



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: 4220 STADIUM BOULEVARD

Side of Street: between OLE FEED HOUSE ROAD and FIRE ACADEMY DRIVE
EAST

Quarter: NE Section: 4 Township: 13 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 Proposed Zoning: C-3

Size of site (square feet and acres): 10.9 ACRES Street frontage (feet): 599.25'

Existing Use of the Site: VACANT METAL BUILDING (OLD COUNTY SHOP) AND CONSOLIDATED YOUTH SERVICES (CYS)

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 ZONED C-3 - COMMERCIAL (KEELING CO.)

South ZONED C-3 - COMMERICAL (CRAIGHEAD ELECTRIC COOP)

East ZONED R-1 – FIRE ACADEMY TRAIING FACILITY

West ZONED C-3 - COMMERCIAL (GREENWAY EQUIPMENT.)
WEST OF HWY 1

Physical characteristics of the site: SUBJECT PROPERTY CONSIST OF 3 VACANT METAL BUILDING AND 4 OCCUPIED BUILDING USED BY CYS WITH PARKING. ON THE FAR EAST PROPERTY LINE RAILROAD TRACKS SEPARATE SUBJECT PROPERTY FROM EXISTING R-1 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 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.

Characteristics of the neighborhood: AREA IS GENERALLY HIGHWAY FRONTAGE WITH COMMERCIAL BUSINESSES WITH LARGE SINGLE FAMILY LOTS EAST OF THE RAILROAD.

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? REQUESTED ZONING WOULD BE MOST SUITABLE FOR THE CURRENT USE OF THE PROPERTY AND THE SURROUNDING AREA.
- (3). If rezoned, how would the property be developed and used? WITHIN THE RESTRICTIONS OF THE PROPOSED ZONING.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? N/A
- (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? BY PROVIDING THE OPPORTUNITY TO INCREASE THE NEEDS OF THE AREA.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE AREA.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? DUE TO THE EXISTING ZONING OF THE SURROUNDING AREA THIS PROPERTY WOULD BE BEST USED AS THE 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? N/A
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? N/A
- (12). If the rezoning is approved, when would development or redevelopment begin? NOT DETERMINED AT THIS TIME.
- (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.* PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF AREA AND REZONING IS TO MEET THE NEED OF SURROUNDING AREA.
- (14). If this application is for Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

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 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.

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:

Name: Consolidated Youth Services, Inc.

Name:

Address: 4220 Stadium Blvd

Address:

