

# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

**LOCATION:**

Site Address: 3012 PARKWOOD ROAD

Side of Street: NORTH between STADIUM BLVD and BRAZOS STREET

Quarter: NE Section: 28 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-3 Proposed Zoning: C3-LUO

Size of site (square feet and acres): 0.17 ACRES Street frontage (feet): 61.31'

Existing Use of the Site: SINGLE-FAMILY RESIDENCE

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 C3-LUO - VACANT

South ZONED R-3 - RESIDENTIAL

East ZONED R-3 - RESIDENTIAL

West ZONED C3-LUO - VACANT/ RESIDENTIAL STRUCTURES

Physical characteristics of the site: SUBJECT PROPERTY IS CONTAINS AN EXISTING SINGLE FAMILY RESIDENCE.

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Characteristics of the neighborhood:

**NEIGHBORHOOD IS GENERALLY SINGLE-FAMILY RESIDENTIAL/ WITH POTENTIAL COMMERCIAL DEVELOPMENT TO THE WEST OF SUBJECT PROPERTY.**

**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-3**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **BEST USE OF PROPERTY WITH POTENTIAL FOR DEVELOPMENT.**
- (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 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.**
- (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.

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**THE FOLLOWING SHALL NOT BE PERMITTED:**

**BILLBOARDS  
HIGH-VOLUME RETAIL USES SUCH AS CONVENIENCE STORE  
CAR WASH  
PAWN SHOP  
RESTAURANT - FAST FOOD  
VEHICLE REPAIR - LIMITED  
VEHICLE REPAIR - GENERAL  
AGRICULTURE FARMERS' MARKET  
SERVICE STATION**

**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: ROGER BARNHILL

Name:

Address: 3617 OAK VISTA DRIVE

Address:

City, State: JONESBORO, AR

ZIP 72401

City, State:

ZIP

Telephone: 870-931-8118

Telephone:

Facsimile:

Facsimile:

Signature: 

Signature: \_\_\_\_\_

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C-3 LUO ZONING

C-3 LUO ZONING

01-144281-01600  
LOT 1, ALLEN SUBDIVISION

01-144281-02000  
LOT 4, ALLEN SUBDIVISION

1/16 SECTION LINE

N89°39'05"E 60.00'

57.50'

10' UNSPECIFIED EASEMENT

2.50'

10' UNSPECIFIED EASEMENT

C-3 LUO ZONING

C-3 LUO ZONING

EXISTING R-3  
REQUESTING C-3 LUO

0.17 ACRES

01-144281-14700  
LOT 4, BLOCK A,  
FAIRVIEW ACRES

R-3 ZONING

01-144281-14500  
LOT 5, BLOCK A,  
FAIRVIEW ACRES

S00°22'36"W 120.34'

S01°4'42"E 120.14'

FOUND 5/8" REBAR  
(NORTH 0.4', EAST 1.6')

FOUND 1" PIPE  
(NORTH 0.5', EAST 0.1')

C1

L1

30'

PARKWOOD ROAD  
(½ ASPHALT SURFACE)

**CURVE TABLE:**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	14.38'	353.77'	02°19'44"	S88°34'41"W	14.38'

**LINE TABLE:**

LINE #	DIRECTION	LENGTH
L1	S89°44'33"W	46.93'

**C-3 LUO:**

LIMITED USE TO EXCLUDE:

- BILLBOARDS
- HIGH-VOLUME RETAIL USES SUCH AS CONVENIENCE STORE
- CAR WASH
- PAWN SHOP
- VEHICLE REPAIR - LIMITED
- VEHICLE REPAIR - GENERAL
- AGRICULTURE FARMERS' MARKET
- SERVICE STATION
- RESTAURANT - FAST FOOD

**LEGEND:**

- FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP STAMPED "MA DANIELS P.S. 1563"

**SURVEYOR'S NOTES:**

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 05031C0132C, EFFECTIVE DATE JUNE 25, 2007.

**CERTIFICATE OF SURVEY:**

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE & ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING PARCEL OF LAND:

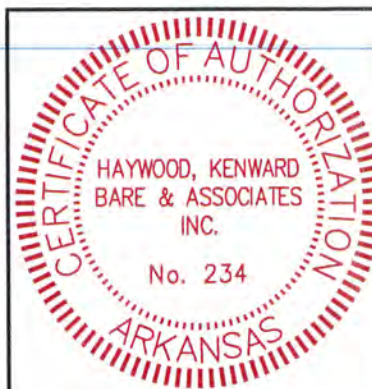
LOT 4 IN BLOCK A OF FAIRVIEW ACRES SUBDIVISION IN THE CITY OF JONESBORO, ARKANSAS, AS SHOWN BY PLAT OF RECORD IN DEED BOOK 123, AT PAGE 126, SUBJECT TO BILL OF ASSURANCE OF RECORD IN BOOK 149, AT PAGE 98, AND EASEMENTS SHOWN ON RECORD PLAT. ALSO KNOWN AS 3012 PARKWOOD, JONESBORO, AR.

**OWNERS CERTIFICATION:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM: (R-3) MULTI-FAMILY HIGH DENSITY DISTRICT TO (C-3 LUO) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY

SIGNED THIS 17TH DAY OF AUGUST 17, 2011

*Roger Barnhill*  
ROGER BARNHILL

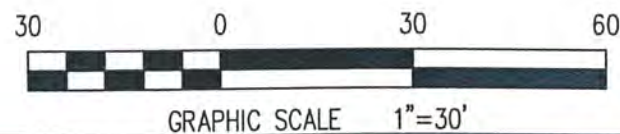


**REZONING PLAT**

LOT 4, BLOCK A, FAIRVIEW ACRES SUBDIVISION  
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.**  
CIVIL ENGINEERING - SURVEYING - PLANNING  
1801 LATOURETTE DRIVE  
JONESBORO, ARKANSAS 72404  
TEL 870-932-2019 FAX 870-932-1076

REVISIONS		
DATE	BY	DESCRIPTION
SURVEY INDEX CODE		
PROJECT NO. S063-0002-12		
DRAWN BY JJN	CHECKED BY JHB	
SHEET 1 OF 1	SCALE 1"=30'	
DATE 08/17/11	DRAWING NO. B-204	



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CLIENT  
JOHN SAWYER

BASIS OF BEARING: ARKANSAS STATE PLANE GRID NORTH ZONE (0301),  
LAT: 35°49'00.80016"; LONG: 90°40'07.91459"  
CON: 0.77458620; CAF: 0.99993597



