

METROPOLITAN AREA PLANNING COMMISSION
PETITION FOR REZONING

To the Honorable Mayor and City Council and to the Metropolitan Area Planning Commission.

Gentlemen:

We the undersigned, owners of the property described in paragraph 1 below, do hereby respectfully petition to amend the present Zoning Ordinance as hereinafter designated, and in support thereof, the following facts are presented:

1. That the area to be rezoned is contained in the following legal description:

L E G A L D E S C R I P T I O N

The south one hundred thirty feet (130') of the following described property, to wit:

A part of the Northwest Quarter of the Northwest Quarter (NW1/4, NW1/4) of Section 28, Township 14 North, Range 4 East of the 5th Principal Meridian in Craighead County, Arkansas, more particularly described as follows:

From the northwest corner of said Section 28, thence south 60.00 feet to a point, thence N89°30'E 100.00 feet to a point on the southerly right of way of Arkansas Highway 18, continue then N89°30'E 222.80 feet along said right of way to a point, thence N89°20'E 437.20 feet along said right of way to a point, thence N89°21'22"E 200.00 feet along said right of way to the Point of Beginning;

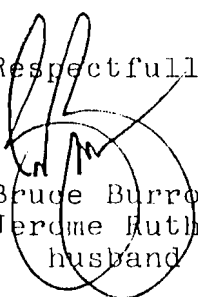
Continue thence N89°21'22"E 127.00 feet along said right of way to a point, thence S00°00'00"W 320.00 feet to a point, thence S89°21'22"W 127.00 feet to a point, thence N00°00'00"E 320.00 feet to a point on the southerly right of way of Arkansas Highway 18, the Point of Beginning, containing some 0.933 acres, more or less.

2. That it is requested and desired that the foregoing property to be rezoned from the Residential One (R-1) District to the Commercial Three (C-3) District.

3. That the reasons for requesting the change are as follows: The property is situated on Highland Drive, Arkansas Highway 18, a four lane highway and one of the busiest streets in the City of Jonesboro. It was annexed into the city limits of the City of Jonesboro as an island by action of the City Council as residential property. The north one hundred ninety feet (190') of this tract is already zoned commercial three (C-3). Adjacent properties to the east and to the west are also zoned commercial three. The adjacent properties to the south are still zoned residential by action of the City Council.

4. That the undersigned below are the owners of all property within the area which is requested to be rezoned.

5. That the undersigned have been fully appraised and acquainted with the uses to which the area to be rezoned may be put if the rezoning takes place.

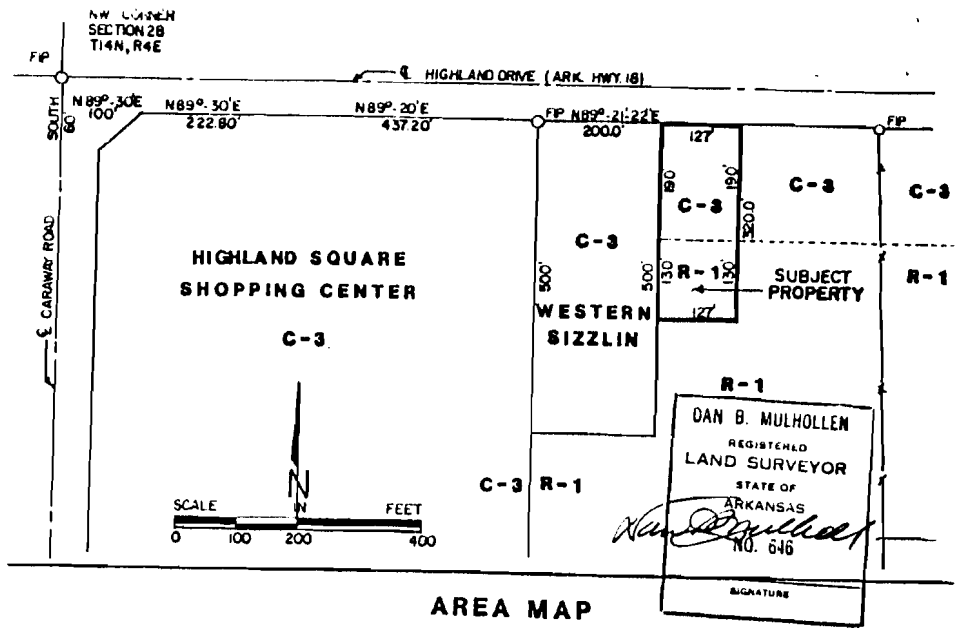
Respectfully,

Bruce Burrow, Agent for
Jerome Ruther and Barbara Ruther,
husband and wife

6. Contact person for questions/information and phone number:

Dan B. Mulhollen, Engineer, 935-7610 or
Dennis Zolper, Attorney, 935-7090

METROPOLITAN AREA
PLANNING COMMISSION
September 11, 1990

STAFF REPORT
AGENDA ITEM #1
RZ90-34
R-1 to C-3



<u>CURRENT USE:</u>	Vacant
<u>PROPOSED USE:</u>	Unspecified commercial
<u>SURROUNDING ZONING:</u>	<u>SURROUNDING LAND USE:</u>
NORTH: C-3	NORTH: Commercial, vacant
SOUTH: R-1	SOUTH: Vacant
EAST: C-3 and R-1	EAST: Vacant
WEST: C-3	WEST: Commercial

RIGHT-OF-WAY REQUIREMENT FROM MASTER STREET PLAN/CITY POLICY:
Highland Drive - 120' required, 60' provided

ANALYSIS

This request for zoning change is only for the rear 130' (one hundred and thirty feet). The front portion of this lot is already zoned C-3 and has been for some time. With the exception of the remaining part of the island that was annexed R-1, all surrounding properties are zoned C-3.

This will be the second lot east of K-Mart that has been singled out, yet no plat has been submitted for this tract nor the previous tract. Platting would be required before issuance of a building permit.