



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 1004 North Warren

Side of Street: _____ between _____ and _____

Quarter: _____ Section: 7 Township: 14N Range: 4E

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: R1 Proposed Zoning: r 12

Size of site (square feet and acres): 5.5 Acres Street frontage (feet): _____

Existing Use of the Site: Undeveloped Land

Character and adequacy of adjoining streets: _____

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Vacant Land

South Vacant Land

East Multifamily

West Older Houses, Traylor Park, multifamily

Physical characteristics of the site: Flat land with 5-8 year old tree growth

Characteristics of the neighborhood: Older houses, abandoned houses, traylor park, multifamily

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?
- (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 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.

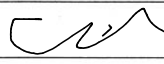
Name: Carrington Morehouse

Address: 1020 W Matthews

City, State: Jonesboro, AR ZIP 72401

Telephone: 8703162903

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: _____

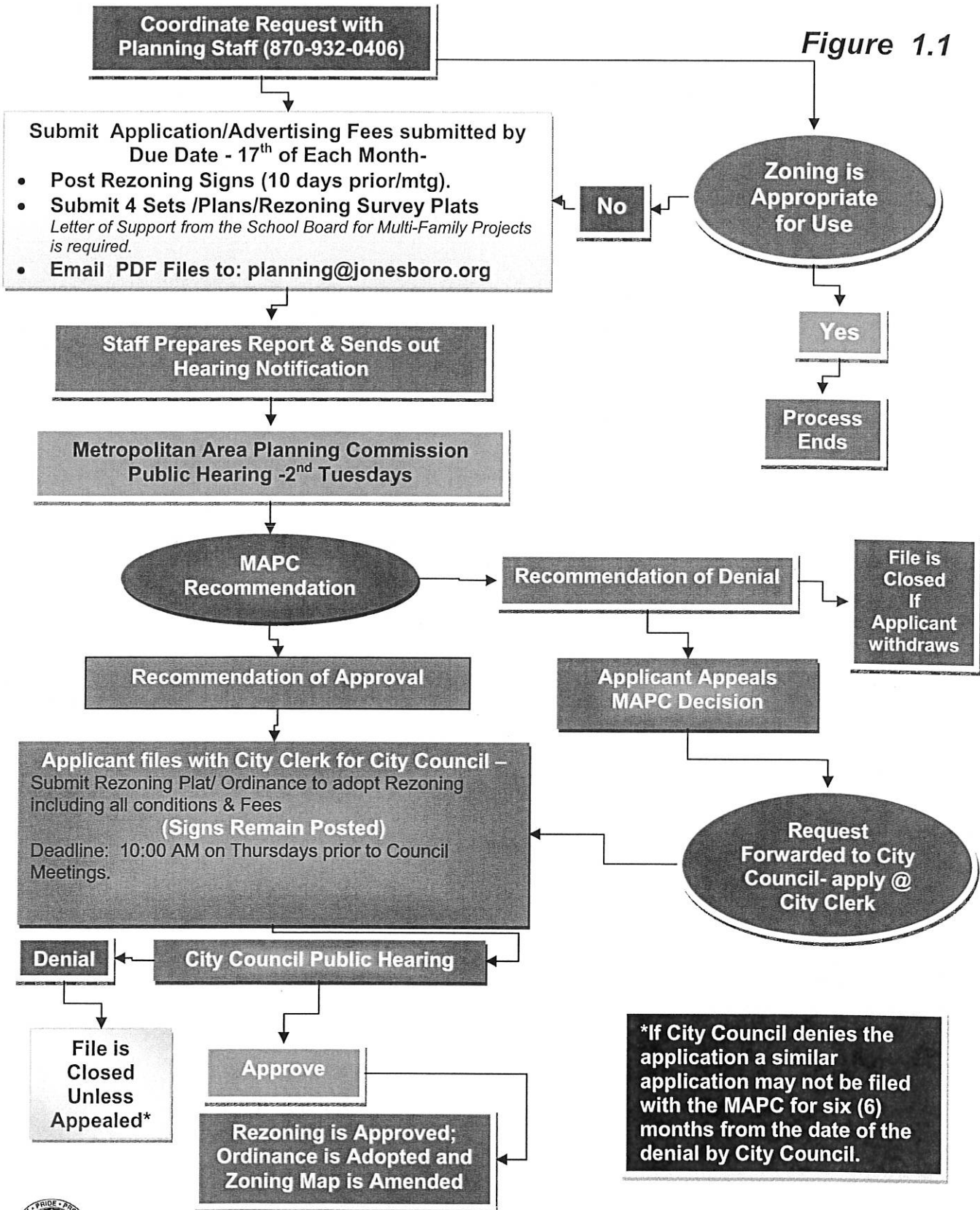
Signature: _____

Deed: *Please attach a copy of the deed for the subject property.*

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Rezoning Process

Figure 1.1



Planning

Single Family Residential Approvals - Planning Review

New Single Family Dwelling (per structure)	\$50
New Multiple Family Dwellings (per plan submittal)	\$100
Additions to Residential Dwellings (increase in footprint)	\$25
Detached Buildings & Other Accessory or Temporary Structure	\$25
Alterations or Repairs of Residential Dwelling	\$25
Swimming pools (above or below ground)	\$25
Walls, fences, decks, antenna towers & satellite dishes	\$50
Multi-family Additions	\$50
Multi-family Accessory Structures	\$50
Multi-family Dwellings 5 units and above	\$500

