



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: UNDEVELOPED- JOHNSON AVENUE

Side of Street: between and
NORTH CARAWAY ROAD AR HWY 351

Quarter: SE Section: 9 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: CR-1 LU-O

LIMITED USE TO INCLUDE:

Single Family Attached- Duplex, Triplex, 4-Plex
Loft Apartment
Multi-Family
Government Service
Medical Service Office
Office General
Post Office
Recreational / Entertainment Indoor
Restaurant / Indoor
Retail / Service

Size of site (square feet and acres): 26.4 ACRES Street frontage (feet): 1900' +/-
1150000 SQ FT

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

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.

Use of adjoining properties:

North **ZONED R-1 – UNDEVELOPED**
South **ARKANSAS STATE UNIVERSITY**
East **ZONED R-1 – UNDEVELOPED**
West **ZONED R-1 – UNDEVELOPED**

Physical characteristics of the site: **UNDEVELOPED**

Characteristics of the neighborhood: **RESIDENTIAL / COMMERCIAL – ADJOINING PROPERTY IS MOSTLY UNDEVELOPED**

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 in the public interest and benefit the community? **BY SERVING THE NEEDS OF THE 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 AREA.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **DUE TO THE POTENTIAL GROWTH IN THE SURROUNDING AREA THIS PROPERTY WOULD BE BEST USED AS A MIXED USE DISTRICT.**
- (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? **N/A**
- (12). If the rezoning is approved, when would development or redevelopment begin? **NOT DETERMINED AT THIS TIME.**

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- (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.

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: **CI DEVELOPMENT, LLC**
 Address: P.O. BOX 2421
 City, State: GRAPEVINE, TX ZIP 76099
 Telephone: 817-995-6600
 Facsimile: 817-886-4232
 Signature:

GARY SANDERS

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: _____



ARKANSAS STATE
UNIVERSITY[™]

P.O. Box 2100

State University, AR 72467-2100

July 16, 2007

Phone:

870-972-3303

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870-972-3972

www.astate.edu

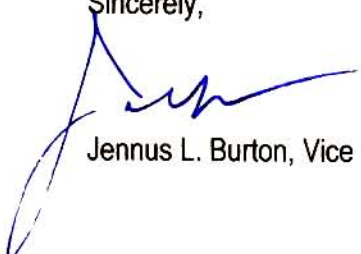
Jonesboro, Arkansas

To Whom It May Concern:

Arkansas State University (ASU) is in the process of transferring title to a piece of property (approximately 26.4 acres) on Johnson Avenue to CI Development. CI Development plans to submit a proposal for rezoning on the property, and has advised ASU of this intent. A plat of the property in question is attached for reference.