City, State: Jonesboro, AR ZIP 72404

City, State: ZIP

Telephone: (870) 972-1110

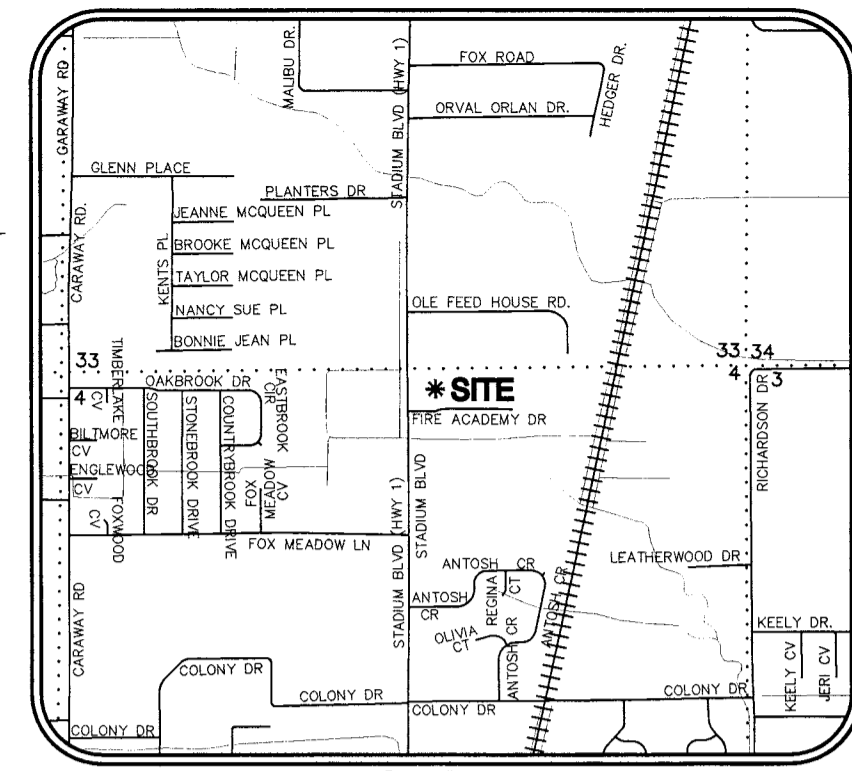
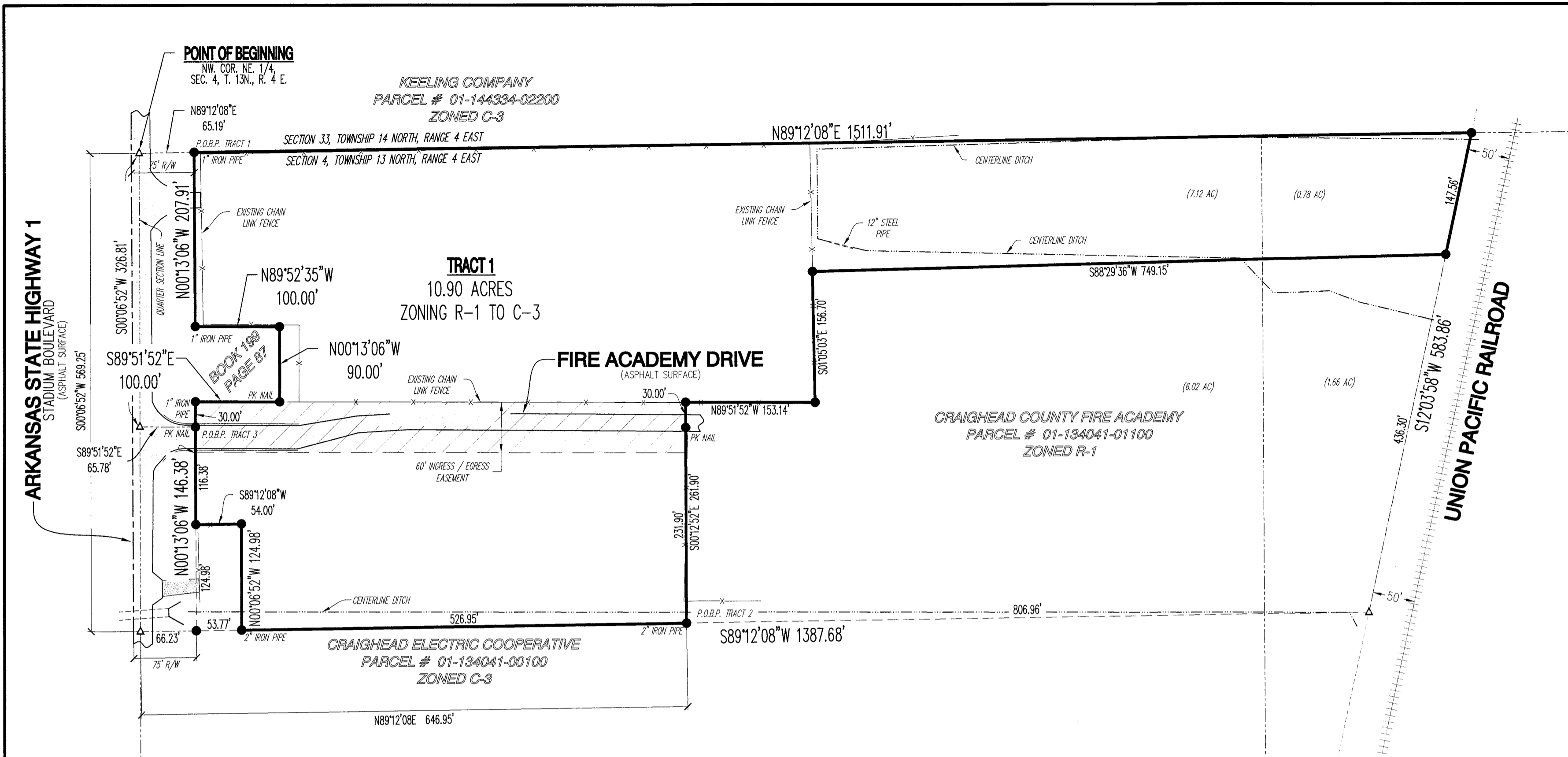
Telephone:

