



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 07-14-11
Case Number: RZ 11-15

LOCATION: 2216
Site Address: ~~2220~~ Spence Circle

Side of Street: _____ between Spence Circle and South Caraway

Quarter: NE-SE-29-14-4 Section: 29 Township: 14 Range: 04
Lot 11 B

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): 80x150-.25 ACRES Street frontage (feet): 80

Existing Use of the Site: Residential

Character and adequacy of adjoining streets: Apartments and Residential

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 Residential - R1
South R-2 Apartments
East C-3 Commercial
West Residential - R1

Physical characteristics of the site: Currently used as a 2 bedroom residence

Characteristics of the neighborhood: Mixed use residential (R1) / apartments (R2) / commercial - C3 C4 C5

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.
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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?
- (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: Toby Alexander
 Address: 601 Tanne Hill Drive
 City, State: Jonesboro ZIP 72404
 Telephone: 870-761-1199
 Facsimile: _____
 Signature: [Signature]

Applicant:

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

per financing only
 Name: Home Health Professionals
 Address: 2222 Spence Circle
 City, State: Jonesboro, Ar. ZIP 72401
 Telephone: 870-932-7630
 Facsimile: 870-932-9422
 Signature: Paul Jambor

Deed: *Please attach a copy of the deed for the subject property.*

*** MURL Smith 761-5222**

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REZONING ATTACHMENT

1. The property was zoned R1 when the current owner purchased the property.
2. The purpose of the proposed rezoning is to provide a parking lot and or temporary office when and if the property on the east side is expanded for home health and hospice services.
3. If rezoned the property will be used temporarily as a office when construction is under way @ 2222 Spence, then the property will be used for parking for the commercial building @ 2222 Spence Circle.
4. N/A
5. We believe the proposed rezoning is consistent with the Jonesboro Comprehensive Plan and Future Land Use Plan.
6. The proposed rezoning would be in the public's interest and benefit the community because it would help provide needed home health and hospice services to the community.
7. The proposed rezoning would improve the character of the surrounding area.
8. The property needs to be rezoned from R1 to C3 to be used in the proposed manner.
9. It is our opinion that the proposed rezoning of this property would Not impact the property values, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation or any restriction to the normal and customary use of affected property.
10. The property is currently occupied.
11. It is our opinion that the proposed rezoning would not impact the utilities, streets, drainage, parks, open space, fire, police, or emergency medical services.
12. If rezoning is approved it is our opinion that the redevelopment would begin within 1 year.
13. Placement of rezoning signs will inform neighbors of the proposed rezoning.
14. N/A
 - The Lot is being platted by George Hamman- Civilogic, and will be submitted upon completion

THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

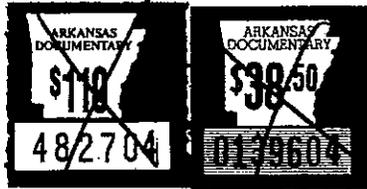
Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **RONALD L. WHITE AND LAURA J. WHITE**, husband and wife, for and in consideration of the sum of \$45,000.00, and other good and valuable considerations to us in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **TOBY ALEXANDER AND TAMMY ALEXANDER**, husband and wife, as tenants by the entirety, and unto their heirs and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to wit:

The West 80 feet of Lot 11 in Block "B" of Spence Subdivision of a part of the Northeast Quarter of the Southeast Quarter of Section 29, Township 14 North, Range 4 East, Craighead County, Arkansas, as shown by Plat in Deed Record 123 page 232 at Jonesboro, Arkansas.



To have and to hold the same unto the said Grantees and unto their heirs and assigns forever, with all appurtenances hereunto belonging.

And we hereby covenant with said Grantees that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, **Ronald L. White and Laura J. White**, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 14th day of September, 2005.



 RONALD L. WHITE



 LAURA J. WHITE

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Ronald L. White and Laura J. White, husband and wife**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 14th day of September, 2005.

My Commission Expires:
August 20, 2010

Sanda Greene
Notary Public



I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Buyer [Signature]

Address 601 Tannehill Drive
JONESBORO, AR 72404

DEED BOOK 706 PAGE 522 - 523
DATE 09/16/2005
TIME 09:14:26 AM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
[Signature], D.C.
RECEIPT # 140173