Commercial Building Permits - Planning Review

0 sq ft to 10,000 sq ft Commercial Building Area	\$500
10,001 sq ft or more Commercial Building Area	\$1,000
Interior alterations/repairs of commercial or industrial structures	\$250
Awnings and Canopies	\$250
Accessory buildings, walls, fences, decks	\$250
Cellular towers/antenna & satellite (new)	\$100
Cellular towers/antenna & satellite (existing)	\$100
Parking Lots	\$100
Landfill and Extractions (land use only)	\$1,000
Gravel Mining	\$1,000
Change of Use Certificate	\$100
Commercial Storage Tanks	\$250
Temporary Tents, Trailers & Structures	\$250

Rezoning Fees

Base Fee +	\$500
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Special District Applications

Village Residential Overlay	\$500
JMA-O Jonesboro Municipal Airport Overlay District	\$500
Planned Development District	\$500
Fee per stage (Preliminary, Final, Modifications)	\$500

Board of Zoning Appeals Fees

Residential Appeal - Compatible Non-Conforming Use (BZA)	\$200
Commercial Appeal - Compatible Non-Conforming Use (BZA)	\$400
Conditional Use (MAPC)	\$400

Subdivision Fees

Minor Plats & Replats (Administrative Approvals)	
Base Fee	\$400

Reviews requiring MAPC Approval

Subdivisions 0 to 20 acres	
Base Fee	\$500

Per Lot Fee	\$4
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Subdivisions Over 20 to 40 acres	\$1,000
Subdivisions Over 40 acres	\$1,500

On/Off Premise Sign Permits

Bill Board Base Fee	\$1,000
Construction Base Fee	\$100
Ground Sign New Base Fee	\$100
Wall & Awning Signs Base Fee	\$100
Pole Sign Base Fee	\$100
Marquee Sign Base Fee	\$100
Monument Sign Base Fee	\$100
Promotional Event Signs Base Fee	\$100
Banners	\$50

Mapping Services

Zoning Research Letter	\$500
Zoning Letter (simple)	\$50

Additional Fees Not being Charged

Multi-Family Dwelling Review (3rd submittal)	\$1,000
Commercial/Industrial Review (3rd submittal)	\$1,000