Facsimile:

Facsimile:

Signature: Bonnie Smith

Signature: _____



VICINITY MAP
(NOT TO SCALE)

GRID NORTH: ARKANSAS STATE PLANE, NORTH ZONE (0301),
35°48'03.0477\"/>



LEGAL DESCRIPTION:

TRACT 1:

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST; JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°12'08\"/>

GENERAL NOTES:

- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - PLAT OF SURVEY BY CLAY KENWARD, HKB DWG L-370, DATED 9-26-67
 - WARRANTY DEED, RECORDED BOOK 199, PAGE 87
 - LEASE AGREEMENT, RECORDED IN MISC. BOOK 38, PAGE 821-824
 - LEASE AGREEMENT, RECORDED IN MISC. BOOK 6, PAGE 394-395
 - PLAT OF SURVEY BY R.W. NEWELL, RECORDED IN BOOK H, PAGE 57, DATED 7-1-87
- MONUMENTS WERE FOUND AND ACCEPTED OR SET BASED ON PREVIOUS RECORD INFORMATION.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE, NORTH ZONE (0301)
- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
 - R-1 BUILDING SETBACKS:
 - 25' STREET SETBACK
 - 7.5' SIDE SETBACK
 - 25' REAR SETBACK
 - PROPOSED ZONING IS C-3, GENERAL COMMERCIAL DISTRICT
 - PROPOSED C-3 BUILDING SETBACKS
 - 25' STREET SETBACK
 - 10' SIDE SETBACK
 - 20' REAR SETBACK

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM: (R-1) SINGLE FAMILY RESIDENTIAL TO (C-3) GENERAL COMMERCIAL DISTRICT

SIGNED THIS 12TH DAY OF JULY, 2012

Bonnie Smith
CONSOLIDATED YOUTH SERVICES, INC.

