



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 09-12-08
Case Number: RZ-08-26

LOCATION:

Site Address: 3400 Culberhouse

Side of Street: E between Fox Run and Hunters Ridge

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: R1 Proposed Zoning: ~~C3~~ C3 LUO Parks Home improvements

Size of site (square feet and acres): 1.5 ACRES Street frontage (feet): _____

Existing Use of the Site: auto repair + storage

Character and adequacy of adjoining streets: _____

Does public water serve the site? _____

If not, how would water service be provided? yes

Does public sanitary sewer serve the site? yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North R-1

South C-3

East R1

West R1

Physical characteristics of the site: 1 1/2 acres with warehouse type building used as Automotive repair shop since 1982

Characteristics of the neighborhood: R-1 mixed food bank, gravel pits across street, 10 acre Nursery + Offices

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?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning 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?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.

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: Jerry D. Wilson
 Address: 712 Craighead Road
 City, State: Jonesboro, AR ZIP 72401-7401
 Telephone: 870 935-3311
 Facsimile: _____
 Signature: Jerry D. Wilson

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

Applicant:

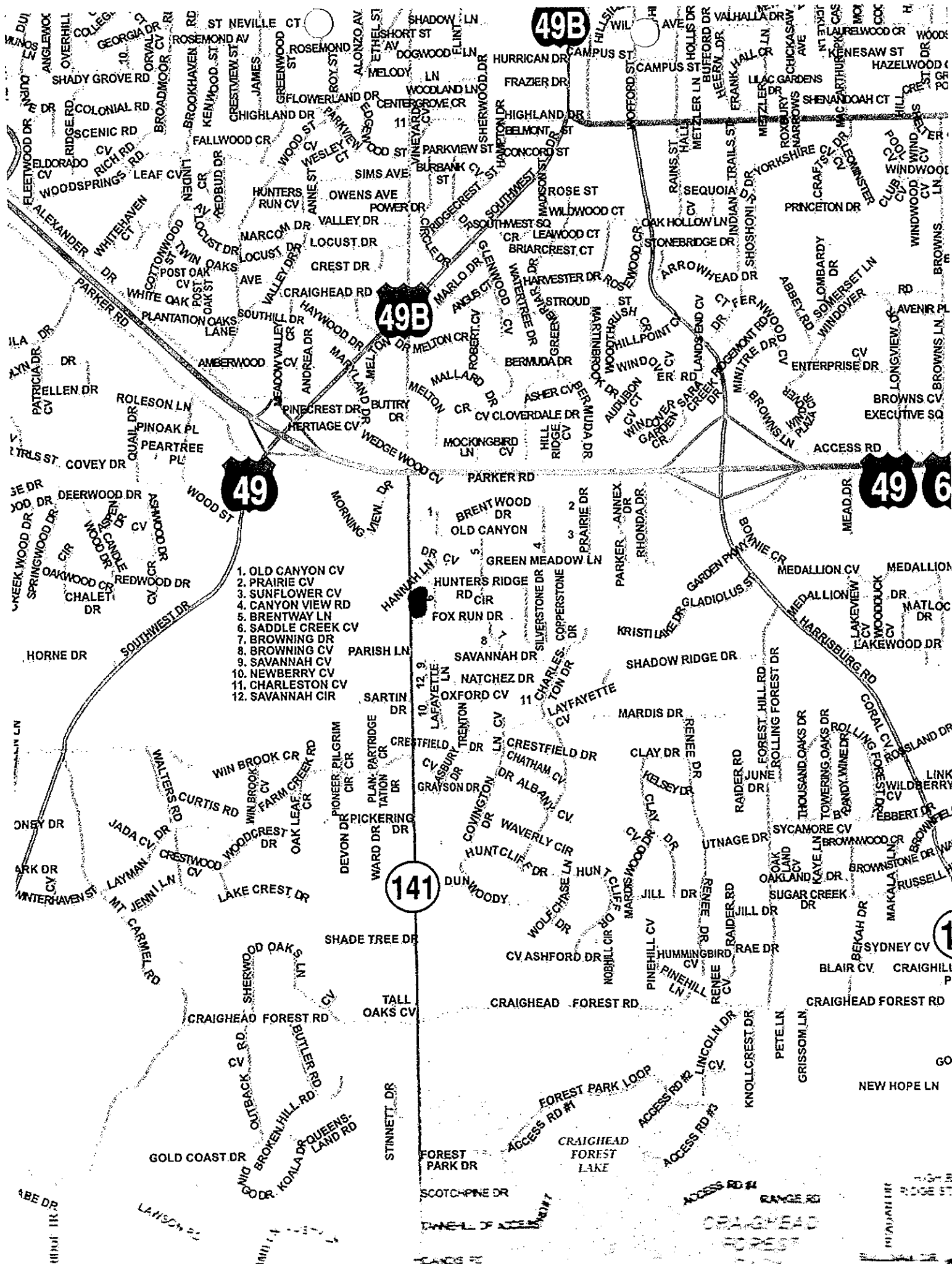
If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

