



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

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

LOCATION:

Site Address: 3007 Colony Drive

Side of Street: S between Stadium Boulevard and Lonoke Lane

Quarter: SE Section: 4 Township: 14N Range: 4E

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

Size of site (square feet and acres): _____ Street frontage (feet): 130'

Existing Use of the Site: Commercial business

Character and adequacy of adjoining streets: Colony Drive - Paved. Bunting Drive - Gravel

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 Commercial Business (Zoned C-3)

South Residential (Zoned R-1)

East Residential House (Zoned C-3), Commercial Business (Zoned I-1 & R-1)

West Residential House (Vacant) (Zoned C-3), Vacant Lot (Zoned C-3)

Physical characteristics of the site: Commercial structure. Flat topography.

Characteristics of the neighborhood: Commercial properties along Stadium Blvd & Colony Drive, a few residential houses

to the south., railroad 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?
R-1. With existing structure being used as commercial.
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
To bring the use of the property into conformity.
- (3). If rezoned, how would the property be developed and used?
Continue in operation as it has historically been 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)?
Existing 2560 square feet commercial structure.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes. Land Use Plan shows the property as High Intensity Growth Sector.
- (6). How would the proposed rezoning be the public interest and benefit the community?
The property would be the zoned in accordance to the historical use.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Is similar use to the zoning of the property to the north and west.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
R-1 does not allow commercial 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.
There would not be any change in the existing use.
- (10). How long has the property remained vacant?
Property is not vacant. Has been commercial use since at least 1986.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
There would not be an impact created.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Existing commercial use would continue.
- (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. *N/A*

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.

Applicant:

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

Name: Ed & Emily Watson
 Address: 1115 W. Matthews Ave
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-935-5411
 Facsimile: _____
 Signature: *Edward Wayne Watson*
Emily Watson

Name: Brandon Wood
 Address: 112 County Road 7625
 City, State: Brookland, AR ZIP 72417
 Telephone: 870-930-7504
 Facsimile: _____
 Signature: *Brandon Wood*

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

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