



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Meeting Date: 6/22/21 Date Received: 5/28/21?  
Meeting Deadline: 5/28/21 Case Number: R2 21-10

## LOCATION:

Site Address: 5441 and 5443 Southwest Drive, Jonesboro, AR

Side of Street: North between Darr Hill Drive and Clearview Drive

Quarter: Southwest Section: 2 Township: 13 North Range: 3 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: Commercial C-4 LUO Proposed Zoning: Commercial C-3

Size of site (square feet and acres): 154,898 SF / 3.56 Acres Street frontage (feet): 210' Southwest  
60' Jaybee

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Southwest Dr.-asphalt (4 lanes with turn) / Jaybee Dr.-asphalt (2 lanes)

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Sewer would be extended to serve the site.

## Use of adjoining properties:

North Residential - vacant

South Commercial - Roberts McNutt Inc. and vacant

East Residential / Commercial - Dollar General

West Residential - Clearview Estates

Physical characteristics of the site: Vacant pasture.

Characteristics of the neighborhood: Residential neighborhood to the west, commercial to the south and east and across Southwest Drive, and large tract residential to the east and north.

*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? Residential R-1 and Commercial C-4
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow construction of a commercial development which is not allowed within current zoning.
- (3). If rezoned, how would the property be developed and used? To operate a commercial business for mini-storage unit rentals.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Several commercial buildings with multiple units (building sizes unknown at this time).
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? No, but it is consistent with the current uses of the neighborhood which includes both residences and commercial developments.
- (6). How would the proposed rezoning be the public interest and benefit the community? It would develop a property that has been vacant for a long period of time to provide a service needed to area residents.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Rezoning would be consistent with the current use and character of the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Current zoning is not compatible with the desire and much needed use for 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. This rezoning should not adversely affect any of the above.
- (10). How long has the property remained vacant? Unknown.
- (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 impact should be minimal.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within the next 12 months.
- (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 neighborhood meeting has not been scheduled due to COVID-19. Individual meetings are being done with neighbors.
- (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: David and Deborah Hartshorn  
 Address: 2801 Buckingham Drive  
 City, State: Paragould, AR ZIP 72450  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

**Applicant:**

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

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

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

*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.*