

## Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA PLANNING COMMISSION Jonesboro, Arkansas Date Received: 09-12-08

Case Number: 87-08-24

LOCATION: Site Address:	3400	Culberhouse		
Side of Street:			and Hunters Ridge	
Quarter:	Section:	Township:	Range:	
Attach a survey plat and lega	al description of the pro	operty proposed for rezoning.	. A Registered Land Surveyor must prepare this plat.	
SITE INFORMATION: Existing Zoning:	RI	Proposed Zoning:	Home chy	Pools
Size of site (square feet as	nd acres):	5 HERES	Street frontage (feet):	
Existing Use of the Site:	auto reg	pain + stora	ge	
Character and adequacy of	of adjoining streets:			
Does public water serve t	he site?			
If not, how would water s	ervice be provided?	yes		
Does public sanitary sewe	er serve the site?	yes		
If not, how would sewer s	service be provided?	<i></i>		
Use of adjoining propertie	es: North	R-1	3	
	South		y*	
	East	RI		
	West	RI		.11
Physical characteristics of th	ne site: 1/2	Acres with	Wharehouse lype bus	ilding
Characteristics of the neighb	porhood: R-1	as lindowy	dire repair shop since	<u>. 1</u> 982
	uch	so serell, 41	acre musery + offer	ces

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 17<sup>th</sup> of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

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## **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:

- How was the property zoned when the current owner purchased it?
- What is the purpose of the proposed rezoning? Why is the rezoning necessary? (2).
- If rezoned, how would the property be developed and used?
- What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, (4). institutional, or industrial buildings)?
- Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? (5).
- How would the proposed rezoning be the public interest and benefit the community? (6).
- How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- Are there substantial reasons why the property cannot be used in accordance with existing zoning? (8).
- 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.
- How long has the property remained vacant? (10).
- What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, (11).fire, police, and emergency medical services?
- If the rezoning is approved, when would development or redevelopment begin? (12).
- 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:

Owner of Record:

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.

Applicant:

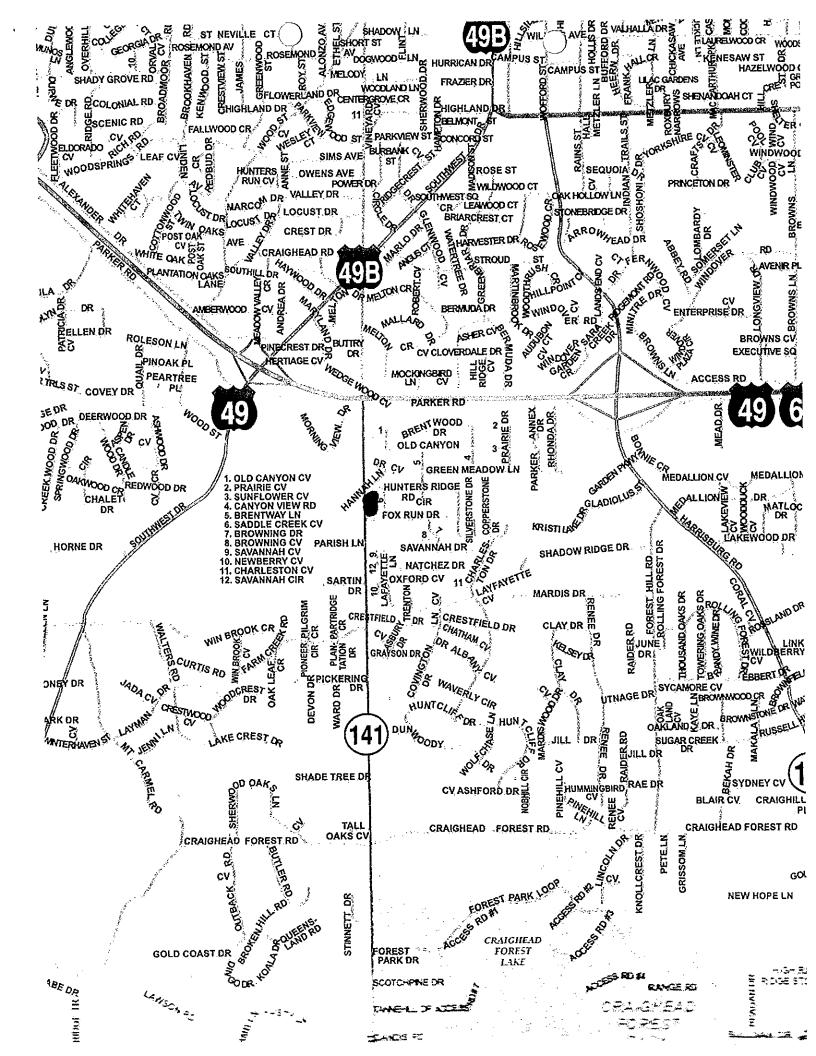
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.	If you are not the Owner of Record, please describe your relationship to the rezoning proposal:  **Durchaser of property**  **Dur
Name: <u>Jerry D. Wilson</u>	Name: Aury Calor
Address: 712 Craighead Road	Address: 2404 Turneraks
City, State: Jonesboro AR ZIP 72/10/-7/10)	City, State: Jonestono ZIP 7240
Telephone: 870 935-3311	Telephone: (1870) 974-71665
Facsimile:	Facsimile:
Signature: Alim Dull	Signature: Law Oder
Deed: Please attach a copy of the deed for the subject property.	

