



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 07-17-07
Case Number: RZ-01-35

LOCATION:

Site Address: UNDEVELOPED- JOHNSON AVENUE

Side of Street: NORTH between CARAWAY ROAD and AR HWY 351

Quarter: SE Section: 9 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: CR-1 LU-O

LIMITED USE TO INCLUDE:

Single Family Attached- Duplex, Triplex, 4-Plex
Loft Apartment
Multi-Family
Church
College or University
Government Service
Hospital
Library
Medical Service Office
Office General
Post Office
Recreational / Entertainment Indoor
Restaurant / Indoor
Retail / Service

Size of site (square feet and acres): 26.4 ACRES Street frontage (feet): 1900' +/-
1150000 SQ FT

Existing Use of the Site: 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

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.

Use of adjoining properties:

North ZONED R-1 – UNDEVELOPED
South ARKANSAS STATE UNIVERSITY
East ZONED R-1 – UNDEVELOPED
West ZONED R-1 – UNDEVELOPED

Physical characteristics of the site: UNDEVELOPED

Characteristics of the neighborhood: RESIDENTIAL / COMMERCIAL – ADJOINING PROPERTY IS MOSTLY 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 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 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 A MIXED USE 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.

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.

- (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: **CI DEVELOPMENT, LLC**
Address: P.O. BOX 2421
City, State: GRAPEVINE, TX ZIP 76099
Telephone: 817-995-6600
Facsimile: 817-886-4232
Signature:



GARY SANDERS

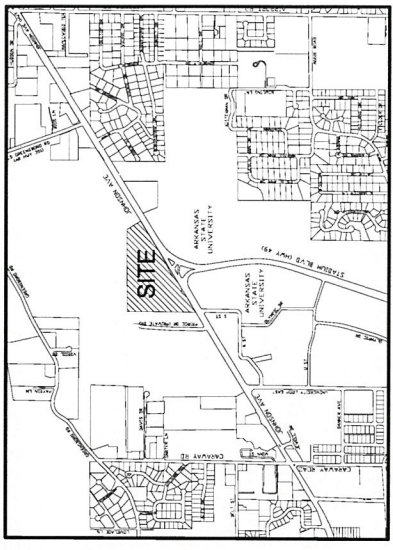
Applicant:

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

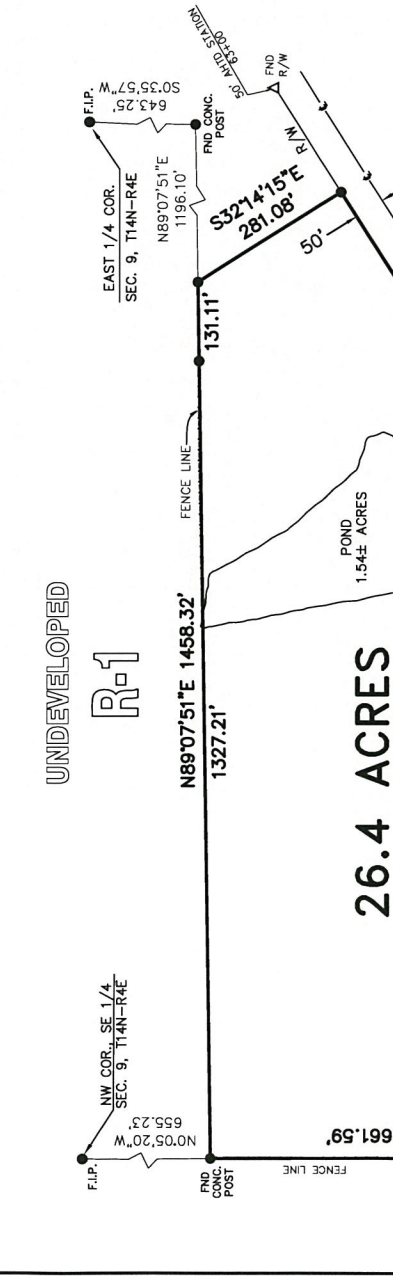
Name: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

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.

