



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 12-27-11
Case Number: RZ 11-30

LOCATION:

Site Address: 2217 W. Parker Road, Jonesboro, AR 72401

Side of Street: South between Strawfloor Rd. and AR 226/Ramp

Quarter: _____ Section: _____ Township: _____ Range: _____

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 Single Family Proposed Zoning: C-3 L.U.O General
Commercial (Limited Use
Overlay)

Size of site (square feet and acres): 30.65 Acres Street frontage (feet): 534 Ft. along
West Parker Rd.

Existing Use of the Site: Vacant Land

Character and adequacy of adjoining streets: Adequate

Does public water serve the site? _____

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? _____

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Highway US 63

South R-1 Single Family Residential

East C-3 General Commercial District/NEA Clinic

West R-1 Single Family Residential/C-3/I-1/ Landfill

Physical characteristics of the site: Vacant/ Heavily Wooded

Characteristics of the neighborhood: Area abutting Highway Commercial/ Residential to the South

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.

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 Single Family
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? The purpose of rezoning the property is to make it compatible with the commercial uses along W. Parker Rd.
- (3). If rezoned, how would the property be developed and used? Commercial Use
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? General Retail
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Land Use Plan recommends Residential Transitional for the site However, a change to the Land Use Plan is justifiable.
- (6). How would the proposed rezoning be the public interest and benefit the community? Public Land will be rezoned to provide service oriented business along a public access corridor.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Area abuts city land fill area and other commercial uses.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Yes.
- (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. With proper buffering to the south, residential abutting uses can be protected.
- (10). How long has the property remained vacant? Several years.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? No major impact.
- (12). If the rezoning is approved, when would development or redevelopment begin? Unknown
- (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. All C-3 Uses shall be permitted contingent upon MAPC final Site Plan approval. Adult Entertainment Uses shall be prohibited.

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: CITY OF JONESBORO Name: _____

Address: 515 W. WASHINGTON AVE Address: _____

City, State: Jonesboro AR ZIP 72401 City, State: _____ ZIP _____

Telephone: 870-932-1052 Telephone: _____

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Facsimile: _____

Signature: _____

[Handwritten Signature]

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

Facsimile: _____

Signature: _____

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