

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received:

2/17

Case Number:

RZ17-06

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**LOCATION:**

**Site Address:** 4210 Southwest Drive

**Side of Street:** Southeast Side of Southwest Drive (AKA Highway 49)

**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:** R-1      **Proposed Zoning:** C-3 - L.U.O.

**Total Size of site** (square feet and acres): 374,823 S.F.; 8.60 Acres

**Street Frontage** (feet): 565.26 feet along Southwest Drive  
60.00 feet along Winterhaven Street

**Existing Use of the Site:** Currently one single family home and one manufactured home.

**Character and adequacy of adjoining streets:** Southwest Drive is an existing US Highway, and is a five lane road. Highway 49 currently accommodates the traffic needs of the area. It should be adequate to accommodate additional commercial development in this area.

**Does public water serve the site?** Existing 12" – southeast side of Southwest Drive.

**If not, how would water service be provided?** N/A

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**Does public sanitary sewer serve the site?** Existing sanitary sewer along the northwest side of Southwest Drive.

**If not, how would sewer service be provided?** N/A

**Use of adjoining properties:**

<b>North:</b>	R-1; Vacant
<b>South:</b>	R-1; Valley View Church of Christ
<b>East:</b>	R-1; Vaughn's 2 <sup>nd</sup> Replat of Autumn Hill
<b>West:</b>	R-1; One single family home on south side of Stillwater Drive, <b>and</b> C-3; Four parcels, three of which are occupied by "Miracle Kids", and one which is vacant, between Stillwater Drive and Ozark Drive.

**Physical Characteristics of the site:**

The site is occupied one single family home and one manufactured home. The site is well maintained with a well-established stand of grass and though not densely wooded, contains numerous trees. The site has a ridge line through it, and drains generally to the northwest and southwest corners.

**Characteristics of the neighborhood:**

Directly across Southwest Drive is a large, three-building commercial site occupied by "Miracle Kids", a child-care facility. Also on the opposite side of Highway 49 is a vacant C-3 lot, just south of Ozark Drive. To the east is Vaughn's 2<sup>nd</sup> Replat of Autumn Hill, a single family subdivision. The "LUO" definition is to include buffering on the north and east sides.

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**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**  
The property is currently zoned R-1. However, it may have been acquired prior to being annexed into the City Limits.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
With the recent growth in this general area, this tract is a prime location for expansion of an existing commercial node. The property on the opposite side of Highway 49 (Southwest Drive) has, in the past, been a variety of businesses, though all three buildings are now occupied by "Miracle kids". A major five lane highway is not a frontage that is conducive to single family development. Homes with frontage on the highway would be extremely difficult to sell.
- (3) **If rezoned, how would the property be developed and used?**  
The parcel would be developed in a manner consistent with the current standards and specifications within the City of Jonesboro. This is proposed to be a C-3 LUO and the proposed permitted uses are listed later in this application.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
The proposed density will be in compliance with the current standards of the City of Jonesboro, which indicates a "Moderate Intensity".
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**  
The current Land Use Plan calls for this area to be "Moderate Intensity" development, including both residential and commercial improvements. Because there is a five lane highway along the northwest side of this property, a request of this nature emerges as being appropriate.

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

The proposed development involves potential further development of an existing, ongoing commercial node, thereby providing jobs for the area, as well as future economic benefits.

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

There are existing commercial developments across the street. The "LUO" definition, contained later in this application includes buffering on the north and east sides. As development in Jonesboro progresses, more commercial development in the area will occur. Therefore, the requested zoning classification would be very compatible with the additional development anticipated in the near future.

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

Though the property could be used in accordance with the existing zoning, the proximity to a major highway and the presence of commercial developments on the other side of the street from this parcel make it far less likely to be developed as single family homes.

**(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 proposed development should have no detrimental impact on any of the following aspects of the immediate area.

A) Property Values

B) Traffic

C) Drainage

D) Visual Appearance

E) Odor

F) Noise

G) Light

H) Vibration

J) Hours

K) Restrictions: The proposed use does not restrict any other existing surrounding uses.

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

Aside from the existing home and manufactured home, the property has never been developed.

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

A newly developed site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

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

The proposed development time-frame would be in the near future. The potential buyer of the property desires to relocate his business to this location.

**(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***

To date, no meeting has been held with the adjacent owners.

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

The applicant requests a zoning classification of C-3; Limited Use Overlay (LUO). A portion of the "LUO" includes the stipulation of a twenty-five foot wide vegetative buffer on the north and east sides. The classification of C-3 L.U.O., is further defined with the proposed permitted and prohibited uses listed below:

**Permitted Uses:**

- 1) Bank or Financial Institution
- 2) Bed and Breakfast
- 3) Church
- 4) College or University
- 5) Funeral Home
- 6) Government Service
- 7) Library
- 8) Medical Service / Office
- 9) Museum
- 10) Office, General
- 11) Parking Lot, Commercial
- 12) Parks and Recreation
- 13) Retail / Service
- 14) Safety Services
- 15) Sign, Off-Premises
- 16) Utility, Minor
- 17) Vocational School
- 18) Agricultural, Farmers Market

**Prohibited Uses:**

- 1) Animal Care, General
- 2) Animal Care, Limited
- 3) Car Wash
- 4) Cemetery
- 5) Convenience Store
- 6) Day Care, Limited
- 7) Day Care, General
- 8) Golf Course
- 9) Hospital
- 10) Hotel or Motel
- 11) Nursing Home
- 12) Pawn Shop
- 13) Post Office
- 14) Recreation / Entertainment, Indoor
- 15) Recreation / Entertainment, Outdoor
- 16) Recreational Vehicle Park
- 17) Restaurant, Fast Food
- 18) Restaurant, General
- 19) School, Elementary/Middle & High
- 20) Service Station
- 21) Vehicle and Equipment Sales
- 22) Vehicle Repair, General
- 23) Vehicle Repair, Limited

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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:**

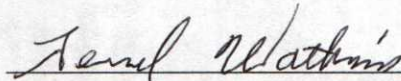
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

**Applicant:**

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

The owner of the property is:

Terrel D. Watkins  
4210 Southwest Drive  
Jonesboro, AR 72404

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

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