



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_

Meeting Deadline: \_\_\_\_\_ Case Number: RZ-23-05

## LOCATION:

Site Address: ? Vacant Land / Lot

Side of Street: - between Stadium Blvd and Caraway Rd.

Quarter: Southwest Section: 9 Township: 13 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: C-3 LUO (Restricting RV Parks)

Size of site (square feet and acres): 52,707 sq ft / 1.21 acres Street frontage (feet): 388' Caraway Rd.  
539' Stadium Blvd.

Existing Use of the Site: Vacant, wooded Lot

Character and adequacy of adjoining streets: Lot is at the intersection of Caraway Rd + Stadium Blvd.

Does public water serve the site? Yes

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Nearby (extension)

## Use of adjoining properties:

North C-3 - Vacant Lot (Just Rezoned)

South Wooded - Caraway Rd / Stadium Blvd Intersection

East R-1 - Across Stadium Blvd.

West Wooded - Across Caraway Rd.

Physical characteristics of the site: Wooded / Relatively Flat

Characteristics of the neighborhood: Mixture - Industrial / Commercial / Residential

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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:*

- (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.

*Wescott Enterprises, LLC*  
 Name: *Wes Thornton / Scott Serwacki*  
 Address: *PO Box 1248*  
 City, State: *Jonesboro, AR* ZIP *72403*  
 Telephone: *870-761-7366*  
 Facsimile: *N/A*  
 Signature: *[Handwritten Signature]*

**Applicant:**

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

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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

**Email:** *wes.thornton@uslawns.net*

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## Re-Zoning Process/Information

1. The property was and is currently zoned as R-1. Requesting it to be C-3 LUO (Restricting RV Parks).
2. Possibility of selling the lot OR developing the lot – either way it would make the most sense, based on its location, that it be rezoned as C-3.
3. See above.
4. No current plans for development.
5. Yes and Yes.
6. As a prominent location along busy Stadium Blvd, it would serve the community best to be zoned C-3.
7. Rezoning to C-3 would fall right in line with the surrounding industrial and commercial mixture.
8. Commercial potential/future uses would not be approved under the current zoning of R-1.
9. Rezoning to C-3 would create NO negative affect to nearby properties regarding the impact on traffic, drainage, odor, noise, light, or vibration. If anything, there would be a positive affect to nearby properties regarding the impact on property value and visual appearance.
10. Forever as far as we know. The lot is currently fully wooded.
11. The proposed rezoning, and even potential development, would create no negative impact, if not an actual positive impact, on utilities, streets, drainage, open space, fire, police, and EMS.

12.If rezoning is approved, immediate development is not yet planned.

13.A handful of nearby residential neighbors have spoken out recently against the possibility of another RV Park being developed in this area. We have taken care of that from the start with requesting as C-S LUO (restricting RV Parks). The connecting, vacant/wooded lot has just been rezoned as C-3.

14.C-3 LUO (restricting RV Parks)