



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received:

8/17/20

Case Number:

2220-15

## LOCATION:

Site Address:

911 Parker Road

Side of Street:

N

between

Parker Rd

and

Harrisburg Rd

Quarter:

PT/2

Section:

31

Township:

14

Range:

04

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:

CR-1

LUO

Proposed Zoning:

C-3

Size of site (square feet and acres):

~~12270~~ 12270

Street frontage (feet):

110 x 92

Existing Use of the Site:

Multi-Unit Office Building

Character and adequacy of adjoining streets:

Harrisburg Rd and Parker Rd - multi lane

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

C-3

South

R-1

East

R-1

West

C-3

Physical characteristics of the site:

Currently used as a multi-unit small office building.

Characteristics of the neighborhood:

Site surrounded by a wide variety of commercial uses and select residences.

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.

**REZONING INFORMATION:**

\* See Attachment

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: Ashley Tellant  
 Address: 911 Parker Rd.  
 City, State: Jonesboro AR ZIP 72401  
 Telephone: 870 316 3434  
 Facsimile: \_\_\_\_\_  
 Signature: [Signature]

**Applicant:**

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

NA  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**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 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.



Application  
For a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
JONESBORO, ARKANSAS

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

**LOCATION:**

**Site Address:** 911 Parker Road, Jonesboro AR 72404

**Side of Street:** North side of Parker Rd and intersecting with Harrisburg Rd.

**Quarter:** Part of PT2 of REPLAT OF SIROIS 2ND ADD PT LOT 2, Section 31, Township, 14, Range 4 NE.

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-1 LUO      **Proposed Zoning:** C-3

**Size of Site (square feet and acres):** 12,270.73 sqft and 0.28 acres more or less

**Street Frontage (feet):** 110.21 feet along Harrisburg Rd  
92.04 feet along Parker Rd

**Existing Use of the Site:** Multi-unit small offices

**Character and adequacy of adjoining streets:** Harrisburg Road and Parker Road are both multi-lane streets that adequately carry a large traffic count. The drawings presented reflect the required rights-of-way in accordance with the current Master Street Plan.

**Does public water serve the site?** Yes

**If not, how would water service be provided?** No extensions or modifications will be required.

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**Does public sanitary sewer serve the site?** Yes

**If not, how would sewer service be provided?** No extensions or modifications needed.

**Use of adjoining properties: North: C-3**

**South: R-1**

**East: R-1**

**West: C-3**

**Physical Characteristics of the site:**

The site is currently used as a multi-unit small office space housing a plumbing/sewer business, a non-commissioned real estate company. Previously this space was occupied by a food service business. There is a slight slope to the land and drainage has not been an issue.

**Characteristics of the Neighborhood:**

The site is surrounded by a wide variety of commercial uses along with a select few residential properties.

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**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 questions in detail:*

**1. How was the property zoned when the current owner purchased it?**

The property was zoned C-1 at the time of acquisition.

**2. What is the purpose of the proposed rezoning? Why is rezoning necessary?**

Considering the permitted uses within the C-1 district, the owner would prefer to have a wider variety of uses as the property is developed.

**3. If rezoned, how would the property be developed and used?**

If rezoned, the applicant/owner plans to develop the site in accordance with the standards and specifications of a C-3 Zoning Classification and the standards and specifications of the City of Jonesboro.

**4. What would be the density of development (e.g. number of residential units, square footage of commercial, institutional, or industrial buildings)?**

The density would be consistent with the standards and specifications of the C-3 Zoning Classification. No immediate changes to the placement of driveways or buildings would occur.

**5. Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**

The *Jonesboro Land Use Plan* indicates this area as commercial, similar in nature to the existing surrounding developments.



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**6. How would the proposed rezoning be in the public interest and benefit the community?**

With the existing plan of access, and proposed business occupancy, this parcel could serve a large area with a variety of commercial and retail needs.

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

The request is mainly a request to enlarge the list of permitted uses. The change requested is from C-1 to C-3.

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

There are a number of uses listed in the C-1 classification that would require a conditional use request. If the property is rezoned to C-3, many of those potential requests are eliminated.

**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 customer use of the affected property.**

The proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

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

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**10. How long has the property remained vacant?**

The property is currently occupied.

**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 change in the zoning from C-1 to C-3 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

**12. If the rezoning is approved, when would development or redevelopment begin?**

The current plan calls for development to begin as soon as plans could be prepared that are in accordance with the appropriate standards and specifications.

**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 a delay in hearing the application.***

The neighbors have not been contacted about this request, aside from the required certified mail.

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

This request is not for a Limited Use Overlay.

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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. I further certify that all information in this application is true and correct to the best of my knowledge.

The owner of the property is: Ashley Tallant  
911 Parker Road  
Jonesboro AR 72404



Ashley Tallant

**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 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.*