purchaser of property
 Name: Gary Odor
 Address: 2404 Twin Oaks
 City, State: Jonesboro ZIP 72401
 Telephone: (870) 974-7665
 Facsimile: _____
 Signature: Gary Odor

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REZONING INFORMATION

1. This property was not in city limits when purchased and developed in 1982.
2. The purpose for rezoning to C-3 is so a commercial business can continue to exist there as it has for the last 36 years.
3. There will be very little change to its current look or use.
4. There will be no changes at this time or in the short term future.
5. This property was amended as is, and wasn't part of any long term plan.
6. If this property is not used in its current manner I don't believe it would ever be converted to residential. The Food Pantry, a larger grocery store, sets right next to the property. Culberhouse is a busy street.
7. I think it would continue to blend in as it has for 36 years. I plan to enhance the appearance with landscaping and fences.
8. The warehouse building/shop had been there but was not rezoned when the city annexed it.
9. Since this business has been there for 36 years I don't expect any changes. There are other commercial businesses that are in close proximity that have been there for just as long.
10. This property has never been vacant. The owner has cut his work hours due to health issues.
11. There aren't any changes expected.
12. Cosmetic improvements will start this winter.
13. The neighbors bought there home well after this business was built in 1982. These housing developments were developed around the business and the Food Pantry. They don't see any change.
14. The neighbors I was able to speak with didn't have any objection to the continued commercial zoning.



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1. OLD CANYON CV
2. PRAIRIE CV
3. SUNFLOWER CV
4. CANYON VIEW RD
5. BRENTWAY LN
6. SADDLE CREEK CV
7. BROWNING DR
8. BROWNING CV
9. SAVANNAH CV
10. NEWBERRY CV
11. CHARLESTON CV
12. SAVANNAH CIR

