



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 12.17.19
Case Number: R219-23

LOCATION:

Site Address: 1130 Greensboro Road

Side of Street: West between Patrick Street and Mays Road

Quarter: SW Section: 8 Township: T14N Range: R04E

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: PDRS/RS-8

Size of site (square feet and acres): 385,070.4 SQFT; 8.84 AC Street frontage (feet): 288.4'

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 Residential AND Vacant

South Commercial AND Residential

East Residential AND Vacant

West Residential

Physical characteristics of the site: Slopes to the West AND North

Characteristics of the neighborhood: Mixed Use

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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? *R-1*
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? *Best use of property AND provide Housing*
- (3). If rezoned, how would the property be developed and used? *Residential Development*
- (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? *Yes*
- (6). How would the proposed rezoning be the public interest and benefit the community? *Additional Housing to serve the needs of the community*
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? *Due to the current developments; rezoning would be an enhancement to the surrounding area.*
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? *Due to the potential growth and current developments in the area this property would be best used as requested zoning district*
- (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? *10 years +/-*
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? *No significant impact*
- (12). If the rezoning is approved, when would development or redevelopment begin? *Planning will begin upon rezoning approval*
- (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. *N/A*

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: Rickey Jackson

Address: 2315 Flatrock Trail

City, State: Jonesboro, AR ZIP 72404

Telephone: 870-530-1039

Facsimile: _____

Signature: *Rickey Jackson*

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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Planning Charge Sheet

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

- Single Family Dwelling
- Single Family Additions
- Walls, Fences, Decks Etc
- Multiple Family Dwelling
- Single Family Alterations
- Multi Family Additions
- Detached/Accessory Bldg
- Swimming Pools
- Multi Family Accessory Bldg

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

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

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 8.84 Acres $500 + 884.00 = 1384.00$

Special District Applications 01-0516:

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

CC#
2384

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:

- Billboards
- Construction Sign
- Directional Sign _____ Sqft
- Promo Event
- Corner or Interior Parcel Sign _____ Sqft _____ Faces
- High Rise Interstate _____ faces
- Ground Sign _____ Sqft
- Pole Sign _____ Sqft
- Special Event Sign
- Bulletin Board _____ Sqft
- Wall & Awning _____ Sqft
- Marquee Sign _____ Sqft
- Grand Opening Sign

Zoning Sign Deposit 01-0155: 2 Number of Signs $\times 200 = 400$

CC#
2385

Mapping and Duplicating Services Per Page 01-0735:

- 8 1/2" x 11" BW Copies
- Zoning Map 36"x50"
- Property Owner Search/Plat Map
- 8 1/2" x 11" Color Map
- Land Use (36"x44")
- Over Size Page
- 11"x17" Map
- Zoning Certification Letter
- Zoning Resolution

Total Pages _____

Description: Rezoning Total Amount Due: 1384.00
400

Site: Address: 1130 Greenboro Rd Tracking No.: RZ19-23

Rickey Jackson Customer
JM City Official
12.17.19 Date