



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 05-15-08
Case Number: RZ-08-10

LOCATION:

Site Address: Southwest Drive and Wood Street

Side of Street: E between Parker Road and Wood Street

Quarter: NE Section: 36 Township: 14 N Range: 3E

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): Tract 4 - 11.54 Acres Tract 4 - 121.74

Tract 5 - 3.14 Acres Street frontage (feet): Tract 5 - 162

Existing Use of the Site: Vacant Land 14.68

Character and adequacy of adjoining streets: Hwy 49 S. (Southwest Drive) Is a 5-Lane Paved Hwy

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Through adjoining tracts owned by applicant

Use of adjoining properties:

North C-3 - LUO

South C-3 - LUO

East R-1

West C-3

Physical characteristics of the site: Vacant Open Land

Characteristics of the neighborhood: Commercial Business Along Hwy 49

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.

ATTACHMENT TO APPLICATION FOR A
ZONING ORDINANCE MAP AMENDMENT

Site address: Southwest Drive and Wood Street
Owner – Tract 4 – Jonesboro Investment, LLC
Owner – Tract 5 – GLE Properties & MTG, LLC

Permitted uses shall be limited to the following:

Automated Teller Machine
Bank or Financial Institution
Convenience Store provided it blends in with the appearance of other buildings
developed on the parcel
Government Service
Hotel or Motel
Library
Medical Service/Office
Museum
Office, General
Parks and Recreation
Post Office
Recreation/Entertainment, Indoor or Outdoor
Restaurant, Fast Food
Restaurant, General
Retail/Service
Service Station provided it blends in with the appearance of other buildings
within the proposed development
Utility, Major and Minor
Vehicle Repair, limited and general but only as a part of or associated with
another user within the development

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-I
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? - future development
- (3). If rezoned, how would the property be developed and used? 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)? contributory - Business & Retail
- (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 in the public interest and benefit the community? development for Commercial purposes
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Commercial Surrounding mostly
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? not suitable for residential
- (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. Compatible w/ Surrounding Area
- (10). How long has the property remained vacant? Always
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? improve all aspects of the surrounding property
- (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. see attached list

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.

Tract 5 - GLE Properties & MTG, LLC
 Name: Tract 4 - Jonesboro Investment, LLC
C/O Mooney Law Firm, P.A.
 Address: P.O. Box 1429
 City, State: Jonesboro, AR ZIP 72403
 Telephone: 870-935-5847
 Facsimile: Tract 5
 Signature: Tract 4

Applicant:

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

Attorney for Owner
 Name: Charles M. Mooney, Sr.
 Address: 401 S. Main St. / P.O. Box 1428
 City, State: Jonesboro, AR ZIP 72403
 Telephone: 870-935-5847
 Facsimile: 870-935-4438
 Signature: Chas M. Mooney, Sr.

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

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Rezoning Information Attachment

- 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 allow continuous zoning throughout owners tract
- 3) If rezoned, how would the property be developed and used?
Unknown at this time
- 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*?
- 6) How would the proposed rezoning be in the public interest and benefit the community?
It would allow for commercial development
- 7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Zoning would be compatible with the majority of the surrounding property
- 8) Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Commercial development is not allowed in R-1
- 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?
This rezoning should not adversely affect any of the above
- 10) How long has the property remained vacant?
Many years

11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

It should have minimal impact on these 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 neighborhood meeting has been held

14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

see attachment.