

P.T. 1 = ANNEXATION
PT. 2

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 5-18-09
Case Number: ~~RZ-09-10~~

AZ-09-01

LOCATION:

Site Address: No addresses assigned

Side of Street: Southwest Side of West Parker Road, and west of Shady Lane.

Quarter: Southwest **Section:** 9, **Township:** 14 North, **Range:** 3 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:** RM-12; Multi-family Residential

Size of site (square feet and acres): 63,623 S.F. = 1.46 acres

Street Frontage (feet): There is no existing street frontage for this parcel

Existing Use of the Site: Agricultural

Character and adequacy of adjoining streets: West Parker Road was improved during the construction of the overpass and interchange at Dan Avenue. It currently accommodates the commercial and industrial traffic whose destination is one or more of the existing businesses along that portion of Parker Road with no outlet to the east.

Does public water serve the site? Not currently.

If not, how would water service be provided? This parcel is a part of a larger parcel which does contain frontage on Parker Road. As the land is developed, at a later date, water line extensions will be necessary to serve the development. This request is to bring a logical portion of the land owned by the applicant into consistent zoning with the requested classification simultaneous to the proposed annexation.

Does public sanitary sewer serve the site? Not currently.

If not, how would sewer service be provided? This parcel is a part of a larger parcel which does contain frontage on Parker Road. As the land is developed, at a later date, sewer line extensions will be necessary to serve the development. This request is to bring the remainder of the land owned by the applicant into consistent zoning with the requested classification simultaneous to the proposed annexation.

Use of adjoining properties: North:	R-1 - large parcels
South:	Outside City Limits - current use agriculture
East:	R-1 - single family homes
West:	R-1 - single family homes

Physical Characteristics of the site:
The site is comprised of gently sloping land.

Characteristics of the neighborhood: There are a few single family homes to the east. To the north and west are larger parcels, currently classified as R-1. To the south, the land is currently outside the City Limits, and is being used as agricultural.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following question in detail:*

- (1) How was the property zoned when the current owner purchased it?**
The property was not within the City Limits of Jonesboro at the time of acquisition, therefore, it had no zoning classification.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The owners desire to sell the land. Therefore, it is prudent they seek rezoning of the land to be consistent with the requested classification of a parcel under consideration for annexation as RM-12.
- (3) If rezoned, how would the property be developed and used?**
The property is to be developed as multi-family dwellings.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The proposed density of the parcel is twelve units per acre.
- (5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The current *Jonesboro Comprehensive Plan* indicates this area to be medium Density Residential. Therefore, this request is consistent with the plan.
- (6) How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would be in the public interest and benefit to the community by providing additional dwellings for development in the western portion of the City. In addition, it would allow the extension of utilities to serve the area.
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
The proposed rezoning would be compatible with the surrounding area because the current use to the south is agricultural. The current classification to the north is R-1, but the vast majority of the land is undeveloped.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

This parcel is a part of the land owned by the applicant, which is currently under consideration for annexation into the City. Upon development of the land, and subsequent platting, the applicant desires to have consistent zoning classifications for the entire tract.

(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.

A) Property Values:

Rezoning of the land should have a positive impact on property values, as the land is developed, bringing with it basic infrastructure and City services.

B) Traffic:

This land would most likely be among the last of the overall parcel to be developed. By the time that was completed, additional streets would be in place to accommodate the development.

C) Drainage:

Any development of this area would, by requirement, be in compliance with the current drainage design criteria of the City of Jonesboro.

D) Visual Appearance:

This is proposed to be a general commercial land. The development would be in accordance with the applicable standards and specifications of the City of Jonesboro, at the time of the development.

E) Odor:

The requested zoning classification does not have any inherent odors associated with it.

F) Noise:

The requested zoning classification does not have any inherent noise associated with it.

G) Light:

The requested zoning classification does not have any inherent lighting associated with it.

- H) **Vibration:**
The requested zoning classification does not have any inherent vibration associated with it.
 - J) **Hours:**
The requested zoning classification does not have any unusual hours associated with it.
 - K) **Restrictions:**
There are no proposed restrictions other than the standards and specifications of the City of Jonesboro.
- (10) **How long has the property remained vacant?**
This property has been used agricultural purposes for 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?**
- A) **Utilities:**
Extensions of the existing utilities would be necessary in order to complete a development. That will increase the customer base of City Water and Light, and the other local utility providers.
 - B) **Streets:**
Development of this parcel would increase the streets in Jonesboro, but would also increase the tax base of the City.
 - C) **Drainage:**
Any development of this area would, by requirement, be in compliance with the current drainage design criteria of the City of Jonesboro.
 - D) **Parks:**
Development of this parcel would have little impact on the existing park system of Jonesboro.
 - E) **Open Space:**
The open space would be within the bounds of what is considered typical for single family development.

- F) Fire:**
As more homes were constructed in the area, the potential for increased demands on the JFD. However, the proposed classification would not increase the demands in excess of the current classification. In addition, since the land is currently vacant, and all development in the area would be new construction.
- G) Police:**
As more homes were constructed in the area, the potential for increased demands on the JPD. However, the proposed classification would not increase the demands in excess of the current classification.
- H) Emergency Medical Services:**
As more homes were constructed in the area, the potential for increased demands on the Emergency Medical Service Providers. However, the proposed classification would not increase the demands in excess of the current classification.

(12) If the rezoning is approved, when would development or redevelopment begin?

The beginning of development would be at the discretion of the buyer(s). The goal of the applicant is to eventually sell the land.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

The applicant has yet to formally discuss the proposal with area neighbors although some preliminary discussions have taken place with individuals. By all indications, the local residents are not opposed to single family development.

