



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 9.18.17
Case Number: RZ17-28

LOCATION:

Site Address: 4517 E. Parker Road, Jonesboro, Arkansas

Side of Street: South between One Place and Industrial Drive

Quarter: Section: 34 Township: 14 Range: 4

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: I-2 Proposed Zoning: C-3

Size of site (square feet and acres): 6.00 Acres Street frontage (feet): 390.08'

Existing Use of the Site: Former location of a landscaping and nursery business.

Character and adequacy of adjoining streets: Parker Road is a two-lane access road and is adequate to serve the intended use.

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? Yes

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

Use of adjoining properties:

North N/A (I-555; North of I-555 is C-3 and I-1)

South I-2

East I-2

West I-2

Physical characteristics of the site: There are several commercial buildings with an improved parking lot and open space.

Characteristics of the neighborhood: Nettleton Public Schools and Syntel are immediately to the West; various commercial establishments are to the East; and the Food Bank of NEA is to the South.

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 18 days prior to the next MAPC meeting. 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? I-2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? The landscaping and nursery operation went out of business. A C-3 zoning would be more compatible with the overall complexion of the commercial thoroughfare, as it has developed.
- (3). If rezoned, how would the property be developed and used? As an Event Venue (Banquet Hall, Meeting Place)
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? There are no plans to further develop at this time.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? Yes.
- (6). How would the proposed rezoning be the public interest and benefit the community? Conversion of the landscaping and nursery operation to an event venue will require the property to be maintained to the highest of standards, improving the overall appearance of the neighborhood, and encouraging more commercial development in a high intensity development corridor.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? There are a multitude of commercial establishments in the area, all of which are standard 8-5 M-F operations. The event venue would be utilized primarily on weekends and in the evenings.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? There is no "Banquet Hall" or "Event Venue" listed in the I-2 designation as a permitted use.
- (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. It will cause no change.
- (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? None
- (12). If the rezoning is approved, when would development or redevelopment begin? N/A
- (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 formal meeting has been conducted to date. We will either conduct a meeting or obtain letters of no opposition prior to the MAPC meeting.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

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: S&K Gardens, LLC
By: Kathy Smith, Member

Address: 4517 E. Parker Road

City, State: Jonesboro, AR ZIP 72404

Telephone: (870) 268-6500

Facsimile: N/A

Signature: *Kathy Smith*

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 :

Attorney representing Owner

Name: Robert J. Gibson

Address: P. O. Box 1700

City, State: Jonesboro, AR ZIP 72403

Telephone: (870) 931-1700

Facsimile: (870) 931-1800

Signature: *R.J. Gibson*

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