



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 6/17/13

Case Number: R213-11

LOCATION:

Site Address: Address not assigned (Thomas Green Road)

Side of Street: North between Church Street and DanLee Drive

Quarter: SW Section: 31 Township: 15 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-3

Size of site (square feet and acres): 56,764 SF.
1.30 acres Street frontage (feet): 472'

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Thomas Green - 2 lane w/ turn lane - asphalt in good condition / Church - 4 lane w/ turn lane - asphalt in good condition.

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 Residential housing

South Vacant commercial property and an elementary school.

East Residential housing

West Vacant pasture north of Thomas Green and commercial business west of Church south of Thomas Green.

Physical characteristics of the site: Vacant with row of trees along Thomas Green Road.

Characteristics of the neighborhood: Single-family residential with some commercial and an elementary school.

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?
- (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: Chris Burnett

Address: 2810 Church Street

City, State: Jonesboro, AR ZIP 72401

Telephone: 870-578-7711

Facsimile: _____

Signature: Chris Burnett

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.*

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.

CHRIS BURNETT

REZONING INFORMATION:

- (1) The property was zoned R-1 when the current owner purchased it.
- (2) The purpose of the proposed rezoning is to allow parking of a commercial vehicle by the current owner so as not to violate current zoning regulations and for future commercial development.
- (3) The property would currently be used as personal commercial vehicle parking by the owner with future commercial retail in mind.
- (4) The future development would include commercial retail and parking as allowed by zoning setback and site requirements.
- (5) The proposed rezoning is consistent with the plans. Plans show area as part of Commercial Node.
- (6) The proposed rezoning would be in the public interest and benefit of the community by providing future new store/shopping options and job opportunities.
- (7) Property across the street at the corner is zoned C-3 and the properties along the west side of Church Street south of Thomas Green currently have commercial businesses which would keep this rezoning in character with the area.
- (8) There are no substantial reasons, however the surrounding community would have a greater benefit with a future commercial use as determined by the Future Land Use study.
- (9) With area properties already being utilized for commercial purposes, the impact on property values should be minimal. There is already traffic for the commercial businesses and the Philadelphia Elementary School, so the development should have little effect on traffic with minimal effect coming from the retail hours of operation. The increase in impervious surface area due to the addition of parking may increase drainage and will be addressed during future planning.
- (10) The property currently is vacant.
- (11) The property is small and therefore should have minimal effect on utilities, streets, parks and emergency services. The increase in impervious surface area due to the addition of parking may increase drainage and will be addressed during future planning.
- (12) The beginning of the development process is undetermined at this time.
- (13) Chris Burnett owns lot 1 of the Wise Subdivision north of the property. The adjacent owner to the east did not express any objections. Contact has not been made with the owners of lot 2a of the Gonzalez Replat north and west of the property. The current residents are renters and the owner has been unavailable.
- (14) This application is not for a Limited Use Overlay (LUO).