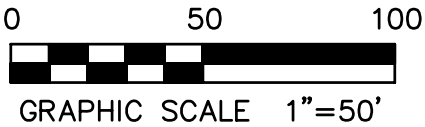


APPLICATION FOR REZONING:

I/We being the owner/owners of the following described parcel of land do hereby request the City of Jonesboro, Arkansas to Rezone same from Single-Family Medium Density District (R-1) to General Commercial Limited Use Overlay District (C-3 LUO):

Lots 1 and 2 of Block 3 of Carter Addition to the City of Jonesboro, Craighead County, Arkansas (as recorded in Plat Deed Record Book 158, Page 7)



SIGNED THIS 16TH DAY OF MAY, 2007

NAME Sandra Greene TITLE Owner

NAME _____ TITLE _____

The above described property lies outside the 100-year Special Flood Hazard Area, Zone "AE" as shown FEMA Flood Insurance Rate Map panel 5031C0132 C, Revised 09/10/1999.

C-3 LUO NOT ALLOWED:

- Convenience Store / Gas Station
- Big Box Retail
- Adult Entertainment
- Restaurant – Fast Food, General
- Carwash
- Pawn Shop
- Recreational Vehicle Park
- Vehicle Repair & Sales



CERTIFICATE OF AUTHORIZATION

HAYWOOD, KENWARD
BARE & ASSOCIATES
INC.
No. 234

ARKANSAS

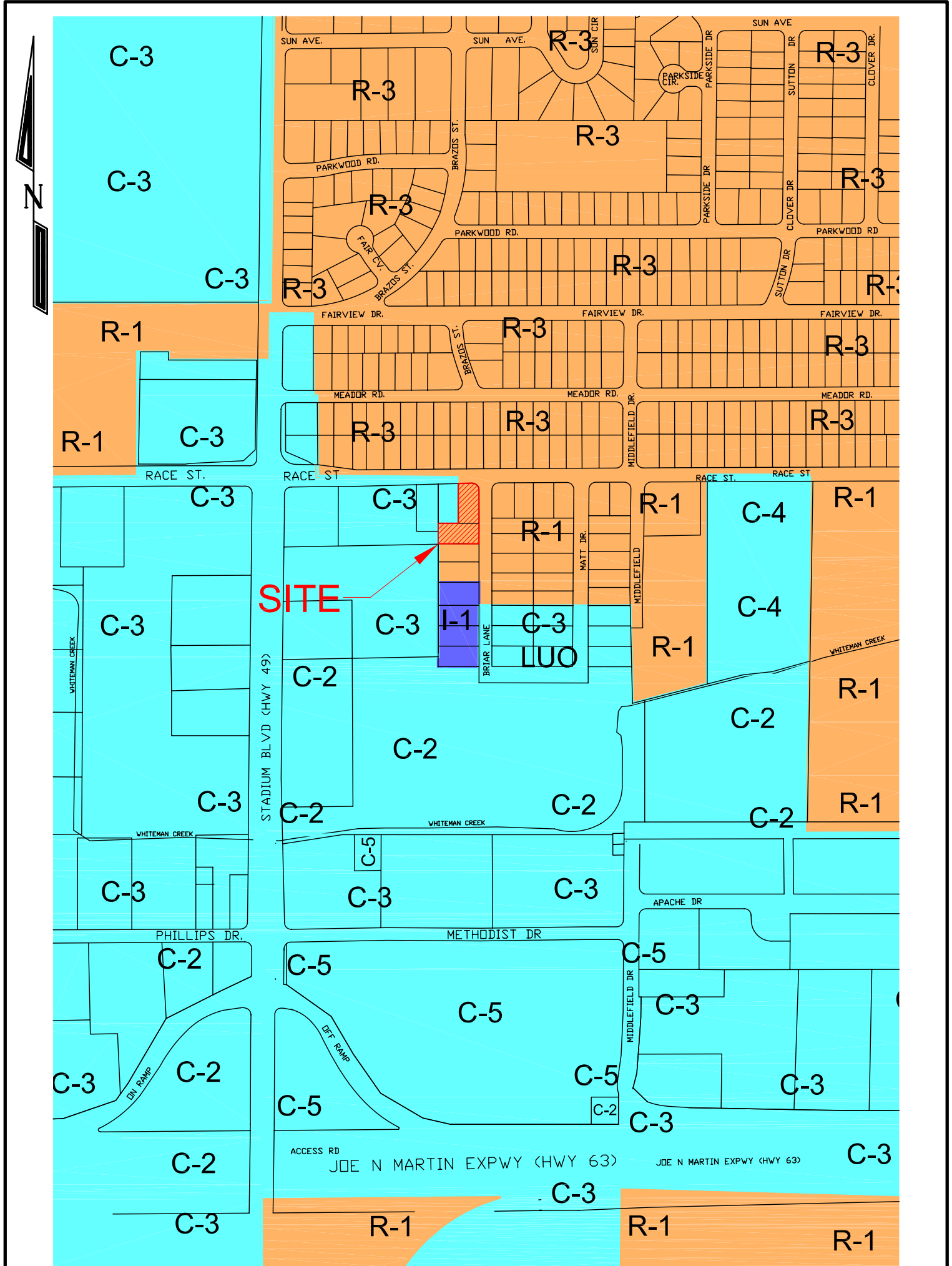
CLIENT
David Cook

REZONING APPLICATION

LOTS 1 AND 2, BLOCK 3 OF CARTER ADDITION,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
CIVIL ENGINEERING — SURVEYING — PLANNING
1801 LATOURETTE DRIVE
JONESBORO, ARKANSAS 72404
TEL 870-932-2019 FAX 870-932-1076

REVISIONS		
DATE	BY	DESCRIPTION
SURVEY INDEX CODE 500-14N-04E-0-28-210-16-1572		
PROJECT NO. C012-0002-12		
DRAWN BY JJN	CHECKED BY BETTIS	
SHEET 1 OF 2	SCALE 1"=50'	
DATE 05/16/07	DRAWING NO. I-336	



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CLIENT

David Cook

VICINITY MAP

LOTS 1 AND 2, BLOCK 3 OF CARTER ADDITION,
JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
CIVIL ENGINEERING — SURVEYING — PLANNING
3301 E. HIGHLAND DRIVE
JONESBORO, ARKANSAS 72401
TEL 870-932-2019 FAX 870-932-1076

REVISIONS

DATE	BY	DESCRIPTION

SURVEY INDEX CODE
500-14N-04E-0-28-210-16-1572

PROJECT NO.
C012-0002-12

DRAWN BY JJN	CHECKED BY BETTIS
SHEET 2 OF 2	SCALE 1"=50'
DATE 04/17/07	DRAWING NO. I-336



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: **UNDEVELOPED-CORNER OF RACE ST. & BRIAR LN.**

Side of Street: between **RACE STREET,** and **APACHE DRIVE**
SOUTH

Quarter: **SE** Section: **28** Township: **14 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** NOT ALLOWED:
CONVENIENCE STORE / GAS STATION
BIG BOX RETAIL
ADULT ENTERTAINMENT
RESTAURANT – FAST FOOD, GENERAL
CARWASH
