



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 11-10-08  
Case Number: RZ-08-21

## LOCATION:

Site Address: 627 W PARKER ROAD

Side of Street: W between S. CULBERHOUSE and HARRISBURG ROAD

Quarter: N Section: 31 Township: 14 Range: 04

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-LU / SPECIALTY Toy + gift sh.

Size of site (square feet and acres): 115'x20' .55 acres Street frontage (feet): 115'

Existing Use of the Site: vacant • residential

Character and adequacy of adjoining streets: appropriate for commercial

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

## Use of adjoining properties:

North HWY 63 - Bypass

South zoned residential

East zoned residential • for sale probable commercial

West zoned residential • for sale probable commercial

Physical characteristics of the site: commercial zoning is best suited use/purpose for this property; not desirable as residence; well drained; aesthetic location for commercial; commercial

Characteristics of the neighborhood: zoning is the primary use of property in the area (ie. Vetcare, First Care, Home Depot, Sonic.) Established as a commercial community.

*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.*

**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: Frances Holt  
 Address: St Bernard's Village # 311  
 City, State: Jonesboro AR ZIP 72401  
 Telephone: 935-2836  
 Facsimile: -  
 Signature: Frances m Holt

**Applicant:**

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

contracted buyer

Name: MARY A HORNE  
 Address: 405 HUNTCLEFF  
 City, State: JONESBORO AR ZIP 72404  
 Telephone: (870) 933-8726 or (870) 275-1453  
 Facsimile: (870) 933-2555  
 Signature: [Handwritten Signature]

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

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(1). How was the property zoned when the current owner purchased it?

The property is currently zoned R1

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The purpose of rezoning is to accommodate a retail, established business.

(3). If rezoned, how would the property be developed and used?

The property would be modified and improved to accommodate & utilized as a retail business.

4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

The density/intensity of the development would not have a significant change in structure.

(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?

This property is currently vacant and would be within the community expectations of commercial property

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

This proposed rezoning is compatible within the zoning and usage of surrounding areas.

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

*No yes, because it is currently zoned R1.*

(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 rezoning would not have a negative impact on the surrounding property. The retail business to occupy the building is very low impact, standard daytime hours of operation, and would be normal and customary with the usage of the surrounding properties.

10). How long has the property remained vacant?

The property has been vacant for *10 mths - on market for 1.5 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?

The proposed rezoning would have very low impact.

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

Redevelopment would begin immediately following rezoning approval.

(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.*

The property adjacent to this proposed rezoning request is currently listed for sale and is marketed as a potential commercial site.

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

*specialty retail toy & gift shop.*

