



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 02-01-12  
Case Number: RZ 12-02

MAPC - MARCH 13, 2012

**LOCATION:**

Site Address: 404 N Second & 300 W Gordon

Side of Street: \_\_\_\_\_ between GORDON and ALLEN

Quarter: NW 1/4 Section: 18 Township: T14N Range: R4E

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-3 Proposed Zoning: C-3

Size of site (square feet and acres): 11249.9 SQ. FT  
0.26 AC Street frontage (feet): 100' + 75'  
175'

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: \_\_\_\_\_

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

South RESIDENTIAL

East COMMERCIAL

West RESIDENTIAL

Physical characteristics of the site: gravel

Characteristics of the neighborhood: \_\_\_\_\_

*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 17<sup>th</sup> 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 in 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: Kevia Sartin  
 Address: 2721 Kristal Dr  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: 870 919 7557  
 Facsimile: 870 933 9394  
 Signature: [Handwritten Signature]

**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.

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1. Yes
2. C3, Because it is butting my other C3 property & I want All of my property together
3. ~~Q~~ would be for parking & storage
4. Q
5. It would be good otherwise they would be just vacant lots. C3 would make them useful.
6. make the value of property go up.
7. the property & what surrounds, it would all be C3.
8. Yes
9. None
10. 3 years
11. None



12. Here would not be building

13. Don't not no

14. NO C3 because it is better than other C3 units  
to want all of my parking together

It would be good otherwise they would be just  
vacant lots. C3 would make them useful.

It would be good otherwise they would be just  
vacant lots. C3 would make them useful.

It would be good otherwise they would be just  
vacant lots. C3 would make them useful.

8. Yes

9. None

10. 3 years

11. None

1. Yes

1

2

3

4

5

6

7

8

9

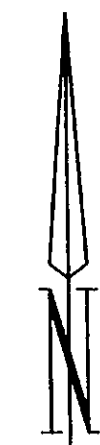
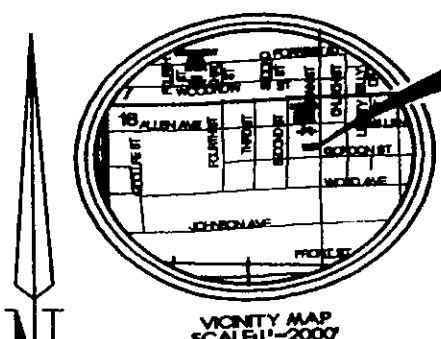
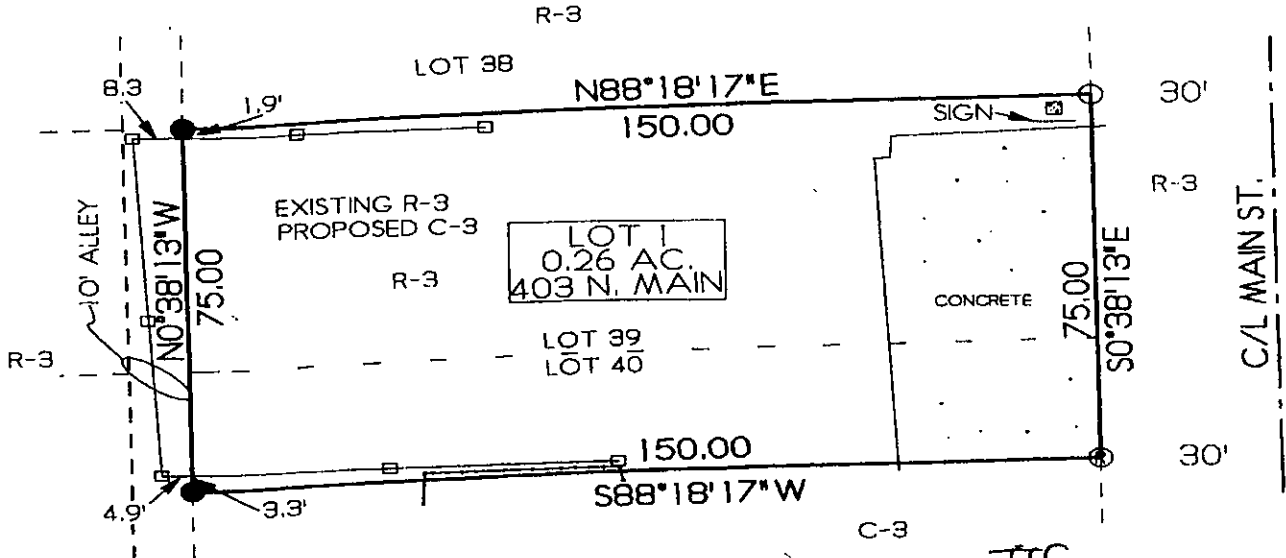
10

# SARTIN'S REPLAT

## OF

LOT 39 AND THE NORTH HALF OF LOT 40 OF NORTHWEST ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS AS RECORDED IN BOOK #20, PAGE #390, IN THE OFFICE OF THE CIRCUIT COURT CLERK AND EX-OFFICIO RECORDER.