ABE DR
HINDS DR
LANSON DR

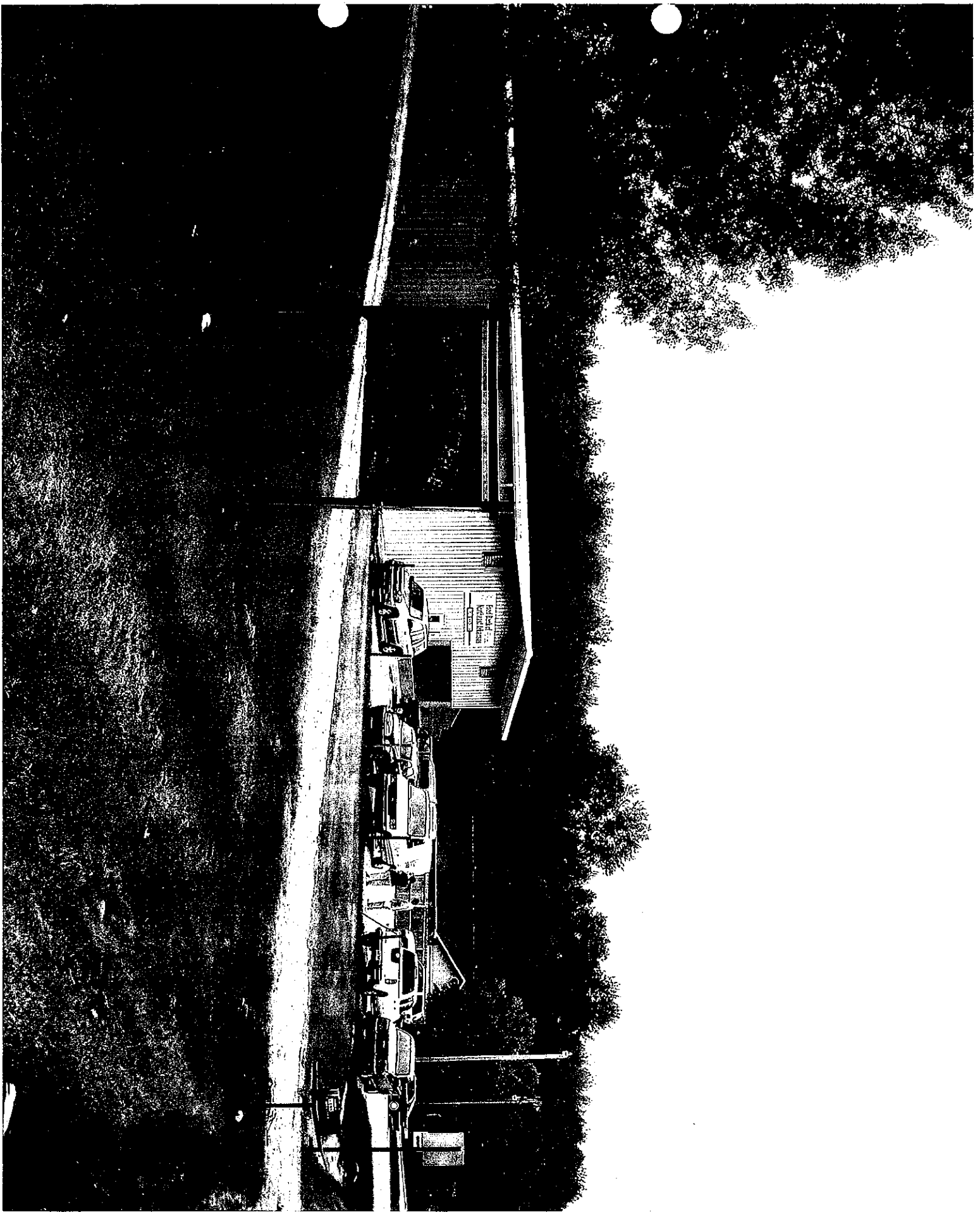
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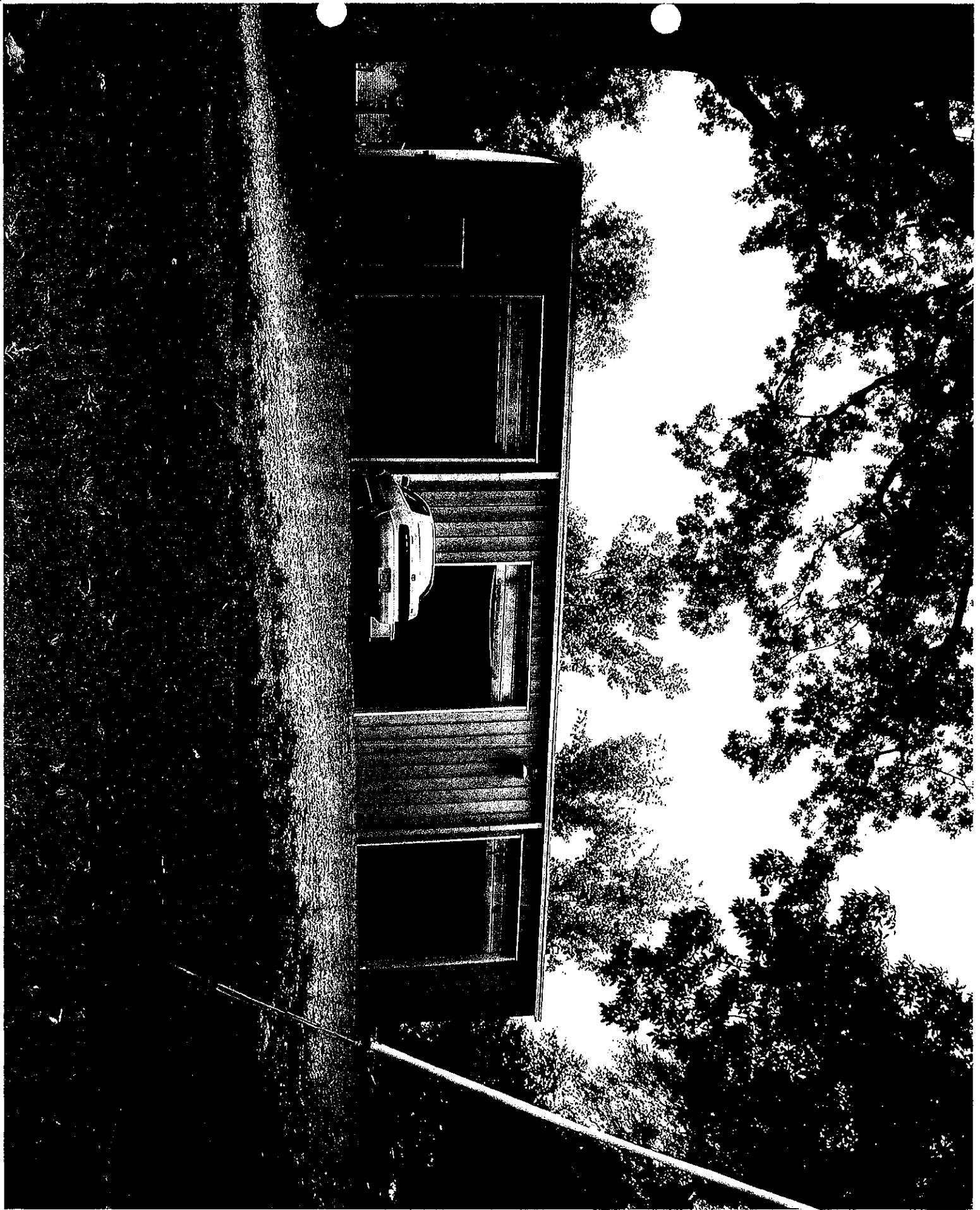
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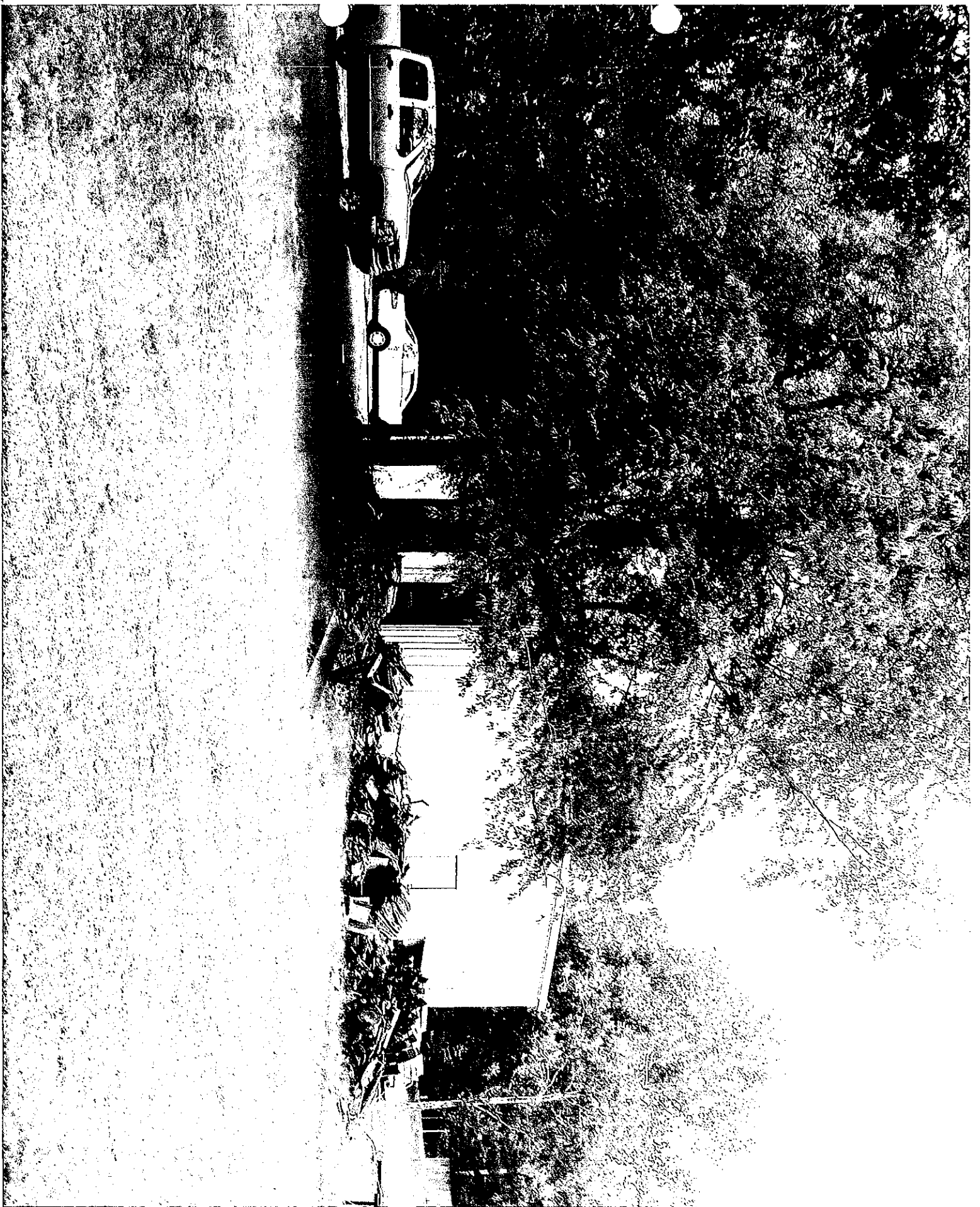
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OWNERSHIP RECORD AND DESCRIPTION										APPRAISAL SUMMARY					
Owner Name JERRY'S AUTO SER										Improvements		Total Appraised		Total Assessed	
Property Address 3400 S CULBERHOUSE										22,500		8,850		31,350	
Taxpayer Name WILSON JERRY										Assessed Land 4,500		1,770		6,270	
Address 3400 S CULBERHOUSE										Land 4,500		6,270		Comments	
Exemption Status Non-Exempt										Improvements		Effective Value		Homestead?	