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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.

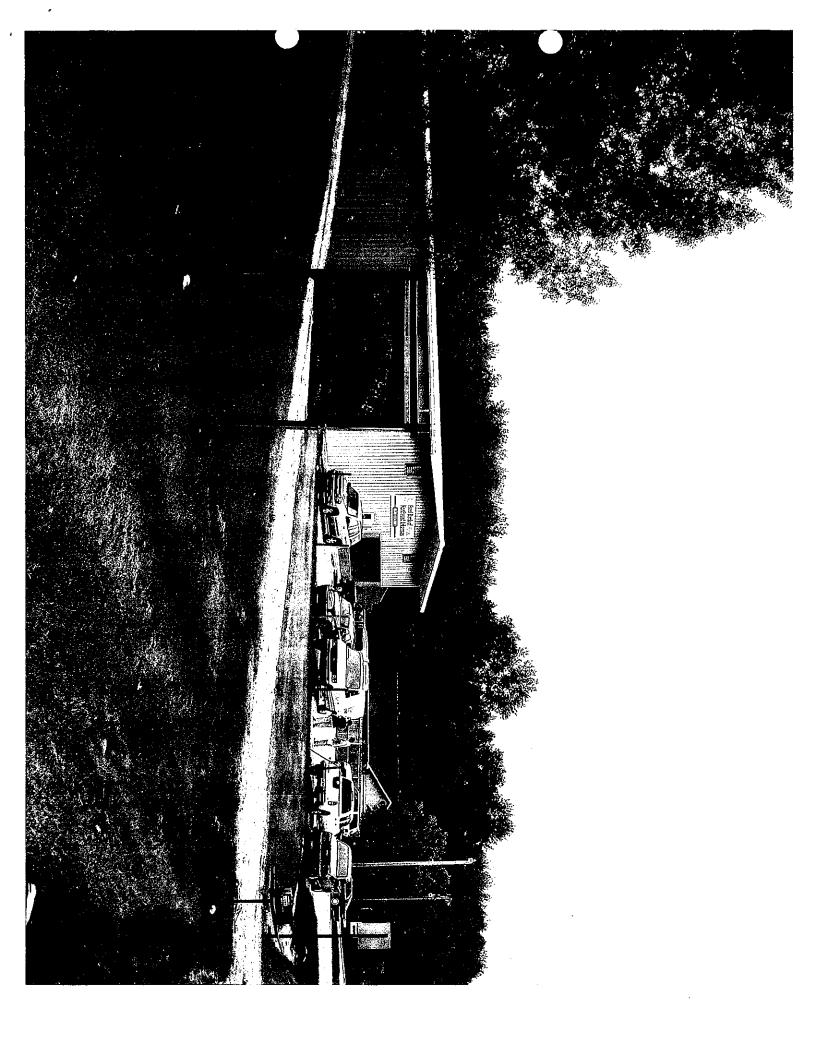


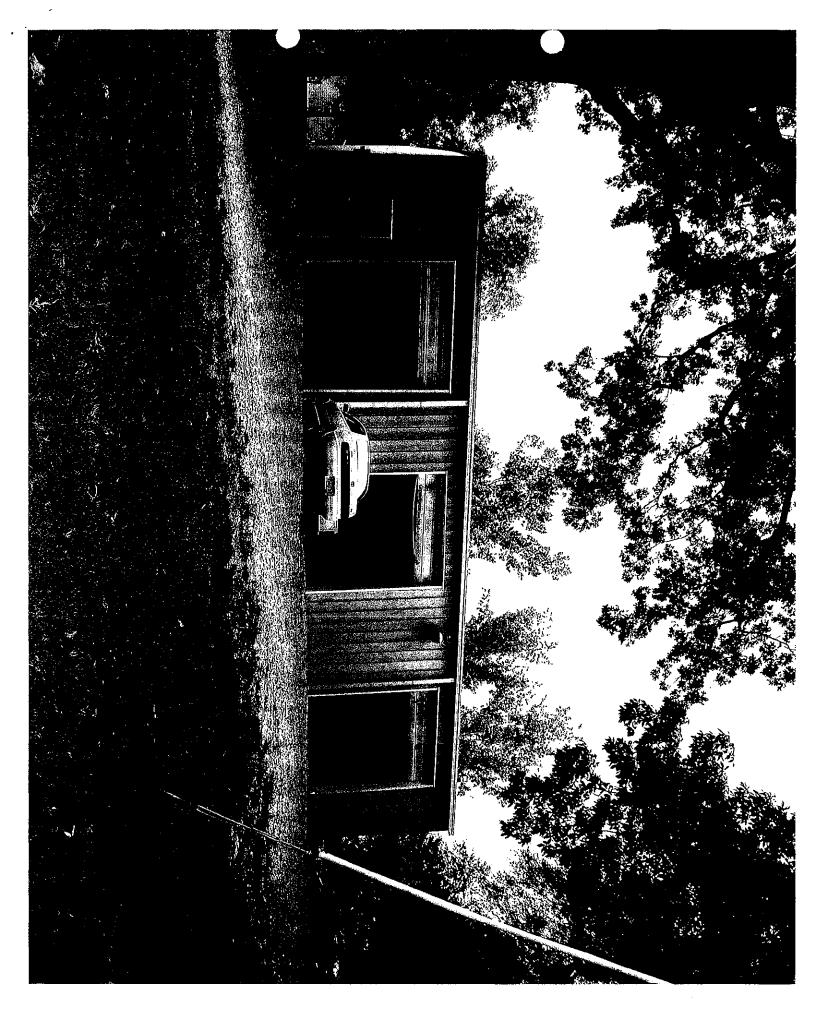
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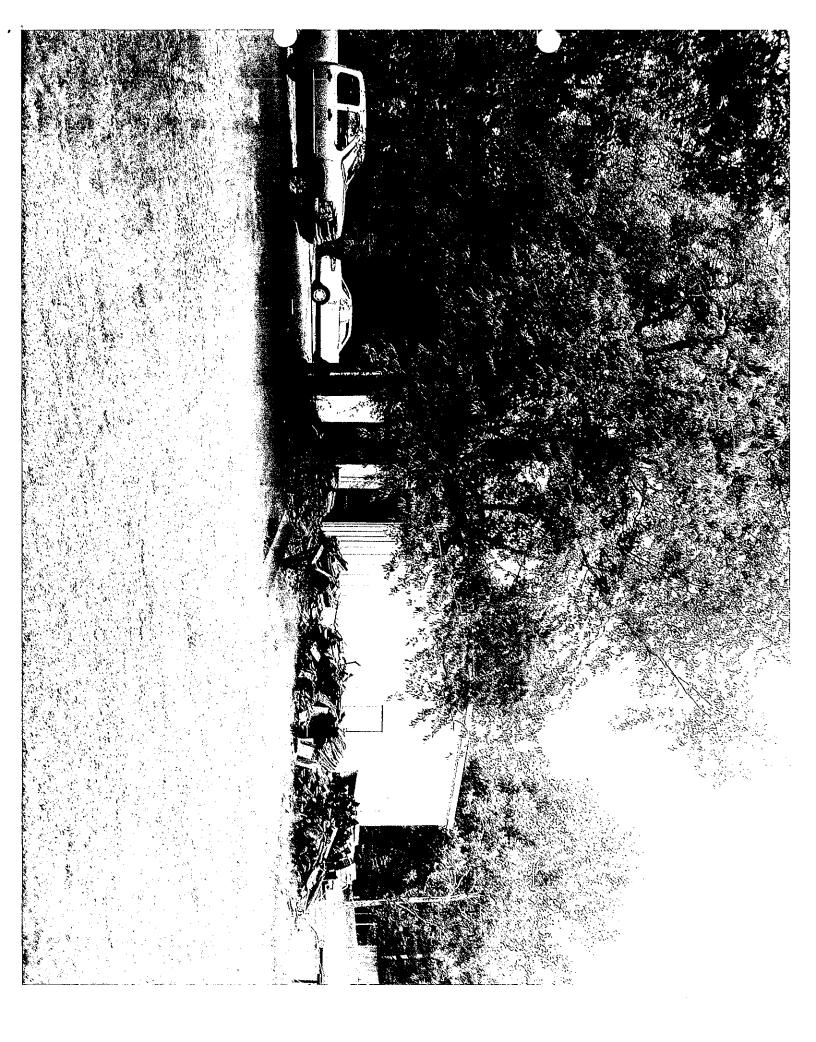
Page 1 of 2 31,350 20,000 6,270 22,500 Auto 2nd Year Cap Mass Update MASS UPDATE Mass Update - Adv 2006 Reappraisal Mass Update Mass Update -Remarks Value ß FINAL 1/3 OF ACT 1185 Comment Comments 1.00 Type IMPROVEMENT DISTRICTS Adjustment AUTO MASS UPDATE ₽ Total Appraised Total Assessed 3rd year cap, Book/Page Flatted 5,000.00 Rate Amount 03/19/1985 1.00 Ac 0.50 Ac Homestead? 1.50 8,850 Sale Date S N 8 8 8 8 å Š Size District APPRAISAL SUMMARY ASSESSMENT HISTORY OWNERSHIP RECORD 6,270 6,270 6,270 6,270 6,270 6,270 Effective