



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

## LOCATION:

Site Address: UNDEVELOPED- LATOURETTE DRIVE

Side of Street: between MEDALLION CIRCLE and SOUTH CARAWAY ROAD  
NORTH AND SOUTH

Quarter: NE Section: 32 Township: 14 NORTH Range: 4 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: C-3 Proposed Zoning: CR-1 LU-O

Commercial and Residential, with  
multifamily density limited to the greater of  
10 units per acre or 4 units per lot.

Size of site (square feet and acres): LOT 7 – 2.41 ACRES Street frontage (feet): LOT 7 – 670' +/-  
105114 SQ FT  
LOT 5 – 4.33 ACRES LOT 5 – 1080' +/-  
188718 SQ FT

Existing Use of the Site: UNDEVELOPED

Character and adequacy of adjoining streets: ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.

Does public water serve the site? YES

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

Does public sanitary sewer serve the site? YES

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

Use of adjoining properties:

North ZONED C-3 -- GENERAL COMMERCIAL UNDEVELOPED

South ZONED R-1 – SINGLE FAMILY RESIDENTIAL UNDEVELOPED

East ZONED C-3 -- GENERAL COMMERCIAL UNDEVELOPED

West ZONED C-5 -- DEVELOPED MULTI-FAMILY

*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 17<sup>th</sup> of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*

Physical characteristics of the site: **UNDEVELOPED**

Characteristics of the neighborhood: **MULTI-FAMILY RESIDENTIAL / COMMERCIAL**

**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? **C-3**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **BEST USE OF PROPERTY.**
- (3). If rezoned, how would the property be developed and used? **WITHIN THE RESTRICTIONS OF THE PROPOSED ZONING.**
- (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**
- (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? **TO CONFORM TO SURROUNDING AREA.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE AREA.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **DUE TO THE MULTI-FAMILY DEVELOPMENT IN THE SURROUNDING AREA THIS PROPERTY WOULD BE BEST USED AS A TRANSITIONAL ZONING BETWEEN C-5 AND C-3.**
- (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? **N/A**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **NONE**
- (12). If the rezoning is approved, when would development or redevelopment begin? **NOT DETERMINED 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.* **PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF AREA AND REZONING IS TO MEET THE NEED OF SURROUNDING AREAS.**

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**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.

