



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 03-17-09
Case Number: RZ-09-04

LOCATION:

Site Address: HIGHLAND DRIVE (ADDRESS NOT ASSIGNED)

Side of Street: NORTH between CRAFTS DRIVE and BROWNS LANE

Quarter: NW Section: 29 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 Proposed Zoning: C-4 LU-O

TRACT 1:
LIMITED USE TO INCLUDE:
Automated Teller Machine
Bank or Financial Institution
Medical Service / Office
Office / General
Restaurant / General
Retail / Service

TRACT 2:
LIMITED USE TO INCLUDE:
Automated Teller Machine
Bank or Financial Institution
Medical Service / Office
Office / General
Service

Size of site (square feet and acres): 9.47 ACRES +/- Street frontage (feet): 329' +/-
412516 SQ FT +/-

Existing Use of the Site: SINGLE-FAMILY RESIDENCE - (VACANT/ UNDEVELOPED)

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

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Use of adjoining properties:

North ZONED C-4 & R-1 – GAS STATION/ BANK/ RESIDENTIAL
South ZONED C-3 LUO – UNDEVELOPED
East ZONED C-3 – RESTAURANT / CONDOMINIUMS
West ZONED R-1 – UNDEVELOPED

Physical characteristics of the site:

SUBJECT PROPERTY IS CURRENTLY UNDEVELOPED. MOSTLY PASTURE WITH SOME SCATTERED VEGETATION

Characteristics of the neighborhood:

COMMERCIAL DEVELOPMENT TO EAST AND NORTH . PROPERTY TO WEST AND SOUTH IS UNDEVELOPED

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? BEST USE OF PROPERTY.
- (3). If rezoned, how would the property be developed and used? WITHIN THE RESTRICTIONS OF THE PROPOSED LIMITED USE OVERLAY.
- (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 in the public interest and benefit the community? BY SERVING 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 POTENTIAL GROWTH IN 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.

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- (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 AREAS.

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: **DOROTHY HILL**
Address: **2510 ROSEWOOD CIRCLE**
City, State: **JONESBORO, AR** ZIP **72401**
Telephone: **870-932-1296**
Facsimile:
Signature: *Dorothy Hill*

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: _____

Name: **CONNIE WOODS**
Address: **1401 HIGHLAND DRIVE**
City, State: **JONESBORO, AR** ZIP **72401**
Telephone: **870-931-6747**
Facsimile:
Signature: *Connie Wood*

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