Value Depth % Acres LAND RECORD Improvements Assessed Improvements Depth 6,270 6,270 6,270 6,270 6,270 6,270 Grantor / Grantee Full Value Purpose 7,000 MATTIX TO JERRYS AUTO Rear BUILDING PERMIT RECORD 4,500 22,500 1,770 1,770 1,770 1,770 1,770 1,770 Front Improvements TOTALS Ofr Sec 复复 4,500 4,500 4,500 4,500 4,500 Soil Code Amount Land Price Land Assessed Land Σ Σ 7.70 Use Code Stamps 2008 2006 2005 2003 2007 2002 Year Date RESHS RESHS LANDSCAPING USE CODES x Average Poor Market 9 9 9 OWNERSHIP RECORD AND DESCRIPTION JONESBORO AR 72401-9064 JONESBORO AR 72401-9064 OPO 1210 8000 Rough LEGAL DESCRIPTION X High <u>₹</u> Flat Timber 0 3400 S CULBERHOUSE 3400 S CULBERHOUSE COMMENTS Nbhd Code Old Parcel 12780-0001-0000 UTILITIES No Electric PAD TEFF ZDJ TRS ZDJ RLR TRS No Sewer ğ Owner Name JERRY'S AUTO SER No Phone No Water No Gas **WILSON JERRY** Non-Exempt Legal Description 31-14-04 REVIEW RECORD 02/15/06 01/12/06 01/15/06 08/21/02 09/02/08 01/15/06 08/21/02 08/16/02 Concrete School District J JB STREET x Asphalt Date 989 Gravel 듬 Address Acres Property Address Taxpayer Name Exemption Status Block ខ្ម Subdivision TREND Improving Declining APPRAISED APPRAISED PR SW NW Action x Static PRINTED REVIEW REVIEW PRICED PRICED LAND

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The following residents appeared of zoning for 3400 Culbehouse 3310 S. Culberhouse (870) 761-3323 FRED & Shanow GRAHAM 3402 Saddle Creek Cove Jonesboro, Ar. 72404 Steve + Potty Willard 607 Hunders Ridge DR Jones boro, AR 72404 MIKE LASSITER 605 HUKITERS RIPGE JOLIESBORD, XR. 72404 Morma Bolding 609 Etunters Ridge 4932-8142