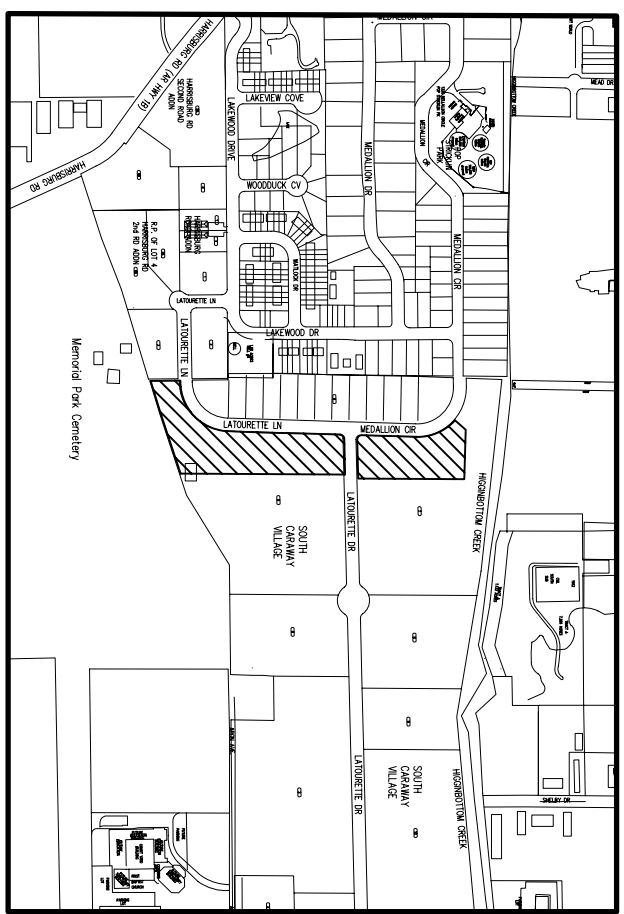
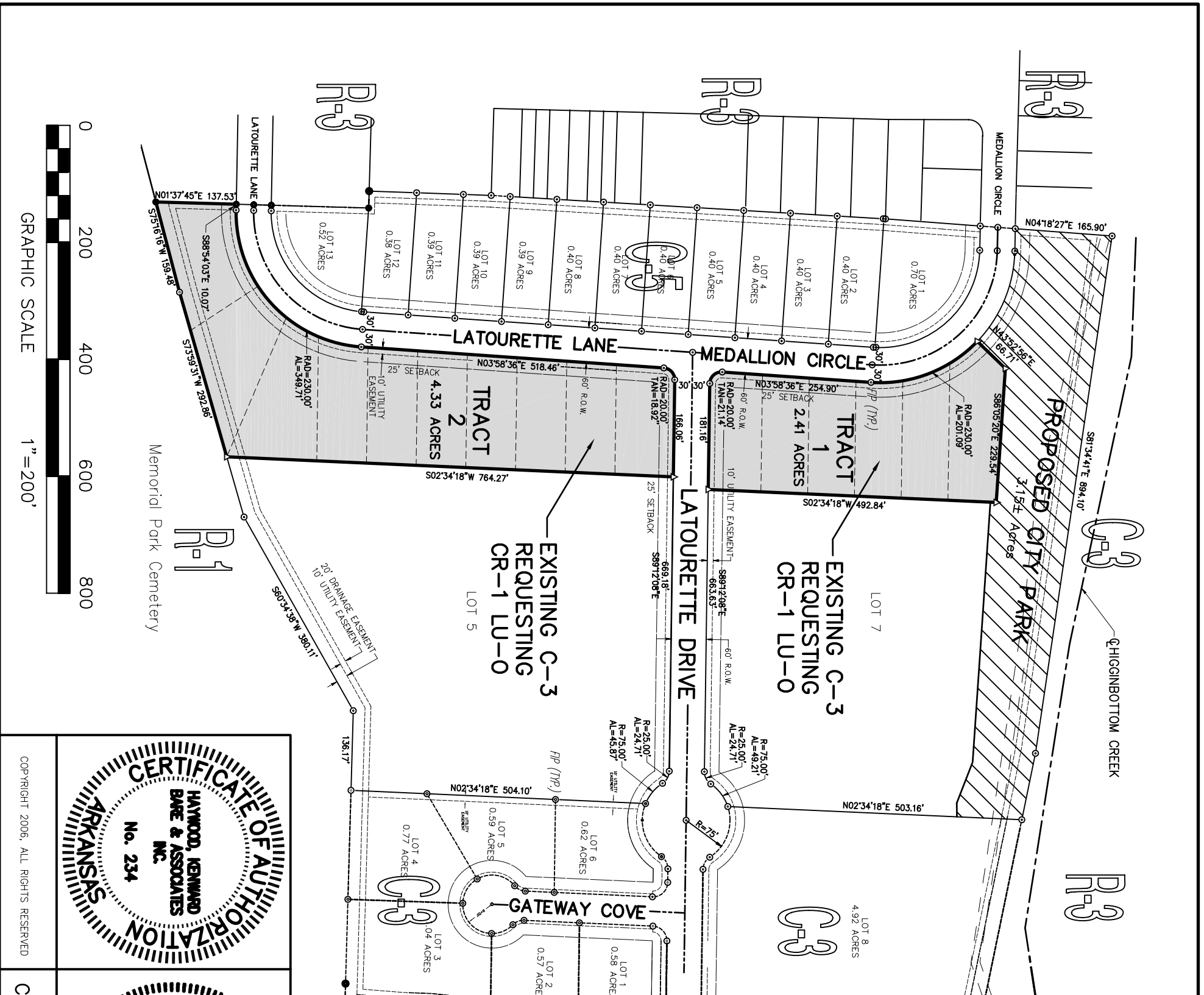
Name: CAMTRI ROSS INV., INC  
Address: 3796 FM 306  
City, State: NEW BRAUNFELS, TX ZIP 78132  
Telephone: 830-708-2100  
Facsimile: 830-626-3021  
Signature:



**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: \_\_\_\_\_



VICINITY MAP

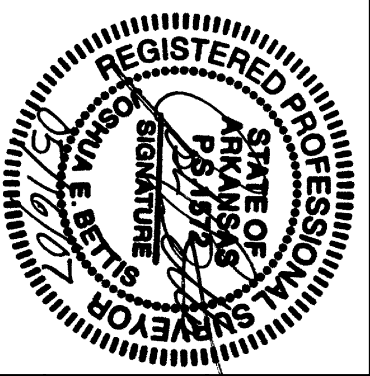
Bearings Based on South Caraway Village Record Plat

**Application for Rezoning:**  
 I being the agent of the following described parcel of land do hereby request the City of Jonesboro, Arkansas to Rezone same from Commercial 3 (C-3) to Commercial Residence Mixed Use District (CR-1) - Limited Use Overlay (LU-0) Commercial and Residential, with multifamily density limited to the greater of 10 units per acre or 4 units per lot.

