Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address:

Side of Street: <u>EAST</u>   between <u>STADIUM BLVD</u>   and <u>ROOK ROAD</u>

Quarter: <u>NE</u>   Section: <u>33</u>   Township: <u>T14N</u>   Range: <u>R04E</u>

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: <u>R-1/C-3</u>   Proposed Zoning: C-3 ~~LOU~~ LUO

Size of site (square feet and acres):   <u>139861.2 SQ.FT./3.21 AC</u>   Street frontage (feet):   <u>+/-400</u>

Existing Use of the Site: <u>RESIDENTIAL SINGLE FAMILY</u>

Character and adequacy of adjoining streets: <u>ASPHALT PAVING (GOOD CONDITION)</u>

Does public water serve the site? <u>YES</u>   <u>CITY WATER AND LIGHT</u>

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

Does public sanitary sewer serve the site?   <u>YES</u>

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

Use of adjoining properties:

North   <u>JOE N. MARTIN EXPRESSWAY (HWY 63) AR. HIGHWAY DEPT.</u>

South   <u>C-3, FLECTHER REALTY, LLC.</u>

East   <u>R-1, ELIZABETH MOORE TRUST ETAL</u>

West   <u>C-3, LINDA MATTHEWS ETAL</u>

Physical characteristics of the site: <u>FLAT , OPEN, SPARSELY COVERED WITH TREES</u>

Characteristics of the neighborhood: <u>PRIMARILY COMMERCIAL PROPERTY TO THE WEST AND SOUTHSIDE, NORTHERLY A RIGHT OF WAY OWNED BY THE ARKANSAS HIGHWAY DEPARTMENT, EASTERLY UNPLATTED FLAT AND OPEN PROPERTY</u>

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.

29-Aug-03, Revised 14-3-2014

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-1**

(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **Best use of property considering location.**

(3). If rezoned, how would the property be developed and used? **Within the restriction of the proposed limited use overlay.**

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **N/A**

(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? **By serving the needs of the area.**

(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **The proposed limited uses would be consistent and compatible with the surrounding area.**

(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Due to the growth and developments in the surrounding area this property would be best used as the requested zoning district.**

(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. **Positive impact.**

(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? **N/A.**

(12). If the rezoning is approved, when would development or redevelopment begin? **Not determined 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.*

(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. **The following limited uses shall be allowed only by conditional use application/approval by the MAPC: Carwash, Service Station, Restaurant (fast food), Pawn Shop, Gas Station, Daycare (General), Vehicle repair – Limited, Vehicle repair – General.**

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: **Ted Rook, Patsey Rook, Larry Rook, Dickey Rook, DMDTJR,LLC**

Address: 3008 Rook Rd.

City, State: Jonesboro, Arkansas   ZIP 72404

Telephone: 870 219-6648

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

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.

Facsimile: _____   Facsimile: _____

Signature: _Jel Rook_____

Signature: _Patsey Rook_____

Signature: _Larry Rook_____

Signature: _Pidey Rook_____

Signature: _Jal Rook_____

Deed: BOOK 717 PAGE 840
*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 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.
Page 3 of 3

29-Aug-03, Revised 14-3-2014