INSPECTIONS & PLANNING

FEES

THE CITY OF
JONESBORO



INSPECTIONS

300 S. Church St.
Jonesboro, AR 72401
870-933-4602

PLANNING

300 S. Church St.
Jonesboro, AR 72401
870-932-0406

www.jonesboro.org

Planning: RES-17 091
Inspections: RES-17 092

Inspections

Swimming Pool Elec Bond	\$50	RElectrical Reconnect	\$50	Commercial Sewer Connection & Street Cut	\$100
Street Cut Permit	\$40	Plumbing Chargeout	\$40	Commercial Plumbing	07 sq ft
Storm Shelter	\$50	Multi-family Building Permit	Project Cost	Commercial HVACR	07 sq ft
Residential Water Meter Permit	\$40	Multi Family Plumbing	06 sq ft	Commercial Gas Test	\$50
Residential Swimming Pool	Project Cost	Multi Family HVAC	06 sq ft	Commercial Electric - Site Trailer	\$100
Residential Storage	Project Cost	Multi Family Electric	06 sq ft	Commercial Electric Reconnect	\$55
Residential Sprinkler Permit	\$60	Mobile Vending Permit	\$40	Commercial Electric Alteration	\$55
Residential Single Family	Project Cost	HVAC C/O VentAHood	\$40 C/a \$55 C/O & Duct	Commercial Electric	07 sq ft
Residential Sewer Stubout Permit	\$40	Grading Permit	Engineering Fee	Commercial Building Permit	Project Cost
Residential Sewer Permit	\$40	Fire Sprinkler Permit	\$50 - Fire Dept.	Commercial Alterations	Project Cost
Residential Sewer Connection & Street Cut	\$80	Fire Alarm	\$50 - Fire Dept.	Commercial Additions	Project Cost
Reinspection Fee	R - \$40 C - \$100	Fence Permit	Planning Fee	Commercial Additions	Project Cost
Residential Plumbing	05 sq ft	Existing Structure CO	\$50	Canopy Permit	\$50
Residential HVAC	05 sq ft	Driveway Permit	Engineering Fee	Backflow Permit	C - \$50 R - \$40
Residential Gas Test	\$40	Demolition Permit	R - \$100 C - \$250	Temp Pole	\$55
Residential Electrical	05 sq ft	Communication Tower	Project Cost	Low Voltage	R - \$50 C - \$100
Residential Electric Alteration	\$50	Commercial Water Meter Permit	\$50	Temp Co	R - \$50 C - \$500
Residential Building - Duplex	Project Cost	Commercial Temp Power	\$55	Foundation & Footing	040,000 sq ft \$50 10,001 +- sq ft \$1,000
Residential Alterations	\$100 min.	Commercial Storage	Project Cost	Tent Permit	\$50
Residential Additions	Project Cost	Commercial Sprinkler Permit	\$85	Moving Permit	\$50
Re-Roofing Permit	R - \$100 C - Project Cost	Commercial Signs	Project Cost	HVAC Duct Only	\$40
		Commercial Sewer/Stubout	\$50		

ENGINEERING & STREET DEPARTMENTS

Engineering Fees

Street Fees

FEES

Driveway Permit (per driveway).....	\$50	Street Plate - 1st plate delivered (up to 60 days)	\$45
<i>(includes one form inspection & one final inspection)</i>		<i>(includes one form inspection & one final inspection)</i>	
Driveway Re-Inspection Fee	\$30	Each additional street plate delivered (up to 60 days).....	\$15
Lane/Traffic Closure Permit:		Street Repair	\$200
One Traffic Lane Closure Permit	\$25	Base Asphalt	\$30
Street Closure (Collector)	\$100	Barricades (contractors - street cuts and repairs)	\$75/ea
Street Closure (Arterial)	\$200	Barricades (block parties, etc.)	\$10/ea
Floodplain Development Permit	\$100 per acre (\$25 min.)	Cones	\$5/ea
Drainage Alteration/Modification Permit	\$25	Replacement of Regulatory Sign & Post - accidents, etc.	\$150
<i>(plus \$0.10 per linear ft. of drainage system modification/alteration)</i>		Replacement of Street Identifier Sign & Post - accidents, etc.	\$150
Grading Permit	\$100 per acre (\$50 minimum)	New Regulatory Sign & Post for Subdivisions	\$150
Stormwater Management Plan Permit:		New Street Identifier Sign & Post for Subdivisions	\$250
for subdivision	\$1,000 minimum	Replacement for Damaged Sign Post - accidents, etc.	\$50
<i>additional lots over 10</i>	\$100 per lot		
for commercial site	\$350 minimum		
<i>additional acres over 3.5 acres</i>	\$100 per acre		
Stormwater Appeal Fee	\$200		
Encroachment Permit	\$50		
Residential Site Permit	\$25		