REZONING APPLICATION

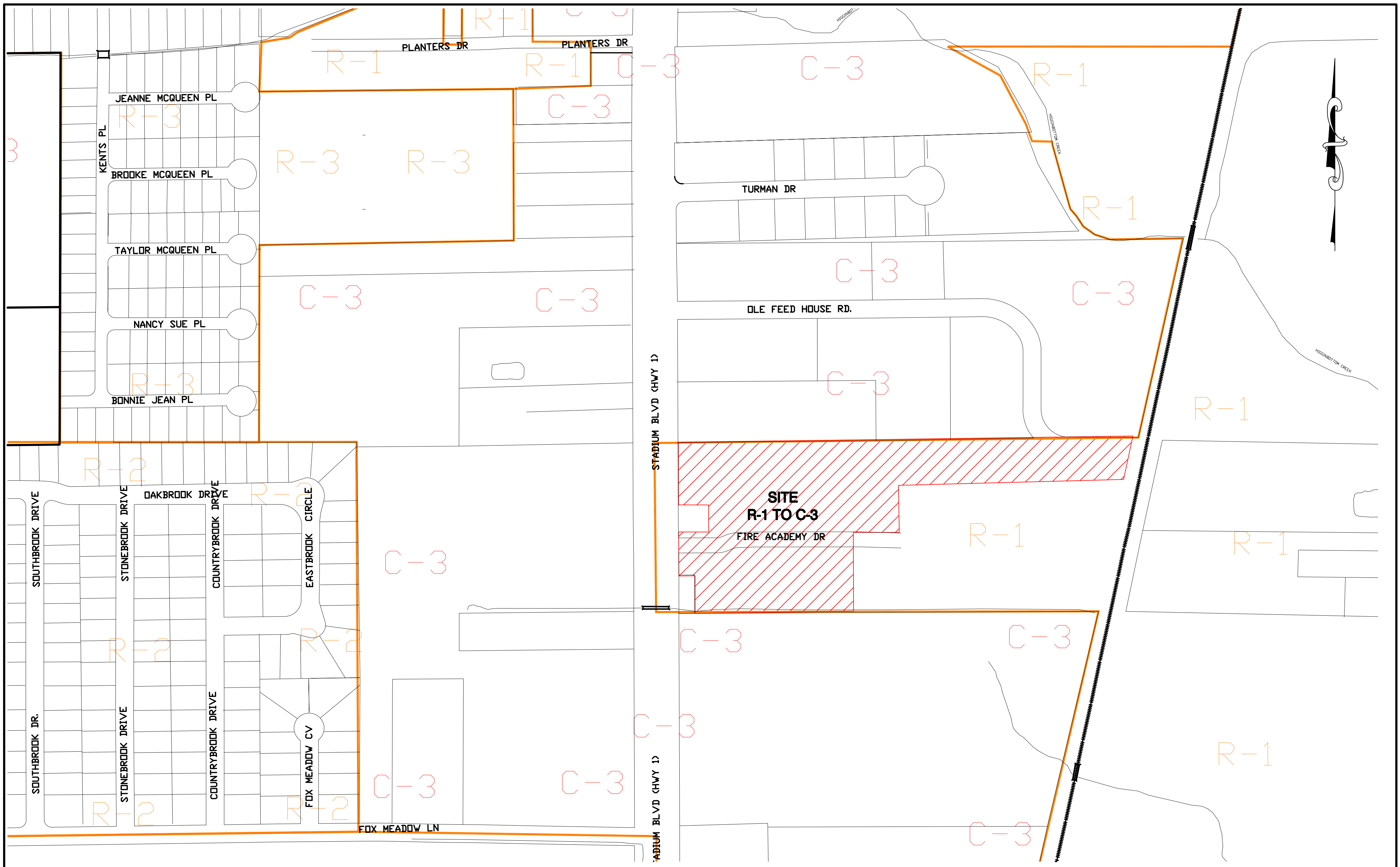
A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
CIVIL ENGINEERING - SURVEYING - PLANNING

1801 LATOURETTE DRIVE
JONESBORO, ARKANSAS 72404

REVISIONS	
DATE	DESCRIPTION
SURVEY INDEX CODE 500-13N-04E-0-04-400-16-1596	
PROJECT NO. C073-0001-12	
DRAWN BY MAB	CHECKED BY JHB
SHEET 1 OF 1	SCALE 1" = 100'
DATE 07/12/12	DRAWING NO. 57-319

COPYRIGHT 2012. ALL RIGHTS RESERVED	CLIENT CONSOLIDATED YOUTH SERVICES
TEL 870-932-2019 FAX 870-932-1076	



REZONING VICINITY MAP

A PART OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 13 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
 CIVIL ENGINEERING - SURVEYING - PLANNING

1801 LATOURETTE DRIVE
 JONESBORO, ARKANSAS 72404

REVISIONS		
DATE	BY	DESCRIPTION
SURVEY INDEX CODE 500-13N-04E-0-04-400-16-1596		
PROJECT NO. C073-0001-VM		
DRAWN BY MAB	CHECKED BY JHB	
SHEET 1 OF 1	SCALE 1" = 100'	
DATE 07/12/12	DRAWING NO. 57-319	

COPYRIGHT 2012, ALL RIGHTS RESERVED
 CLIENT
 CONSOLIDATED YOUTH SERVICES

TEL 870-932-2019 FAX 870-932-1076