JONESBORO AR 72401-9064										1,770		6,270		No	
JONESBORO AR 72401-9064										1,770		6,270		No	
JONESBORO AR 72401-9064										1,770		6,270		No	
JONESBORO AR 72401-9064										1,770		6,270		No	
JONESBORO AR 72401-9064										1,770		6,270		No	
JONESBORO AR 72401-9064										1,770		6,270		No	
JONESBORO AR 72401-9064										1,770		6,270		No	
LEGAL DESCRIPTION										6,270		6,270		FINAL 1/3 OF ACT 1185	
Lot															
Block															
Subdivision															
School District J JB										7,000		MATTIX TO JERRYS AUTO		03/19/1985	
Acres 1.5															
Timber Code Timber 0															
Market															
Old Parcel 12780-0001-0000															
Legal Description 31-14-04															
PR SW NW															
STREET															
UTILITIES															
TOPO															
LANDSCAPING															
Improving															
Concrete															
No Water															
x High															
No Sewer															
x Low															
No Gas															
Rough															
No Electric															
Flat															
No Phone															
Dirt															
COMMENTS															
BUILDING PERMIT RECORD															
Date															
Amount															
Purpose															
District															
IMPROVEMENT DISTRICTS															
Amount															
Comment															
LAND RECORD															
Use Code															
Soil Code															
M															
Rear															
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Qtr Sec															
NW															
Depth %															
Depth															
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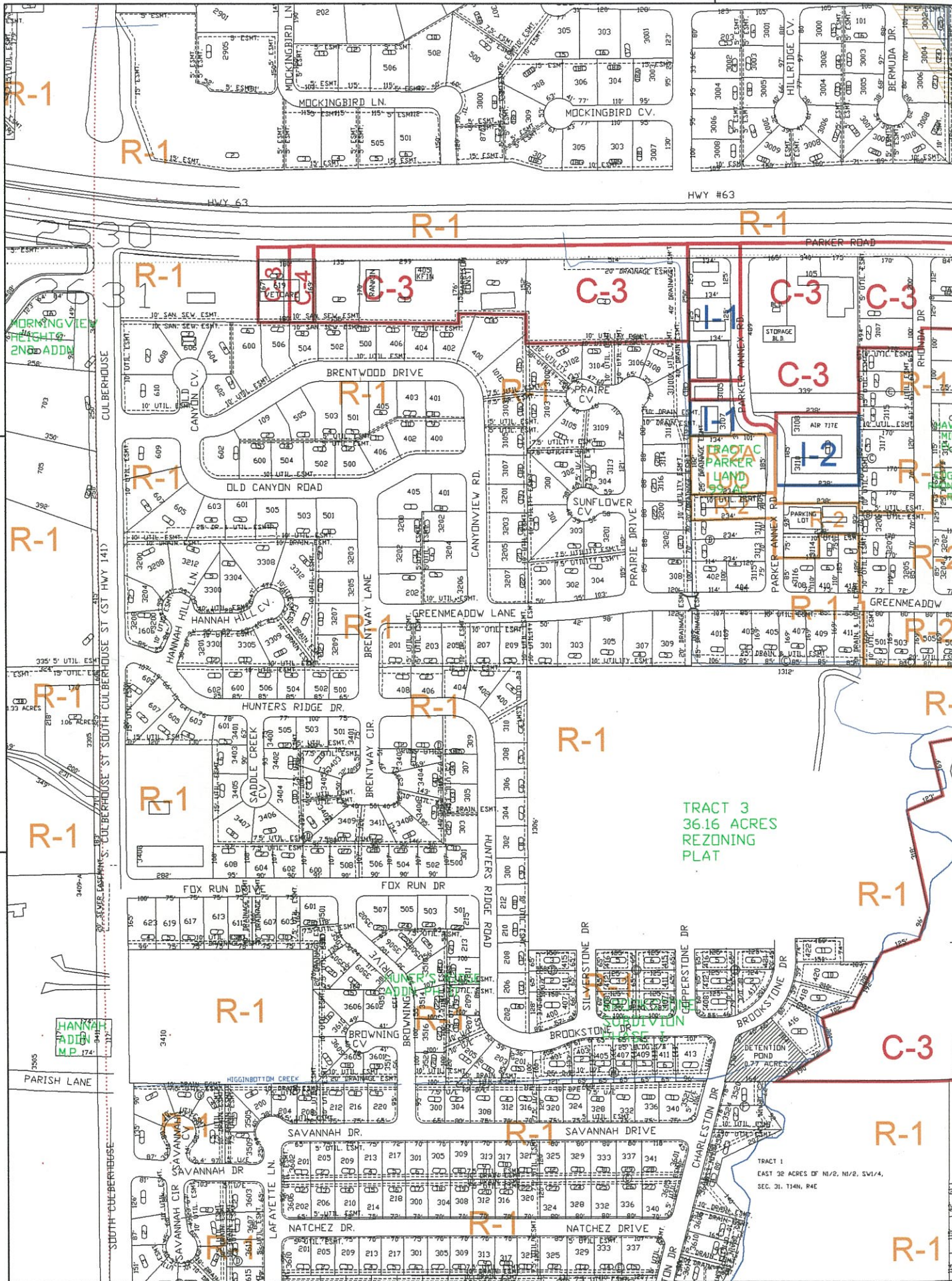
The following residents approve of zoning for 3409
Shaun Stricklin Ashley Culberhouse
3310 S. Culberhouse
(870) 761-3323

Fred & Sharon Graham
3407 Saddle Creek Cove
Jonesboro, AR 72404

Steve & Patty Willard
607 Hunters Ridge Dr
Jonesboro, AR 72404

MIKE LASSITER
605 HUNTERS RIDGE
JONESBORO, AR 72404

Norma Bolding
609 Hunters Ridge
4932-8142



T14N-R03E-HALF SECTION 14 SOUTH