PAWN SHOP
RECREATIONAL VEHICLE PARK
VEHICLE REPAIR & SALES

Size of site (square feet and acres): **0.52 ACRES 22,500 SQ. FT.** Street frontage (feet): **75' RACE ST.**
225' BRIAR LN.

Existing Use of the Site: **UNDEVELOPED**

Character and adequacy of adjoining streets: **ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.**

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 **R-3 RESIDENTIAL**

South **R-1 UNDEVELOPED**

East **R-1 RESIDENTIAL**

West **C-3 UNDEVELOPED**

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 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Physical characteristics of the site: **UNDEVELOPED**

Characteristics of the neighborhood: **NORTH-DEVELOPED RESIDENTIAL, EAST-DEVELOPED RESIDENTIAL, SOUTH-UNDEVELOPED RESIDENTIAL, WEST-UNDEVELOPED COMMERCIAL**

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? **R-1**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **BEST USE OF PROPERTY.**
- (3). If rezoned, how would the property be developed and used? **WITHIN THE RESTRICTIONS OF THE PROPOSED ZONING.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **N/A**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **YES**
- (6). How would the proposed rezoning be the public interest and benefit the community? **TO CONFORM TO SURROUNDING AREA.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE SURROUNDING AREA.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **DUE TO THE COMMERCIAL DEVELOPMENT IN THE SURROUNDING AREA THIS PROPERTY IS NOT SUITABLE FOR RESIDENTIAL USE.**
- (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. **POSITIVE IMPACT.**
- (10). How long has the property remained vacant? **N/A**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **NONE**
- (12). If the rezoning is approved, when would development or redevelopment begin? **NOT DETERMINED AT THIS TIME.**
- (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.* **PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF AREA AND REZONING IS TO MEET THE NEED OF SURROUNDING AREAS.**

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 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

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: **SANDA GREEN**
Address: **3308 NEELY LANE**
City, State: **JONESBORO, AR** ZIP **72404**
Telephone: **1-870-931-8449**
Facsimile: **1-870-931-4646**
Signature: *Sanda Greene*

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: _____