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Engineering Dept: RES-17 089
Street Dept: RES-17 088



Planning Charge Sheet

Residential Approvals – Planning Review (select all that apply) 01-0731:

- | | | |
|---|--|--|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Multiple Family Dwelling | <input type="checkbox"/> Detached/Accessory Bldg |
| <input type="checkbox"/> Single Family Additions | <input type="checkbox"/> Single Family Alterations | <input type="checkbox"/> Swimming Pools |
| <input type="checkbox"/> Walls, Fences, Decks Etc | <input type="checkbox"/> Multi Family Additions | <input type="checkbox"/> Multi Family Accessory Bldg |

Commercial Approvals – Planning Review (select all that apply) 01-0732:

- | | | |
|--|---|--|
| <input type="checkbox"/> Building _____ Sqft. | <input type="checkbox"/> Interior Alterations/Repairs | <input type="checkbox"/> Awnings/Canopies |
| <input type="checkbox"/> Accessory Bldgs, etc. | <input type="checkbox"/> Parking Lots | <input type="checkbox"/> Landfill and Extraction |
| <input type="checkbox"/> Gravel Mining | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Storage Tanks |
| <input type="checkbox"/> Temp Tents, Trailers & Structures | | |

Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- Single Family Districts _____ Acres
 Multi Family Districts _____ Acres

Non-Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- Zoning Map Amendments _____ Acres

Special District Applications 01-0516:

- Village Residential Overlay JMA-O, Jonesboro Municipal Overlay District
 Planned Development District _____ phase (preliminary, final, modification)

Board of Zoning Appeals Fee 01-0516:

- Residential Commercial Conditional Use Compatible Non-Conforming Use

Subdivision Planning Fees 01-0733:

- Minor Plats & Replats Reviews MAPC Approval: _____ Lots _____ Acres

On/Off-Premise Signage Permits – Planning Review 01-0734:

- | | | |
|--|---|--|
| <input type="checkbox"/> Billboards | <input type="checkbox"/> High Rise Interstate _____ faces | <input type="checkbox"/> Bulletin Board _____ Sqft |
| <input type="checkbox"/> Construction Sign | <input type="checkbox"/> Ground Sign _____ Sqft | <input type="checkbox"/> Wall & Awning _____ Sqft |
| <input type="checkbox"/> Directional Sign _____ Sqft | <input type="checkbox"/> Pole Sign _____ Sqft | <input type="checkbox"/> Marquee Sign _____ Sqft |
| <input type="checkbox"/> Promo Event | <input type="checkbox"/> Special Event Sign | <input type="checkbox"/> Grand Opening Sign |
| <input type="checkbox"/> Corner or Interior Parcel Sign _____ Sqft | Faces _____ | |

Zoning Sign Deposit 01-0155: _____ Number of Signs

Mapping and Duplicating Services Per Page 01-0735:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> 8 ½" x 11" BW Copies | <input type="checkbox"/> 8 ½" x 11" Color Map | <input type="checkbox"/> Over Size Page | <input type="checkbox"/> Zoning Resolution |
| <input type="checkbox"/> Zoning Map 36"x50" | <input type="checkbox"/> Land Use (36"x44") | <input type="checkbox"/> 11"x17" Map | |
| <input type="checkbox"/> Property Owner Search/Plat Map | | <input type="checkbox"/> Zoning Certification Letter | |

Total Pages _____

Description: _____ Total Amount Due: _____

Site: Address: _____ Tracking No.: _____

Customer _____

Customer # _____

City Official _____

Date _____