



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a

FILE

Zoning Ordinance Map Amendment

Date Received: _____

Case Number: _____

LOCATION:

Site Address: 4216 Stadium Blvd. @ Fire Academy Dr.

Side of Street: East between Fire Academy Dr. and Old Feed House Rd.
Side of Stadium

Quarter: Part of NE Section: 4 Township: 13 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-Single Family Res.** Proposed Zoning: **C-3 General Commercial**

Size of site (square feet and acres): 9,000sq. ft. / 0.2 Acres Street frontage (feet): 100ft. on Old Feed House/ 90' on Stadium Blvd.

Existing Use of the Site: Fire Station 4

Character and adequacy of adjoining streets: Good

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 R-1__ Consolidated Youth Services

South R-1__ Consolidated Youth Services

East _C-3 General Commercial

West R-1__ Consolidated Youth Services

Physical characteristics of the site: FLAT

Characteristics of the neighborhood: Commercial and Mixed Use

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, but used as a Fire Station
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow for commercial services, educational and youth services.
- (3). If rezoned, how would the property be developed and used? To allow for commercial services, educational and youth services.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? To allow for commercial services, educational and youth services within current structure.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? *Partially, It was used as Public Semi-Pubic/Institutional – End use will be similar.*
- (6). How would the proposed rezoning be the public interest and benefit the community? Youth/Agency Service
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Area is more suitable for commercial uses.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Area is more suitable for commercial uses along a Major Arterial Hwy.
- (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. No negative impact; will be consistent
- (10). How long has the property remained vacant? Was not 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? No added impact.
- (12). If the rezoning is approved, when would development or redevelopment begin? Immediately
- (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. No abutting residential home; end user will possibly be the same.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. No.

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: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Signature: _____

Applicant:

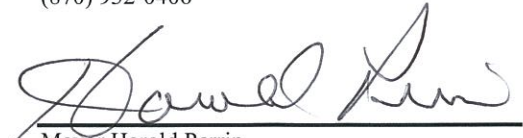
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: City of Jonesboro, AR

Address: 515 W. Washington

City, State: Jonesboro, AR 72401

Telephone: (870) 932-0406

Signature: 
 Mayor Harold Perrin