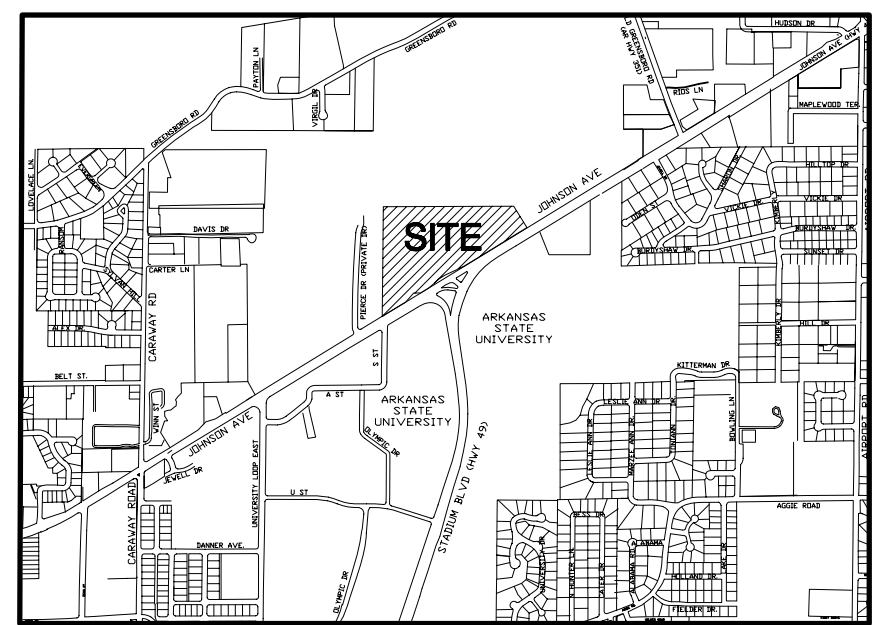
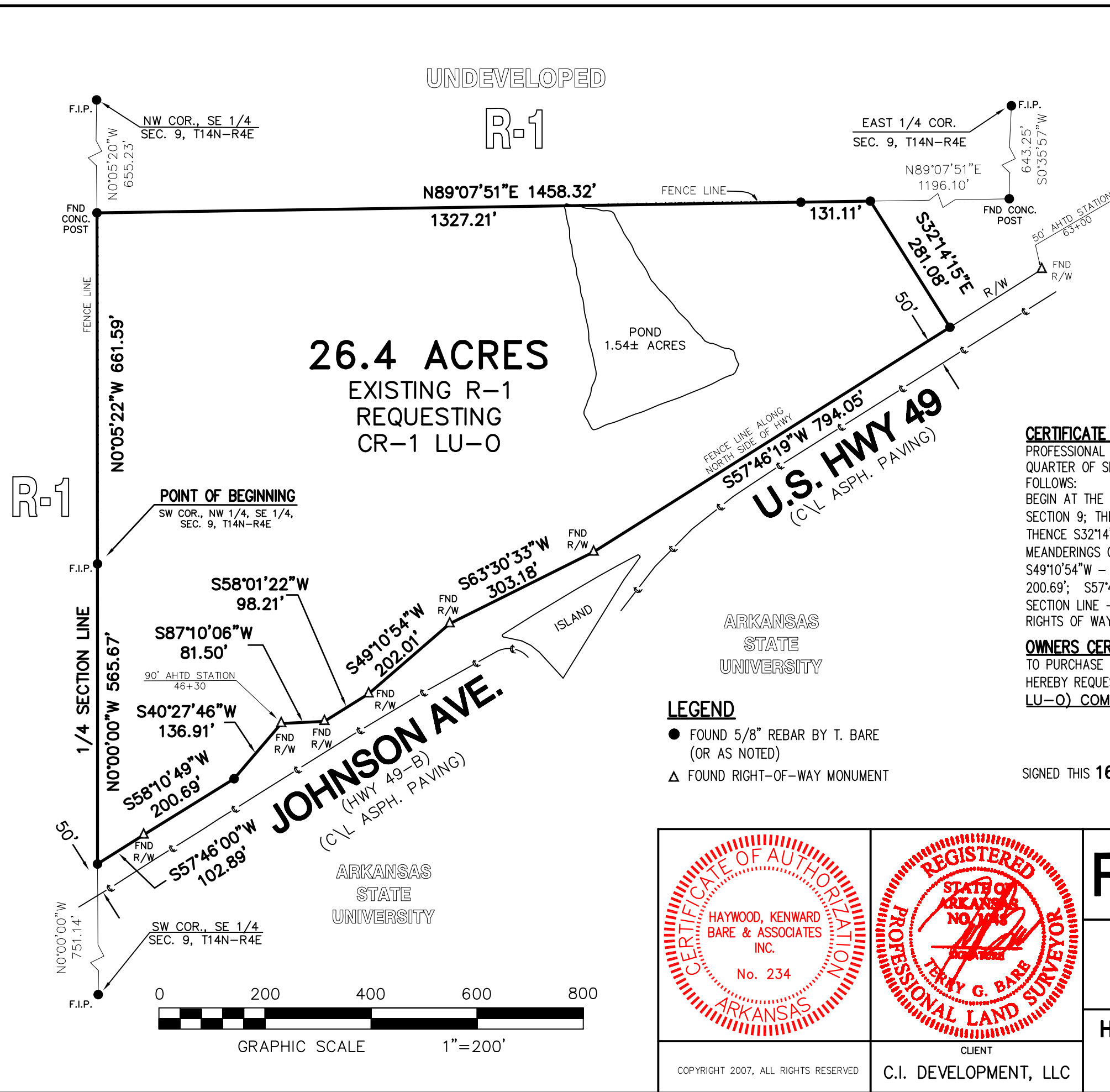
CI Development has made an offer to purchase the property, contingent upon the rezoning. Consequently, ASU is interested in seeing this transaction move forward and fully supports the rezoning request.

Sincerely,



Jennus L. Burton, Vice President for Finance and Administration

.cc Roger McNeil
Michelle Boeckmann

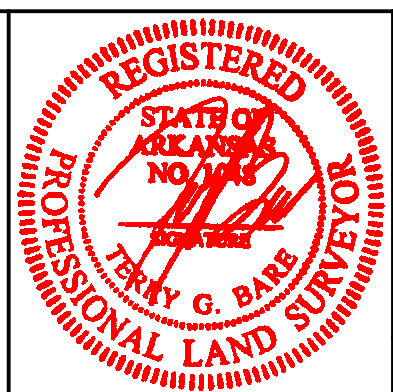
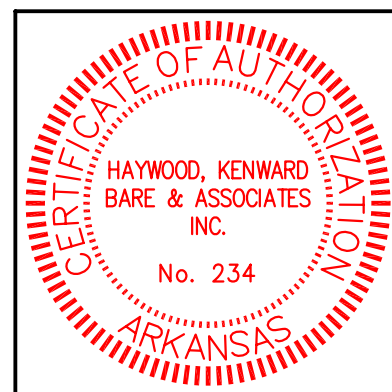