Bearings Based on previous survey dated 06/19/1998.



VICINITY MAP



26.4 ACRES
EXISTING R-1
REQUESTING
CR-1 LU-0

UNDEVELOPED
R-1

CERTIFICATE OF SURVEY: THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC. PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING PARCEL OF LAND: A PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 9; THENCE N00°05'22"W ALONG THE QUARTER SECTION LINE 661.59'; THENCE N89°07'51"E - 1458.32'; THENCE S32°14'15"E - 281.08' TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 49; THENCE WITH THE MEANDERINGS OF SAID RIGHT OF WAY LINE AS FOLLOWS: S57°46'19"W - 794.05'; S63°30'33"W - 303.18'; S49°10'54"W - 202.01'; S58°01'22"W - 98.21'; S87°10'06"W - 81.50'; S40°27'46"W - 136.91'; S58°10'49"W - 200.69'; S57°46'00"W - 102.89' TO THE QUARTER SECTION LINE; THENCE N00°00'00"W ALONG THE QUARTER SECTION LINE - 565.67' TO THE POINT OF BEGINNING, CONTAINING 26.4 ACRES MORE OR LESS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

OWNERS CERTIFICATION: I HEREBY CERTIFY THAT I AM IN AN AGREEMENT WITH ARKANSAS STATE UNIVERSITY TO PURCHASE THE ABOVE DESCRIBED PROPERTY CONTINGENT UPON THE REZONING OF SAID PROPERTY AND I HEREBY REQUEST A REZONING FROM (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT TO (CR-1 LU-0) COMMERCIAL RESIDENCE MIXED USE DISTRICT - LIMITED USE OVERLAY.

SIGNED THIS 16TH DAY OF JULY, 2007

GARY SANDERS
C.I. DEVELOPMENT, LLC



CLIENT
C.I. DEVELOPMENT, LLC

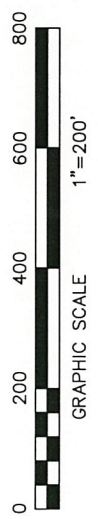
COPYRIGHT 2007, ALL RIGHTS RESERVED

REVISIONS	
DATE	DESCRIPTION
SURVEY INDEX CODE	
500-141-06-08-200-16-1048	
PROJECT NO.	
C0336-0001-12	
DRAWN BY	CHECKED BY
BETTIS	TB
SHEET	SCALE
1 OF 1	1" = 200'
DATE	DRAWING NO.
07/16/07	B-130

