



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 8-15-08
Case Number: R2-08-22

LOCATION:

Site Address: 4207 E. Johnson, 4209 E. Johnson
Side of Street: South between 4215 E. Johnson and 4201 E. Johnson
Quarter: NW 1/4 of NE 1/4 Section: 10 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: C-1 C-3 08-18-08 PER DANA STRAIT
Size of site (square feet and acres): 16,552.85 sq ft; 38 Acres Street frontage (feet): 100 ft.

Existing Use of the Site: SFR Rental property

Character and adequacy of adjoining streets: Residential & Commercial - good

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 - mixed

South Residential

East 4215 E. Johnson Residential

West Residential

Physical characteristics of the site: level to slightly sloping lot.

Characteristics of the neighborhood: mixed residential & commercial

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? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To sale property for Commercial use.
- (3). If rezoned, how would the property be developed and used? As commercial
- (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?
- (6). How would the proposed rezoning be the public interest and benefit the community? Yes
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Create more business between Jonesboro + Brookeland.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Many owners are rezoning Commercial.
- (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. No
No forseen negative impact on nearby properties.
- (10). How long has the property remained vacant? Property not 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? None
- (12). If the rezoning is approved, when would development or redevelopment begin? Unknown
- (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.*
Neighbors are rezoning Commercial also.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. Not for LUO.

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: Marjorie Robinson
 Address: 4207 + 4209 E. Johnson
 City, State: Jonesboro, AL ZIP 37401
 Telephone: 870-882-1304
 Facsimile: _____
 Signature: Marjorie Robinson

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.

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PARCEL DETAILS

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Basic Information

Parcel Number: 01-144101-00300

County Name: Craighead County

Ownership Information: ROBINSON MARJORIE
4207 E JOHNSON
JONESBORO, AR

[Map This Address](#)

Billing Information: ROBINSON MARJORIE
308 MARZEE ANN
JONESBORO AR 72402

Total Acres: 0.38

Timber Acres: 0.00

Sec-Twp-Rng: 10-14-04

Lot/Block: /

Subdivision:

Legal Description: PT NW NE

School District: NE JB NETTLETON CITY

Homestead Parcel?: No

Tax Status: Taxable

Over 65?: No

*.38 acres in part of the
NW 1/4 of the NE 1/4
of section 10,
Township 14N, Range
4 East in Craighead
County AR.*

Land Information

Land Divisions:	Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
	RESHS	0.38 acres					NW

Valuation Information

	Appraised	Assessed
Land:	20,000	4,000
Improvements:	51,800	10,360
Total Value:	71,800	14,360
Taxable Value:		14,360
Millage:		0.0441
Estimated Taxes [?]:		\$633.28
Assessment Year:		2008

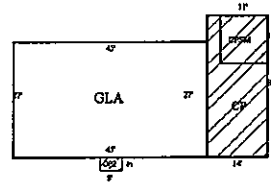
Sales History

No sales history available

Improvement Information

Residential Improvements

Residential Improvement #1



Scale: 1/4" = 1'-0"

Living Area 1st Floor 1,215
 Living Area 2nd Floor 0

Basement Unfinished 0
 Basement Finished w/Partitions 0
 Basement Finished w/o Partitions 0
 Basement Total SF 0

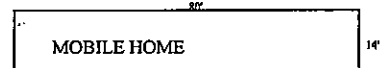
Living Area Total SF 1,215

Occupancy Type: Single Family
 Grade: D4
 Story Height: 1 Story
 Year Built: Year Built Not Available
 Effective Age: 25
 Construction Type: Masonry
 Roof Type: Asphalt
 Heat / AC: Central
 Fireplace: 1 Single 1-Story Good
 Bathrooms: 1 full 1 half
 Foundation Type: Closed Piers
 Floor Type: Wood Subfloor
 Floor Covering: carpet: 1,215 sq ft

Additive Items:

Additive Item	Quantity	Size	Description
OP2	15		1/2 OPEN
CPSM	121		STORAGE - MASONRY
CP	462		CARPORTS
CDW	320		CONCRETE DRIVEWAY

Residential Improvement #2



Living Area 1st Floor 1,120
 Living Area 2nd Floor 0

Basement Unfinished 0
 Basement Finished w/Partitions 0
 Basement Finished w/o Partitions 0
 Basement Total SF 0

Living Area Total SF 1,120

Occupancy Type: Mobile Home
 Grade: D5
 Story Height: 1 Story
 Year Built: Year Built Not Available

Effective Age: 25

Construction Type:

Roof Type: *Unkown*

Heat / AC: *Unkown*

Fireplace: 0

Bathrooms:

Foundation Type: *Unkown*

Floor Type: *Unkown*

Floor Covering:

Outbuildings / Yard Improvements:	OBYI Item	Quantity	Size	Description
	FLAT OBF	1		
	FLAT WD	0		
	ROOF OVER	1		

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