



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 915 Southwest Drive, Jonesboro, AR 72401

Side of Street: East between 909 Southwest Drive and Overpass on Southwest Drive

Quarter: NW Section: 25 Township: 14 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 & C-5 Proposed Zoning: C-3

Size of site (square feet and acres): 64,031.01 sq. ft. (1.47 ac.) Street frontage (feet): 380.16 ft

Existing Use of the Site: vacant property

Character and adequacy of adjoining streets: Paved

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 C-3 Commercial

South Highway & C-3 Commercial

East C-4 Commercial and Residential R-1

West Highway and C-3 Commercial

Physical characteristics of the site: Cleared lot

Characteristics of the neighborhood: Commercial Area with some Residential to the East.

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.

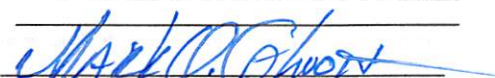
Name: Small Potatoes Investments, LLC

Address: 2341 Alteras Drive

City, State: Nashville, TN ZIP 37211

Telephone: (870)-897-2756

Facsimile: _____

Signature: 

Applicant:

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


Name: G. S. Brant Perkins

Address: P.O. Box 4054

City, State: Jonesboro, AR ZIP 72403

Telephone: 870-931-5800

Facsimile: 870-931-5852

Signature: 

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

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EXHIBIT TO ZONING ORDINANCE MAP AMENDMENT

- (1). How was the property zoned when the current owner purchased it?**

The property was zoned partly C-5 and partly R-1 when purchased.

- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

So that the lot will have a consistent zoning. Currently, it is zoned R-1 and C-5.

- (3). If rezoned, how would the property be developed and used?**

If rezoned, the property would be developed for commercial use.

- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**

Unknown at this time.

- (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 in the public interest and benefit the community?**

Allow a new business to come to Jonesboro and provide more jobs.

- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

The surrounding area is currently zoned commercial and is right next to the highway, this rezoning would basically be a correcting the current zoning to match with the surrounding area.

- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?**

Yes- half of the property is zoned R-1 and the other half is zoned C-5.

- (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.**

There would be very little, if any, impact on the nearby property. The requested rezoning would allow property use consistent with property use in the area.

- (10). How long has the property remained vacant?**

The building was occupied through January, 2021. The building was demolished and removed from the property in October, 2021.

- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**

No impact.

- (12). If the rezoning is approved, when would the development or redevelopment begin?**

When the property is sold.

- (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.***

Notices are being mailed to all adjoining neighbors as required by City Code. There is not any known opposition.

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

Not applicable.