REZONING PLAT

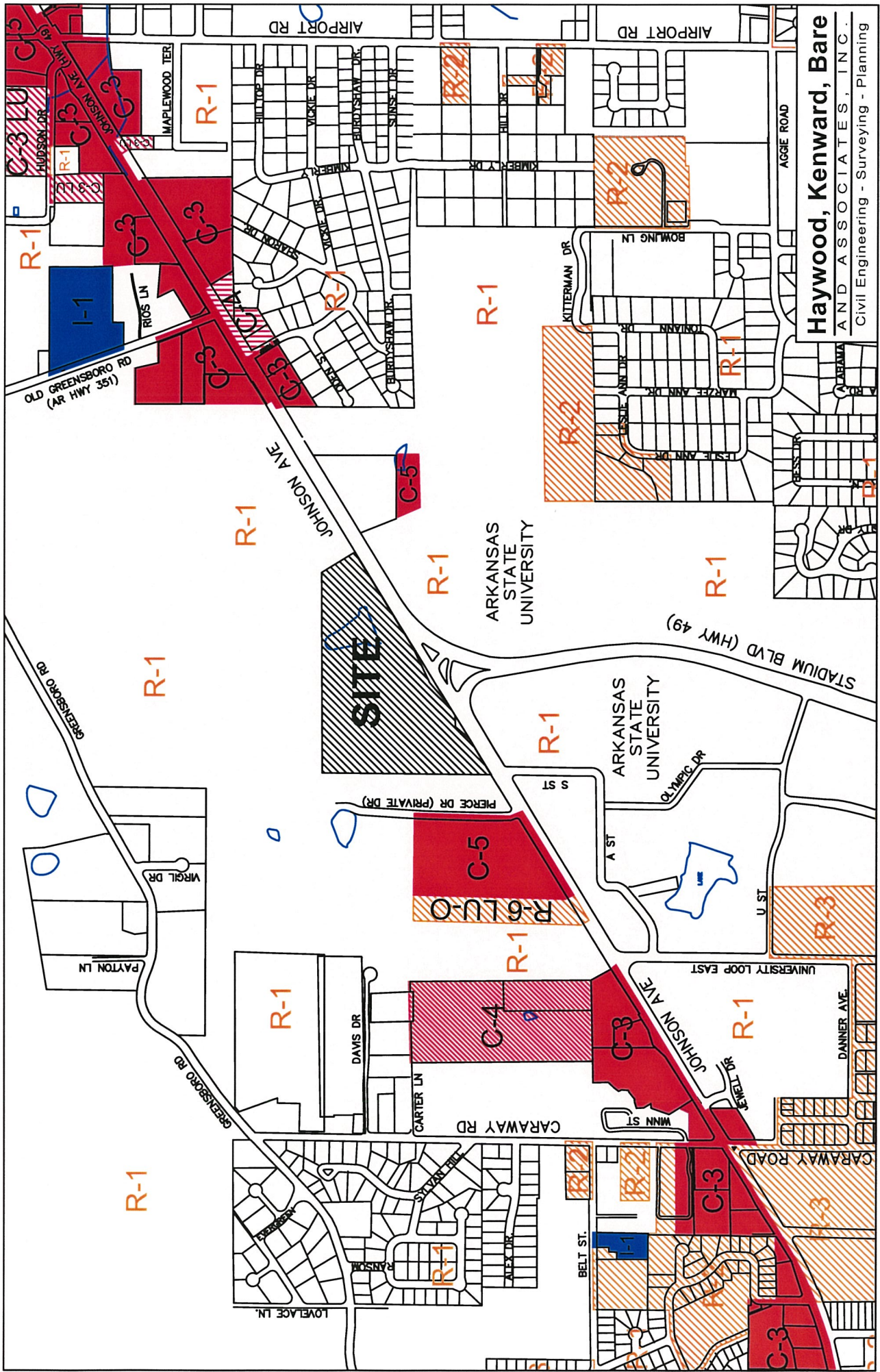
A PART OF THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 14 NORTH, RANGE 4 EAST,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
CIVIL ENGINEERING - SURVEYING - PLANNING
1801 LATOURETTE DRIVE
JONESBORO, ARKANSAS 72401
TEL. 870-832-3019 FAX 870-832-1076



LEGEND

- FOUND 5/8" REBAR BY T. BARE (OR AS NOTED)
- △ FOUND RIGHT-OF-WAY MONUMENT



Haywood, Kenward, Bare
 AND ASSOCIATES, INC.
 Civil Engineering - Surveying - Planning



ARKANSAS STATE
UNIVERSITY

P.O. Box 2100

State University, AR 72467-2100

Phone:

870-972-3303

Fax:

870-972-3972

www.astate.edu

Jonesboro, Arkansas

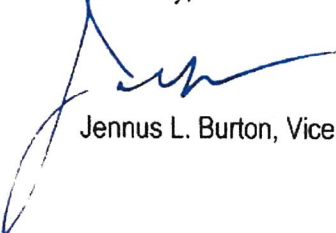
July 16, 2007

To Whom It May Concern:

Arkansas State University (ASU) is in the process of transferring title to a piece of property (approximately 26.4 acres) on Johnson Avenue to CI Development. CI Development plans to submit a proposal for rezoning on the property, and has advised ASU of this intent. A plat of the property in question is attached for reference.

CI Development has made an offer to purchase the property, contingent upon the rezoning. Consequently, ASU is interested in seeing this transaction move forward and fully supports the rezoning request.

Sincerely,



Jennus L. Burton, Vice President for Finance and Administration

.cc Roger McNeil
Michelle Boeckmann