CERTIFICATE OF SURVEY: THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING PARCEL OF LAND: A PART OF THE SOUTHEAST QUARTER OF SECTION 9. TOWNSHIP 14 NORTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 9; THENCE N00°05'22"W ALONG THE QUARTER SECTION LINE 661.59'; THENCE N89°07'51"E - 1458.32'; THENCE S32°14'15"E - 281.08' TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 49; THENCE WITH THE MEANDERINGS OF SAID RIGHT OF WAY LINE AS FOLLOWS S57°46'19"W - 794.05'; S63°30'33"W - 303.18'; S49°10'54"W - 202.01'; S58°01'22"W - 98.21'; S87°10'06"W - 81.50'; S40°27'46"W - 136.91'; S58°10'49"W - 200.69'; S57°46'00"W - 102.89' TO THE QUARTER SECTION LINE; THENCE N00°00'00"W ALONG THE QUARTER SECTION LINE - 565.67' TO THE POINT OF BEGINNING, CONTAINING 26.4 ACRES MORE OR LESS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

OWNERS CERTIFICATION: I HEREBY CERTIFY THAT I AM IN AN AGREEMENT WITH ARKANSAS STATE UNIVERSITY TO PURCHASE THE ABOVE DESCRIBED PROPERTY CONTINGENT UPON THE REZONING OF SAID PROPERTY AND I HEREBY REQUEST A REZONING FROM (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT TO (CR-1 LU-0) COMMERCIAL RESIDENCE MIXED USE DISTRICT - LIMITED USE OVERLAY

