



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 08.21.17  
Case Number: RZ17-26

**LOCATION:**

Site Address: 800 Southwest Drive  
Side of Street: W-NW between Haywood Drive and Alexander Road  
Quarter: \_\_\_\_\_ Section: 25 Township: 14 Range: 3

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-2 Proposed Zoning: C-3  
Size of site (square feet and acres): 154,248 ft<sup>2</sup>/3.54 ac Street frontage (feet): 393.10 ft.

Existing Use of the Site: vacant; previously used as a skilled care facility

Character and adequacy of adjoining streets: \_\_\_\_\_

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 C-4LUO / R-2

South C-3

East R-1

West R-2 / R-1

Physical characteristics of the site: Commercial

Characteristics of the neighborhood: Southwest Drive is a mixed use arterial. Mixed-use  
Commercial and residential

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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:* **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: First National Bank of Paragould  
 Address: 912 Southwest Drive  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: 870-974-9800  
 Facsimile: 870-933-5050  
 Signature: Matt Rankin

**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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Rezoning Information:

- 1) Property was zoned R-2 when current owner purchased it.
- 2) Rezoning is necessary to develop the property for its highest and best use as commercial property
- 3) The property will most likely be a commercial development for either a freestanding commercial user or possibly a multi-tenant use similar to the other developments along Southwest Drive.
- 4) Unknown
- 5) Yes, the proposed rezoning is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.
- 6) The redevelopment of dilapidated structures will provide more commerce generating tax revenue for the city.
- 7) The rezoning would be compatible with commercial thoroughfare, commercial transitions to multi-family to the northwest.
- 8) The property is not being used to its highest and best use.
- 9) There would be no adverse impact on infrastructure. This rezoning would greatly improve the appearance of the property and as a commercial development, there would be regular business hours. There would also be no adverse impact on values. Likely see an increase in values as residential property on Southwest Drive transitions to commercial.
- 10) The property has been vacant for 3-4 years.
- 11) There would be no impact on city services, redevelopment will be in accordance with all zoning requirements.
- 12) Development would occur within the next few years as potential users are found.
- 13) A meeting has been schedule for September 6, 2017 at 5:30 p.m. on the second floor of First National Bank, 912 Southwest Drive, Jonesboro, Arkansas. Application will be supplemented afterwards.