



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received:

1/29/15

Case Number:

RZ 15-02

## LOCATION:

Site Address: 5441 and 5443 Southwest Drive, Jonesboro, AR

Side of Street: North between Darr Hill Drive and Clearview Drive

Quarter: SW Section: 02 Township: 13N Range: 3E

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 (rear) and C-4 (front) Proposed Zoning: C-3

Size of site (square feet and acres): 154,898 Sq Ft – 3.56 Ac Street frontage (feet): 209.99' (Southwest Drive) and 60' (Jaybee Drive)

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Southwest Drive (asphalt highway – 4-lanes with center turn lane)  
Jaybee Drive (asphalt street – 2-lane)

Does public water serve the site? YES

If not, how would water service be provided?

N/A

Does public sanitary sewer serve the site?

NO

If not, how would sewer service be provided?

Sewer would be extended to serve the site.

Use of adjoining properties:

North Residential - Vacant

South Commercial/Vacant

East Residential/Commercial

West Residential

Physical characteristics of the site: Vacant pasture

Characteristics of the neighborhood:

Residential neighborhood on west side of site (Clearview Estates), commercial and large tract residential on the east side of site, commercial across Southwest Drive on south side of site, and vacant large tract residential area to the north.

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## 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? RESIDENTIAL R-1 AND COMMERCIAL C-4
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? GENERAL COMMERCIAL DEVELOPMENT NOT ALLOWED WITHIN RESIDENTIAL R-1 NOR IN COMMERCIAL C-4 ZONING DISTRICTS.
- (3). If rezoned, how would the property be developed and used? AS COMMERCIAL DEVELOPMENT
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? SQUARE FOOTAGE OF COMMERCIAL DEVELOPMENT NOT DETERMINED AT THIS TIME, BUT A SINGLE DEVELOPMENT WOULD BE PLACED ON THE PROPERTY.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?  
NO, THE REQUEST IS NOT CONSISTENT WITH THE CURRENT LAND USE PLAN WHICH SHOWS AREA AS A SINGLE FAMILY-LOW DENSITY, BUT IS CONSISTENT WITH THE CURRENT USES OF THE NEIGHBORHOOD WHICH INCLUDES RESIDENCES AND COMMERCIAL DEVELOPMENTS..
- (6). How would the proposed rezoning be the public interest and benefit the community?  
IT WOULD PROVIDE DEVELOPMENT OPPORTUNITIES AND EMPLOYMENT.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
REZONING WOULD BE CONSISTENT WITH THE CURRENT USE AND CHARACTER OF THE AREA.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
CURRENT ZONING IS NOT COMPATABLE WITH DESIRED USES OF THE 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. THIS REZONING SHOULD NOT ADVERSLY AFFECT ANY OF THE ABOVE.
- (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? TRAFFIC GENERATED WOULD BE COMPARABLE WITH SMALL COMMERCIAL DEVELOPMENT AND SHOULD HAVE MINIMAL IMPACT ON THESE SERVICES.
- (12). If the rezoning is approved, when would development or redevelopment begin? WOULD LIKE TO PERMIT CONSTRUCTION DURING SUMMER.
- (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.*  
NO PUBLIC MEETINGS HAVE BEEN HELD.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

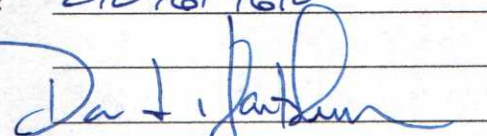
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**OWNERSHIP INFORMATION:**

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: David and Deborah Hartshorn  
Address: 4607 South Culberhouse  
City, State: Jonesboro, Arkansas ZIP 72404  
Telephone: 870 761 4610  
Facsimile:  
Signature: 

**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: \_\_\_\_\_

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_

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