compatible with the existing facilities and those developments that are currently underway.

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

Being surrounded by C-3 and C-3 LU on all four sides provides a difficult task to be used or redeveloped as a single family use.

- (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.**

A newer, more attractive, commercial application should have no detrimental impact on any of the following aspects:

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

The proposed use does not restrict any existing surrounding uses.

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(10) How long has the property remained vacant?

Currently, the tract is occupied with one residential structure, and a few smaller storage buildings.

(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 newer, more attractive, small retail center 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

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

Since the owner / applicant is considering selling the property, the time-line for development is not a known item.

- (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.***

This site is surrounded on all four sides by vacant C-3 and C-3 LU parcels. There are no immediately adjacent neighbors.

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

This requested rezoning is intended to be C-3, and does not include any Limited Use Overlay. This property is owned by the same owner as the existing C-3 parcels to the east and south.

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:

Mr. David Bogan
3609 Hudson Drive
Jonesboro, AR 72401
Client Phone #: 761-1229



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.*