



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 09-17-09  
Case Number: RZ-09-19

**LOCATION:**

Site Address: 2700 EAST NETTLETON AVENUE

Side of Street: N between TONY STREET and OAKDALE STREET

Quarter: NW Section: 21 Township: 14N Range: 4E

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: C-5 Proposed Zoning: C-3

Size of site (square feet and acres): 10,070 SQ FT – 0.23 AC Street frontage (feet): 75' NETTLETON

Existing Use of the Site: VACANT LOT

Character and adequacy of adjoining streets: NETTLETON AVENUE IS A 5 LANE PAVED STREET

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 SINGLE FAMILY HOUSING (R-1)

South COMMERCIAL BUSINESS (C-3)

East NEIGHBORHOOD OFFICE (C-5)

West GENERAL COMMERCIAL (C-3)

Physical characteristics of the site: SITE IS CURRENTLY A VACANT LOT

Characteristics of the neighborhood: COMMERCIAL BUSINESSES TO EAST, SOUTH AND WEST ALONG NETTLETON AVENUE WITH SINGLE FAMILY RESIDENTIAL TO THE NORTH OF SITE.

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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:

- (1). How was the property zoned when the current owner purchased it?  
NEIGHBORHOOD OFFICE (C-5)
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
TO ALLOW FOR A COMMERCIAL EXPASNION TO PROPERTY TO THE WEST.
- (3). If rezoned, how would the property be developed and used?  
AS A COMMERCIAL DEVELOPMENT.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
APPROXIMATLEY 3,200 SQ.FT. BUILDING EXPANSION
- (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?  
IT WOULD ALLOW FOR A 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 ZONING LOCATED ALONG NETTLETON.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
GENERAL COMMERCIAL DEVELOPMENTS ARE NOT ALLOWED IN C-5.
- (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.  
THE IMPACT WOULD BE VERY MINIMAL.
- (10). How long has the property remained vacant?  
UNKNOWN AT THIS TIME.
- (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?  
UNKOWN 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.

**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.

**Applicant:**

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

Name: CUDE PROPERTIES, LLC \_\_\_\_\_  
 TRAVIS CUDE, OWNER \_\_\_\_\_  
 Address: 2612 E. NETTLETON AVENUE \_\_\_\_\_  
 City, State: JONESBORO, AR \_\_\_\_\_ ZIP 72401 \_\_\_\_\_  
 Telephone: 870-219-1051 \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature:  \_\_\_\_\_

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: \_\_\_\_\_ ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Facsimile: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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

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