



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 04/22/2025

Date Received: _____

Meeting Deadline: 03/28/2025

Case Number: _____

LOCATION:

Site Address: 3305 DAN AVENUE

Side of Street: SOUTH between DAN AVE. and WOODY LN.

Quarter: SE Section: 9 Township: 14N Range: 03E

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 LUO

Size of site (square feet and acres): 6.78 ACRES Street frontage (feet): 248 ft. DAN/634 FT. WOODY LN.

Existing Use of the Site: VACANT COMMERCIAL / UNDEVELOPED WOODS

Character and adequacy of adjoining streets: DAN AVE. AND WOODY LANE IN GOOD CONDITION

Does public water serve the site? YES YES

If not, how would water service be provided? YES

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? MAIN EXTENSION IS IN THE DESIGN PROCESS.

Use of adjoining properties:

North RESIDENTIAL

South RESIDENTIAL

East COMMERCIAL AND INDUSTRIAL

West RESIDENTIAL

Physical characteristics of the site: COMMERCIAL BUILDING WITH ASPHALT PARKING LOT AND WOODED ACREAGE

Characteristics of the neighborhood: MIX OF COMMERCIAL / INDUSTRIAL / RESIDENTIAL USES

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:* SEE ATTACHED

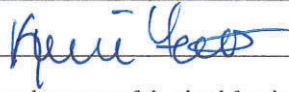
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (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?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained 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?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.

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:

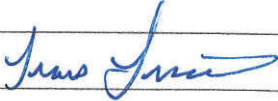
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: CAMPBELL FAMILY TRUST
Address: P.O. BOX 369
City, State: JONESBORO, AR ZIP 72403
Telephone: _____
Facsimile: _____
Signature: 

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

Applicant:

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

Name: HORIZON LAND SURVEYING, LLC
Address: 2918 WOOD ST.
City, State: JONESBORO, AR ZIP 72404
Telephone: 870-243-0092
Facsimile: _____
Signature: 

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Rezoning Information

- (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?
Most of the property was previously utilized for commercial use and the proposed request would allow proper redevelopment.
- (3). If rezoned, how would the property be developed and used?
The property will be redeveloped for commercial use as allowed by code under C-3 General Commercial District guidelines.
- (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 at this time.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
No, the property is in the Moderate Density Growth Sector. However, the proposed zoning is consistent with the adjoining C-3 and I-1 properties in the area.
- (6). How would the proposed rezoning be the public interest and benefit the community?
This rezoning would be a benefit to the nearby residents by allowing some commercial services to be closer to the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Very compatible. The property has been previously utilized as several different commercial uses and the surrounding area is a mixture of commercial, industrial, and residential uses.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The existing zoning does not permit the desired redevelopment 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.
There should be no adverse impact to the adjoining property owners.
- (10). How long has the property remained vacant?
The property has not been operated since January 2024.
- (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 will be no adverse impact on utilities, streets, drainage, or emergency services.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Unknown at this time.
- (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 organized meeting has been held at this time, however, this rezoning request has been discussed with a few of the adjoining property owners with favorable support.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
**All allowed per zoning with exclusion of:
Cemetery; Communication Tower; Adult Entertainment; Homeless Shelter; Medical Marijuana Dispensary;
& Billboard Advertisement.**