

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

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LOCATION:

Site Address: 3603 Hudson Drive

Side of Street: South Side of Hudson Drive, west of the intersection of Hudson Drive and Johnson Avenue

Quarter: Northwest **Section:** 10, **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-3 LUO

The LUO is to be defined by the following permitted uses:

- | | |
|------------------------------------|--|
| 1) Animal Care, General or Limited | 16) Office, General |
| 2) Automated Teller Machine | 17) Parking Lot – Commercial |
| 3) Bank or Financial Institution | 18) Parks and Recreation |
| 4) Bed and Breakfast | 19) Post Office |
| 5) Church | 20) Recreation / entertainment (indoor) |
| 6) College or University | 21) Recreation / entertainment (outdoor) |
| 7) Day Care, general or Limited | 22) Restaurant (fast food) |
| 8) Funeral Home | 23) Restaurant (general) |
| 9) Government Service | 24) Retail / Service |
| 10) Hospital | 25) Safety Services |
| 11) Hotel or Motel | 26) School (elementary / middle / high) |
| 12) Library | 27) Utility, major |
| 13) Medical Service or Office | 28) Utility, minor |
| 14) Museum | 29) Research Services |
| 15) Nursing Home | 30) 25' Vegetative Buffer to remain
along the northern boundary, west of
Hudson Drive, as shown. |

Size of site (square feet and acres): 166,654 S.F. – 3.83 Acres

Street Frontage (feet): 160' (+/-) Hudson Drive

Existing Use of the Site: Single Family Residence

Character and adequacy of adjoining streets: Hudson Drive is an existing city street. At some point, as development in the general vicinity progresses, it may be reconstructed to accommodate the anticipated activity.

Does public water serve the site?

Yes.

If not, how would water service be provided?

Most likely, new water lines would be installed in conjunction with increased commercial development to the east and south, which, by current CWL policies, would include extensions to the perimeter boundaries of this site.

Does public sanitary sewer serve the site?

No.

If not, how would sewer service be provided?

Most likely, new sanitary sewer lines would be installed in conjunction with increased commercial development to the east and south, which, by current CWL policies, would include extensions to the perimeter boundaries of this site.

Use of adjoining properties:North:

Existing Single Family Residence

South:

Vacant C-3

East:

Vacant C-3

West:

Existing I-1

Physical Characteristics of the site:

The site is currently a single family residential lot, including an accessory building, and a swimming pool. There is significant slope in the terrain, but the site remains conducive to development. There are a number of mature trees on the site, several of which, with careful planning, could be retained as commercial development takes place. The site is surrounded by fencing, a large portion of which is wrought iron with masonry columns.

Characteristics of the neighborhood:

This area contains some single family dwellings to the north, but all of the area to the east is classified as commercial, and is developed, or under development. The immediate area currently contains a mix of residential and commercial uses.

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.

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 questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 when acquired.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
Based upon the current trend in the immediate area, this site is losing the appeal it once had as a residential tract. Therefore, the owner desires to have the property reclassified as commercial so it becomes marketable.
- (3) **If rezoned, how would the property be developed and used?**
The owner does not intend to become a developer. The owner desires to have the property reclassified as commercial so it becomes marketable.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The density of future development would be in compliance with the current standards and specifications of the City of Jonesboro.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be "Thoroughfare Commercial". Therefore, a classification of C-3 LUO appears to be appropriate. Moreover, the requested zoning classification of C-3, LUO, appears to be 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?**
The proposed rezoning would allow the extension of utility and drainage infrastructure in compliance with the current standards and specifications of the City of Jonesboro, thereby providing increased property values in the general vicinity, as well as increased employment opportunities.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

The character of the area is a mix of residential uses, particularly to the east and northeast. Therefore, the proposed use would be very compatible with the existing developments in the immediate area.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

Though the property is currently developed in accordance with the existing zoning, however, based upon the current trend in the immediate area, this site is losing the appeal it once had as a residential tract. Therefore, the owner desires to have the property reclassified as commercial so it becomes marketable

(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 proposed reclassification of C-3, LUO, should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values

B) Traffic

C) Drainage

D) Visual Appearance

E) Odor

F) Noise

G) Light

H) Vibration

J) Hours

K) Restrictions: The proposed use does not restrict any other existing surrounding uses.

(10) How long has the property remained vacant?

The property is occupied, as described above, under the heading "Physical Characteristics of the site".

(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 proposed reclassification of C-3, LUO, should have no detrimental impact on any of the following aspects of the immediate area.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

(12) If the rezoning is approved, when would development or redevelopment begin?

The proposed schedule of re-development would be at the discretion of the buyer, when identified.

(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.*

The owner has visited with the immediate neighbors, and they are aware of the request. The required sign will be posted. Interested parties may voice their opinions at the traditional MAPC meeting should they so desire.

(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

The LUO is to be defined by the following permitted uses:

- | | |
|------------------------------------|--|
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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.

The owner of the property is:

Mr. Paul Curtis
3603 Hudson Drive
Jonesboro, AR 72401

Applicant:

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

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.*