



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 4/25/23 Date Received: 3/30/23
Meeting Deadline: 3/30/23 Case Number: RZ-23-06

LOCATION:

Site Address: 4603 Southwest Drive, Jonesboro, AR 72404

Side of Street: West between Stillwater Drive and Oak Park Drive

Quarter: PTSENE Section: 02 Township: 13 Range: 03

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

Size of site (square feet and acres): 15,681.6sf 0.36 Street frontage (feet): 214.24 feet
acre

Existing Use of the Site: Vacant - Previously used as residential mobile home.

Character and adequacy of adjoining streets: Hwy 49 adjoins to the East, high-traffic, well maintained

Does public water serve the site? Yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? _____

Use of adjoining properties:

North R-1 Vacant

South C-3 Vacant

East R-1 Church

West R-1 Housing

Physical characteristics of the site: Level lot with utilities on property.
Some mature trees on property. Circle driveway

Characteristics of the neighborhood: Nice housing (single family) to the west, well
kept commercial property to the Northeast. Church
facility to the East, large commercial property to
the South. C-3 Commercial joins the subject property
to the South.

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 on the public meeting schedule. 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.

Applicant:

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

Name: Amy Newberry Lovins

Address: 296 Prospect Farm Lane

City, State: Jonesboro ZIP 72405

Telephone: 870-877-1761

Facsimile: _____

Signature: Amy Newberry Lovins

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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REZONING INFORMATION

- 1) How was the property zoned when the current owner purchased it?
 - a) The property was zoned R-1 for single family use.
- 2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?
 - a) To rezone to C-3. Currently R-1
- 3) If rezoned, how would the property be developed and used?
 - a) Food trucks will be placed on the property.
- 4) What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
 - a) 2-3 Food trucks.
- 5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
 - a) Unknown
- 6) How would the proposed rezoning be the public interest and benefit the community?
 - a) There is a lack of food options in the Valley View area. This would fill a community need.
- 7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
 - a) The adjoining property is already zoned commercial.
- 8) Are there substantial reasons why the property cannot be used with the existing zoning?
 - a) It is currently R-1. Commercial businesses will be operated on the property.
- 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?
 - a) Since no permanent structure will be built, there should be little to no impact on drainage, visual appearance, noise, etc. Food trucks operate under limited dining hours. Ingress and egress traffic will increase. The lot is currently vacant.
- 10) How long has the property remained vacant?
 - a) Approximately one year.
- 11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
 - a) The property currently has utilities available. Rezoning should have no impact on parks, open space, fire, police, and emergency medical services
- 12) If the rezoning is approved, when would development begin?
 - a) Within a year.
- 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.*
 - a) No neighborhood meeting was held. Other commercial business already exists in the area and adjoining the property.

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

a) N/A