Application
for a
Zoning Ordinance Map Amendment

**METROPOLITAN AREA
PLANNING COMMISSION**
Jonesboro, Arkansas

Meeting Date: **4/8/25**   Date Received: **3/17/25**

Meeting Deadline: **3/17/25** Case Number: **RZ-25-08**

LOCATION:

Site Address: Greensboro Road, west of Canera Drive, Greensborough Village

Side of Street: **Both**   between Canera Drive   and Virgil Drive

Quarter: **Northwest**   Section: **9**   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: **R-1, Residential**   Proposed Zoning: **TC-O, Town Center Over**

Size of site (square feet and acres): **1,449,724 SF / 33.28 Ac.**   Street frontage (feet): **545'
– Greensboro Rd**

Existing Use of the Site: **Vacant, Wooded**

Character and adequacy of adjoining streets: Greensboro Road - asphalt (2 lanes)

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

If not, how would water service be provided?

Does public sanitary sewer serve the site? **No, Sewer Extension Required.**

If not, how would sewer service be provided?

Use of adjoining properties:

North   Residential

South   Residential and Town Center Overlay

East   Town Center Overlay - Greensborough Village

West   Residential

Physical characteristics of the site: Wooded

Characteristics of the neighborhood: Residential large lots, wooded areas, Greensborough Village

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.

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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? Residential R-1

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow development of residential housing for 55+ owners, which is not allowed within current zoning.

(3). If rezoned, how would the property be developed and used? To develop a residential project.

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Single-Family Attached Housing

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan?* Yes. with the current uses of the neighborhood which includes both residences and commercial developments.

(6). How would the proposed rezoning be the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide a need to area residents.

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for the property.

(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. This rezoning should not adversly affect any of the above.

(10). How long has the property remained vacant? Unknown.

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? The impact should be minimal.

(12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 months.

(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.* A neighborhood meeting has not been scheduled due to COVID-19. Meetings have not been done with neighbors.

(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:	Hammerhead Consulting & Development
Address:	3791 Highway 351
City, State:	Jonesboro, AR ZIP 72405
Telephone:	
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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