**TRACT 1**  
 A PART OF LOT 7 OF SOUTH CARAWAY VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 04°18'27" WEST 165.90 FEET; THENCE SOUTH 88°44'15" WEST 38.32 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 230.00 FEET; THENCE ALONG SAID CURVE 171.09 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 43°52'56" EAST 66.71 FEET; THENCE SOUTH 86°05'20" EAST 229.54 FEET; THENCE SOUTH 02°34'18" WEST 492.84 FEET; THENCE NORTH 89°12'08" WEST 181.16 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE 32.53 FEET; THENCE NORTH 03°58'36" EAST 254.90 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET; THENCE ALONG SAID CURVE 201.09 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 2.41 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**TRACT 2**  
 A PART OF LOT 5 OF SOUTH CARAWAY VILLAGE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 01°37'45" EAST 137.53 FEET; THENCE SOUTH 88°54'03" EAST 10.07 FEET TO THE PC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET; THENCE ALONG SAID CURVE 349.71 FEET; THENCE NORTH 03°58'36" EAST 518.46 FEET TO THE PC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET; THENCE ALONG SAID CURVE 30.31 FEET; THENCE SOUTH 89°12'08" EAST 166.06 FEET; THENCE SOUTH 02°34'18" WEST 764.27 FEET; THENCE SOUTH 73°59'31" WEST 292.86 FEET; THENCE SOUTH 75°16'16" WEST 159.48 FEET; TO THE POINT OF BEGINNING, CONTAINING 4.33 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

Signed this 16th day of MAY, 2007 Name: *Bill Starns* Title: Designated Agent



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 CLIENT: Cam Tri Ross Inv, Inc

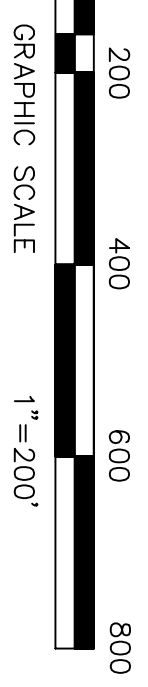
# REZONING APPLICATION

PART OF LOTS 5 & 7 OF SOUTH CARAWAY VILLAGE TO JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - SURVEYING - PLANNING  
 1801 LATOURETTE DRIVE  
 JONESBORO, ARKANSAS 72401  
 TEL. 870-932-2019 FAX 870-932-1076

REVISIONS	
DATE BY	DESCRIPTION

PROJECT NO.	H004-0002-12R
DRAWN BY	BETTIS
CHECKED BY	JUN
SHEET	1 OF 1
SCALE	1" = 200'
DATE	05/16/07
DRAWING NO.	B-129



GRAPHIC SCALE

**ORDINANCE NO. -2007**

**AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE  
PROVIDING FOR CHANGES IN ZONING BOUNDARIES**

**BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:**

**SECTION I: TITLE 14, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF  
JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY  
THE METROPOLITAN AREA PLANNING COMMISSION BY THE  
CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:**

**From C-3 Commercial To CR-1 LUO, THE FOLLOWING DESCRIBED  
PROPERTY:**

**LEGAL DESCRIPTION:**

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SECTION II: The requested rezoning Classification is shown as CR-1 Limited Use Overlay (LUO). The LUO is further restricted as follows:

1. The density for multifamily development on the subject property shall be limited to no more than the greater of 10 units per acre or 4 units per lot.
2. No multifamily development shall be allowed east of the subject property.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION IV: The City Clerk is hereby directed to amend the official zoning district boundary map of the City of Jonesboro, Arkansas, insofar as it relates to the lands described hereinabove so that the zoning classification of said lands shall be in accordance with the provisions of this Ordinance.

PASSED AND ADOPTED this \_\_\_\_ day of August, 2007.

CITY OF JONESBORO

By: \_\_\_\_\_  
Doug Formon, Mayor

ATTESTED:

\_\_\_\_\_  
Donna K. Jackson, City Clerk