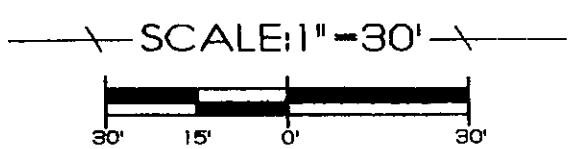
NOTE: THIS PROPERTY IS LOCATED IN A FLOOD ZONE ACCORDING TO PANEL 43 OF 200 OF THE NATIONAL FLOOD INSURANCE RATE MAP OF CRAIGHEAD COUNTY, ARKANSAS AND INCORPORATED AREAS, EFFECTIVE DATE SEPTEMBER 27, 1991.



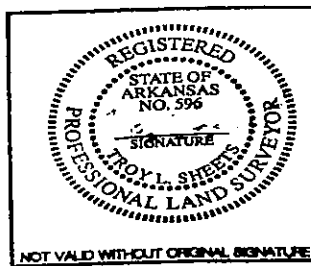
RECORDED  
 BOOK C PAGE 57  
 DATE 5-28-98 TIME 10:50 AM  
 CRAIGHEAD COUNTY  
 ANN HUDSON, CLERK

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE ADOPT THE PLAN OF SUBDIVISION AND DEDICATE PERPETUAL USE OF STREETS AND EASEMENTS AS NOTED.

*Bill Sartin*



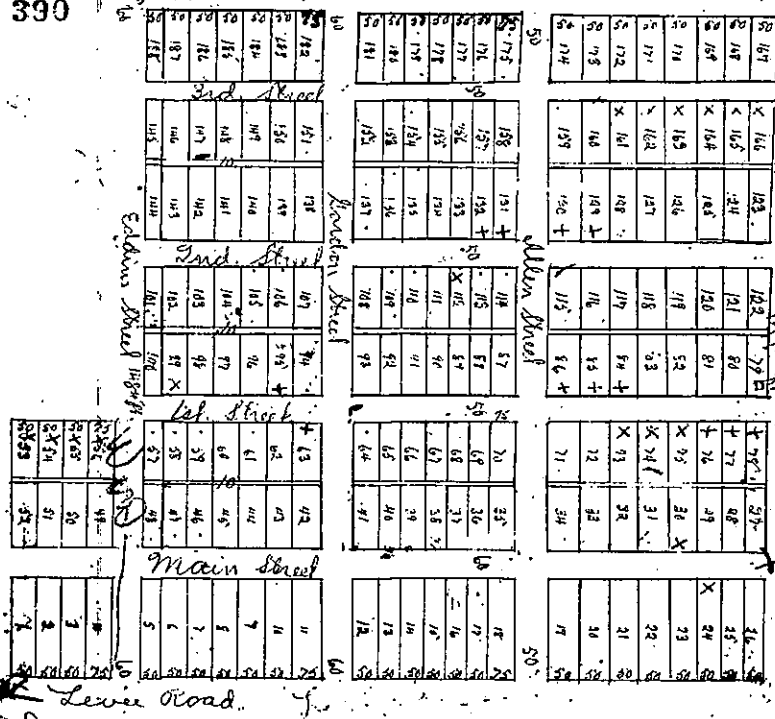
- LEGEND:**
- FOUND PIPE
  - SET PIPE
  - Ⓜ SET REBAR
  - CHAINLINK FENCE
  - ⊠ WOOD FENCE



**TROY L. SHEETS SURVEYING**  
 "WE SURVEY THE EARTH"  
 205 WARNER \* P.O. BOX 1672  
 JONESBORO, ARKANSAS 72403  
 PH. 870/935-2690 FAX 870/935-1269

CLIENT <b>SONNY SARTIN</b>	DRAWN BY <b>TDM</b>
DATE <b>4-13-98</b>	JOB NO. <b>98044</b>
SCALE <b>1"=30'</b>	

R298-13



The plat hereto attached and called the Northwest Addition to the town of Jonesboro, includes territory, which is more particularly described as follows: Beginning thirty (30) feet West of the Northeast corner of the North-West quarter of Section Eighteen (18) in Township Fourteen (14) North, Range Four (4) East; Thence South five degrees East 1575 feet; Thence West parallel with section lines, 645 feet; Thence North 225 feet; Thence West parallel with section lines 857 feet; Thence in a northerly or northwesterly direction to a point 1532 feet

West of the point of beginning; Thence East 1532 feet to the point of beginning; Also that strip of land on the south side of Lost Creek immediately adjoining said street which would be included in Main Street of the City of Jonesboro Arkansas, if said street were extended north to the above described property. And said land is hereby platted as an addition to the City of Jonesboro, Arkansas, to be known as the Northwest Addition; and the streets and alleys designated on said plat are hereby dedicated to the public use forever.

Witness my hand this November 23rd, 1901.  
Allen Hughes, Trustee.

Acknowledgment.

State of Arkansas }  
County of Craighead } 85.

On this 23rd day of November, 1901, personally appeared before me a Clerk Circuit Court of the above named County Allen Hughes Trustee to me personally well known as the person named in the foregoing instrument as party grantor, acknowledged that he had executed the same for the considerations and purposes and as such Trustee therein set forth, as his free, voluntary act and deed.

Witness my hand and official seal as such Clerk the day and year last above mentioned. *Lead*  
T. W. Altman, Clerk  
Filed for record November 23rd, 1901.

Glaucomata, Aug 28, 1902  
 The east end plat dimensions of lots 1 through 26 both inclusive are 325 ft.  
 The original plat exhibited to me on this 23rd day of August 1902.

Clerk