

Application
for a
Zoning Ordinance Map Amendment
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METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 05-17-07
Case Number: RZ-07-31

LOCATION:

Site Address: The address of the site is 3306 Southwest Drive.

Side of Street: This site lies on the southeast side of Highway 49 (Southwest Drive), between Wood Street and Home Drive.

Quarter: NW¼ Section: 36 Township: 14 North Range: 3 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 (General Commercial)

Size of site: Street Frontage (feet): 505.58' Southwest Drive
168,447 SF = 3.87 Acres

Existing Use of the Site: The site contains six commercial buildings, formerly occupied by Arkansas Equipment and Rentals.

Character and adequacy of adjoining streets:
Southwest Drive is also known as Highway 49. In this area, it is five lanes in width, and is in good condition, with curb and gutter on both sides, and underground drainage facilities.

Does public water serve the site? Yes. There is an existing 12" water line on the northwest side of Southwest Drive.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes. The existing buildings are served with sanitary sewer.

If not, how would sewer service be provided? N/A

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Use of adjoining properties:

North: To the north of this site is a commercial enterprise, commonly known as a flea market.

South: To the south is one unoccupied building, and vacant land.

East: To the east of this site is the former proposed location of the Southern Hills Mall.

West: To the west, the property is zoned C-3, with various uses, and a parcel currently zoned R-1.

Physical Characteristics of the site:

This site is open land occupied by six commercial buildings.

Characteristics of the neighborhood:

On the opposite side of the are several buildings containing various uses, and n open site currently being considered for a change in zoning classification.

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 question in detail:*

- (1) How was the property zoned when the current owner purchased it?
The property was zoned R-1 at the time of annexation.

- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
The purpose of the proposed rezoning is to change the classification of the property, and bring it into conformance with the current and proposed uses. The rezoning is necessary in order to continue to use the land as in the past.

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- (3) If rezoned, how would the property be developed and used?
The proposed rezoning would allow the property to be zoned in a manner consistent with the uses over the course of the past number of years.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
The existing buildings are indicated on the survey.
- (5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes. The *Jonesboro Comprehensive Plan* (adopted in 1996) indicates this area to be developed as a commercial node, and indicates extensive thoroughfare commercial on the opposite side of Southwest Drive.
- (6) How would the proposed rezoning be the public interest and benefit the community?
The reclassification of the property would bring it into compliance with the uses that have occupied the property for a number of years.
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The reclassification of the property would bring it into compliance with the uses that have occupied the property for a number of years.
- (8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?
The reclassification of the property would bring it into compliance with the uses that have occupied the property for a number of years.

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- (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 reclassification of this property will have no impact on any of the factors listed above, since this is an existing facility, and the request is to classify the zoning properly for the
- (10) How long has the property remained vacant?
The property is not vacant. This request is to bring the zoning classification into compliance with the uses.
- (11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
The reclassification of this property will have no impact on any of the factors listed above, since this is an existing facility, and the request is to classify the zoning properly for the

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- (12) If the rezoning is approved, when would development or redevelopment begin?
There is no proposed new development being considered for this site.
- (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.*
Since this is a request to bring a property into compliance with a current use, no opposition is anticipated.
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
This application is not intended to be a Limited Use Overlay (LOU). The requested zoning is C-3 (General Commercial).

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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.

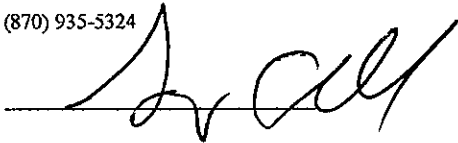
Owner of Record:

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 owners are the applicants.

Name: Mr. Gary Ezell
Address: Arkansas Equipment and Rentals
Address: 4905 Southwest Drive
City, State: Jonesboro, AR 72404
Telephone: (870) 935-9260
Facsimile: (870) 935-5324
Signature: 

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.