



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 3/19/21
Case Number: R2 21-05

LOCATION: Site Address: 4503 Southwest Drive, Jonesboro, AR 72404

Side of Street: _____ between _____ and _____

Quarter: Northeast 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: Residential Proposed Zoning: Commercial
R-1 C-3

Size of site (square feet and acres): 1.76 acres 766,656 Sq. Ft. Street frontage (feet): _____

Existing Use of the Site: Residential

Character and adequacy of adjoining streets: Surrounding streets are in good shape.

Does public water serve the site? Yes, Jonesboro City Water and Light

Does public sanitary sewer serve the site? Not currently. The house has septic tank.

If not, how would sewer service be provided? Jonesboro City Water and Light sewer lines run right in front of the property.

Use of adjoining properties:
North: Day Care (Property owned by Carroll Caldwell)
South: Vacant (Property owned by GLE Properties)
East: Fire Protection of Arkansas and Valley View Church of Christ
West: Vacant (Property owned by GLE Properties)

Physical characteristics of the site: Currently has a brick house sitting on the property, grassy areas with a few trees and drainage ditch.

Characteristics of the neighborhood: The areas in front, back, left side, and right side are all zoned commercial. The areas to the back and left right are currently vacant.

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.

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?

When the property was purchased it was not inside the Jonesboro city limits. It was purchased in the 1960's to build a house on. A house was built and it is still currently there.

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

We want to rezone the property because most all of the surrounding property is already zoned commercial. This would be the best use of the property.

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

If rezoned, we would hope that the property would be used by a business 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.

- (5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?

We feel that the rezoning would be constituent with the Comprehensive Plan since there is commercial property surrounding it.

- (6) How would the proposed rezoning be in the public interest and benefit the community?

It would allow a business to locate on Southwest Drive, an already commercial area, and be close to other businesses.

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

The proposed rezoning would be compatible with the zoning in the area because most of the property surrounding it is already commercial.

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

This property can not be used in accordance with existing zoning because no one wants to live in a house surrounded by commercial 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.

The property values would go up because commercial property is more valuable than residential property. This property sits on Highway 49 so it is already in a high traffic area and Highway 49 is already a 5 lane highway. There is already a drainage ditch across the property. The visual appearance and hours of operation would depend on the business that decides to build there. There is a day care building on one side of the property, the property on the other side is vacant but it is zoned commercial and the property across the street is a business (Fire Protection of Arkansas) and the Valley View Church of Christ. The back of the property does meet up with residential property in a housing development.

(10) How long has the property remained vacant?

The property is not currently 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?

The property currently has a house on it that uses Jonesboro City Water and Light, Highway 49 runs in front of the property (5 lanes) and there is currently a drainage ditch across the front of the property. So utilities, streets and drainage are already in place. There is no park in the area nor is there much open space. The property is served by the Jonesboro Police and Fire Departments.

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

Unknown. Development would depend on who or what business may be interested in the property.

(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.

There has not been a neighborhood meeting. However, all neighbors were notified by Certified Mail of the Metropolitan Area Planning Commission Meeting on Tuesday April 17, at 5:30pm.

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

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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: Debra Mangrum

Name: Tom Kirksey

Address: 4503 Southwest Drive

Address: _____

City, State: Jonesboro, AR ZIP 72404

City, State: Jonesboro, AR ZIP- 72404

Telephone: (870) - 919-2907

Telephone: (870) 931-8737

Facsimile: _____

Facsimile: _____

Signature: Debra Mangrum

Signature: Tom Kirksey

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

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