SIGNED THIS 16TH DAY OF JULY, 2007


 GARY SANDERS C.I. DEVELOPMENT, LLC

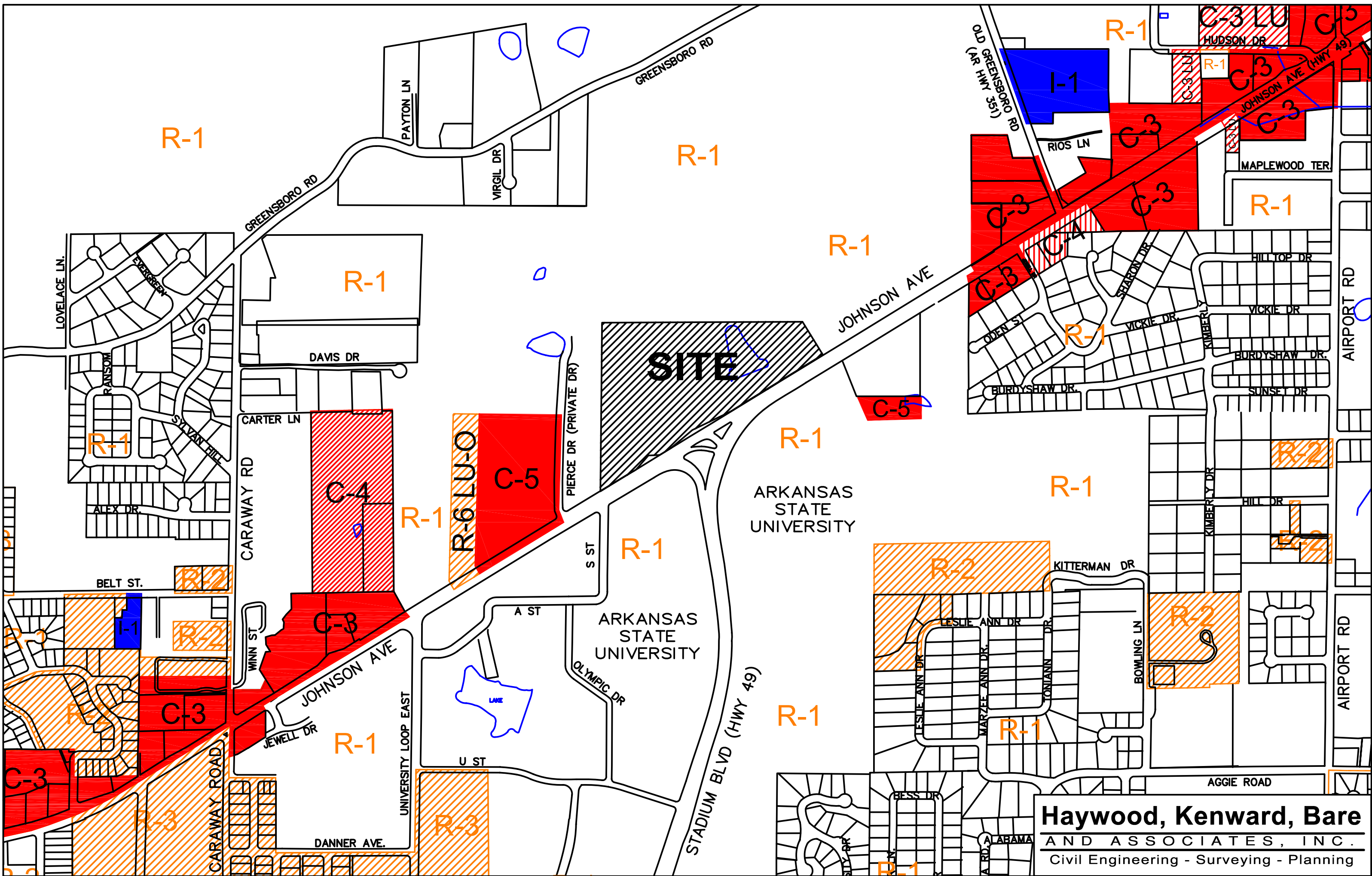


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CLIENT
C.I. DEVELOPMENT, LLC

<h1>REZONING PLAT</h1>		A PART OF THE SOUTHEAST QUARTER OF SECTION 9. TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS							
HAYWOOD, KENWARD, BARE & ASSOCIATES, INC. CIVIL ENGINEERING - SURVEYING - PLANNING 1801 LATOURETTE DRIVE JONESBORO, ARKANSAS 72401 TEL 870-932-2019 FAX 870-932-1076		REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	BY	DESCRIPTION			
DATE	BY	DESCRIPTION							
SHEET 1 OF 1 SCALE 1"=200' DATE 07/16/07 DRAWING NO. B-130		SURVEY INDEX CODE 500-14N-04E-0-09-200-16-1048 PROJECT NO. C036-0001-12							

Bearings Based on previous survey dated 06/19/1998.



Haywood, Kenward, Bare
 AND ASSOCIATES, INC.
 Civil Engineering - Surveying - Planning

ORDINANCE NO. -2007

AN ORDINANCE TO AMEND TITLE 14, KNOWN AS THE ZONING ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: TITLE 14, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT TO (CR-1 LU-O) COMMERCIAL RESIDENCE MIXED USE DISTRICT - LIMITED USE OVERLAY, THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF SECTION 9. TOWNSHIP 14 NORTH, RANGE 4 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 9; THENCE N00°05'22"W ALONG THE QUARTER SECTION LINE 661.59'; THENCE N89°07'51"E - 1458.32'; THENCE S32°14'15"E - 281.08' TO THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 49; THENCE WITH THE MEANDERINGS OF SAID RIGHT OF WAY LINE AS FOLLOWS: S57°46'19"W - 794.05'; S63°30'33"W - 303.18'; S49°10'54"W - 202.01'; S58°01'22"W - 98.21'; S87°10'06"W - 81.50'; S40°27'46"W - 136.91'; S58°10'49"W - 200.69'; S57°46'00"W - 102.89' TO THE QUARTER SECTION LINE; THENCE N00°00'00"W ALONG THE QUARTER SECTION LINE - 565.67' TO THE POINT OF BEGINNING, CONTAINING 26.4 ACRES MORE OR LESS SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

SECTION II: THE REQUESTED REZONING CLASSIFICATION IS CR-1 LIMITED USE OVERLAY (LU-O). THE LU-O IS FURTHER RESTRICTED AS FOLLOWS:

1. THE LIMITED USES SHALL ONLY INCLUDE THE FOLLOWING:
 - SINGLE FAMILY ATTACHED DUPLEX, TRIPLEX, 4-PLEX
 - LOFT APARTMENT
 - MULTI-FAMILY
 - GOVERNMENT SERVICE
 - MEDICAL SERVICE OFFICE

- OFFICE GENERAL
 - POST OFFICE
 - RECREATIONAL / ENTERTAINMENT INDOOR
 - RESTAURANT / INDOOR
 - RETAIL / SERVICE
2. NO BILLBOARDS ALLOWED ON SUBJECT PROPERTY.
 3. ALL RESIDENTIAL DEVELOPMENT OF SUBJECT PROPERTY SHALL BE OWNER OCCUPIED, NOT RENTAL UNITS.
 4. DEVELOPER SHALL RETAIN A BUY-BACK AGREEMENT ON ALL RESIDENTIAL UNITS.

SECTION III: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND ADOPTED this ____ day of August, 2007.

CITY OF JONESBORO

By: _____
Doug Formon, Mayor

ATTESTED:

Donna K. Jackson, City Clerk