

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 7/17/15  
Case Number: R215-11

---

---

**LOCATION:**

**Site Address:** 908 Oakdale Street

**Side of Street:** East side of Oakdale Street

**Quarter:** Northwest Quarter    **Section:** 21, **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-2                      **Proposed Zoning:** CR-1

**Size of site** (square feet and acres): 11,592 S.F. – 0.27 Acres

**Street Frontage** (feet): 83.87' along Oakdale Street

**Existing Use of the Site:** The site is occupied by one single family home

**Character and adequacy of adjoining streets:** Oakdale Street is a street that has been in place for a number of years. It is currently accommodating the surrounding development. It should be adequate to accommodate the proposed zoning classification.

**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 – Vacant Land  
**South:** R-2 – Single family residence  
**East:** C-3 – Existing child care facility  
**West:** R-2 – Single family homes

**Physical Characteristics of the site:**

There is one existing house and one storage building in the rear yard.

**Characteristics of the neighborhood:**

This area is a fairly dense residential area. Most of the homes in the area appear to be rental houses.

*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 17th 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:**

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?**  
It was classified as R-2.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
The proposed classification is necessary for the best use of the land. The applicant owns the land directly north, and hopes to find a buyer for both parcels.
- (3) **If rezoned, how would the property be developed and used?**  
If rezoned, the structure most likely would remain, but an opportunity would be created for a home business. The rezoning would provide other flexibility as well.
- (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 almost identical to what is there at present.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**  
The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be Medium Density Residential Development, however, the lot to the north contains a C-3 classification. Therefore, a request of this nature seems to be an appropriate request.

- (6) **How would the proposed rezoning be the public interest and benefit the community?**

The proposed rezoning lends flexibility to the potential uses of the property.

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

The proposed zoning would be ideally compatible with the area. There is not currently any desire to re-develop the lot.

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

The highest and best use for the proposed lot is CR-1.

- (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.**

The proposed concept of this development 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
- J) Hours
- K) Restrictions:

None known and none proposed.

**(10) How long has the property remained vacant?**

This lot contains one house and a storage building. There are no plans to make any immediate changes.

**(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 newly developed site 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?**

There are no immediate plans for re-development of this lot.

**(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 delay in hearing the application.***

As mention earlier, most of the surrounding property is rental property, so it is not likely any of the residents will have strong mindsets about the request.

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

This application is for a classification of CR-1. There are no intentions of limiting the uses under that classification.

**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:**

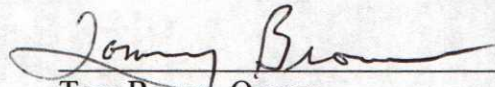
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

**Applicant:**

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

The owner of the property is:

Tom Brown  
1006 Rolling Forest Drive  
Jonesboro, AR 72404  
(870) 926-5220

  
Tom Brown, Owner

**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 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*