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

This request is not intended to be a Limited Use Overlay.

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:

The owners of the property are:

Mr. Larry Grisham and Mr. David Grisham
2808 East Matthews Avenue
Jonesboro, AR 72401
(870) 972-6050 (office)
(870) 972-6870 (fax)

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 Areas 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.*

PT. 3

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: AZ-09-01

LOCATION:

Site Address: No addresses assigned

Side of Street: Southwest Side of West Parker Road

Quarter: Southeast **Section:** 9, **Township:** 14 North, **Range:** 3 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:** RM-12; Multi-Family Residential

Size of site (square feet and acres): 12,814 S.F. = 0.29 acres ✓

Street Frontage (feet): 136.19 feet along West Parker Road

Existing Use of the Site: Agricultural

Character and adequacy of adjoining streets: West Parker Road was improved during the construction of the overpass and interchange at Dan Avenue. It currently accommodates the commercial and industrial traffic whose destination is one or more of the existing businesses along that portion of Parker Road with no outlet to the east.

Does public water serve the site? Not currently.

If not, how would water service be provided? There is an existing water line north of the site, along the southwest side of Parker Road. A water line extension would be necessary to provide water to the site.

GRISHAM TRACT II REZONING APPLICATION
PAGE 2 OF 7

Does public sanitary sewer serve the site? Yes. There is existing sewer along the southwest side of the West Parker Road.

If not, how would sewer service be provided? Not applicable.

Use of adjoining properties:
North: C-3 - vacant land
South: Vacant agricultural, R-1 classification
East: West parker Road and US Highway 63
West: Vacant agricultural, no classification

Physical Characteristics of the site:

The site is comprised of gently sloping land along West Parker Road.

Characteristics of the neighborhood: There are a few single family homes to the west. To the north and south are larger parcels, currently classified as C-3.

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REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to the application answering each of the following question in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was not within the City Limits of Jonesboro at the time of acquisition, therefore, it had no zoning classification.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The owners desire to sell the land. Therefore, it is prudent they seek rezoning of the land to be consistent with the requested classification of a parcel under consideration for annexation as RM-12.
- (3) **If rezoned, how would the property be developed and used?**
The property is to be developed as single family dwellings.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The proposed density of the parcel is five units per net acre of land (excluding areas that are to be ultimately dedicated as street rights-of-way).
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The current *Jonesboro Comprehensive Plan* indicates this area to be medium Density Residential. Therefore, this request is consistent with the plan.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would be in the public interest and benefit to the community by providing additional single family areas for development in the western portion of the City. In addition, it would allow the extension of utilities to serve the area.
- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
The proposed rezoning would be compatible with the surrounding area because the current use to the south is agricultural. The current classification to the north is R-1, but the vast majority of the land is undeveloped.

GRISHAM TRACT II REZONING APPLICATION

PAGE 4 OF 7

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

This parcel is a part of the land owned by the applicant, which is currently under consideration for annexation into the City. Upon development of the land, and subsequent platting, the applicant desires to have consistent zoning classifications for the entire tract.

(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.

A) Property Values:

Rezoning of the land should have a positive impact on property values, as the land is developed, bringing with it basic infrastructure and City services.

B) Traffic:

This land would most likely be among the last of the overall parcel to be developed. By the time that was completed, additional streets would be in place to accommodate the development.

C) Drainage:

Any development of this area would, by requirement, be in compliance with the current drainage design criteria of the City of Jonesboro.

D) Visual Appearance:

This is proposed to be a general commercial land. The development would be in accordance with the applicable standards and specifications of the City of Jonesboro, at the time of the development.

E) Odor:

The requested zoning classification does not have any inherent odors associated with it.

F) Noise:

The requested zoning classification does not have any inherent noise associated with it.

G) Light:

The requested zoning classification does not have any inherent lighting associated with it.

- H) **Vibration:**
The requested zoning classification does not have any inherent vibration associated with it.
 - J) **Hours:**
The requested zoning classification does not have any unusual hours associated with it.
 - K) **Restrictions:**
There are no proposed restrictions other than the standards and specifications of the City of Jonesboro.
- (10) **How long has the property remained vacant?**
This property has been used agricultural purposes for 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?**
- A) **Utilities:**
Extensions of the existing utilities would be necessary in order to complete a development. That will increase the customer base of City Water and Light, and the other local utility providers.
 - B) **Streets:**
Development of this parcel would increase the streets in Jonesboro, but would also increase the tax base of the City.
 - C) **Drainage:**
Any development of this area would, by requirement, be in compliance with the current drainage design criteria of the City of Jonesboro.
 - D) **Parks:**
Development of this parcel would have little impact on the existing park system of Jonesboro.
 - E) **Open Space:**
The open space would be within the bounds of what is considered typical for single family development.

- F) Fire:**
As more homes were constructed in the area, the potential for increased demands on the JFD. However, the proposed classification would not increase the demands in excess of the current classification. In addition, since the land is currently vacant, all development in the area would be new construction.
- G) Police:**
As more homes were constructed in the area, the potential for increased demands on the JPD. However, the proposed classification would not increase the demands in excess of the current classification.
- H) Emergency Medical Services:**
As more homes were constructed in the area, the potential for increased demands on the Emergency Medical Service Providers. However, the proposed classification would not increase the demands in excess of the current classification.

(12) If the rezoning is approved, when would development or redevelopment begin?

The beginning of development would be at the discretion of the buyer(s). The goal of the applicant is to eventually sell the land.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

The applicant has yet to formally discuss the proposal with area neighbors although some preliminary discussions have taken place with individuals. By all indications, the local residents are not opposed to single family development.

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

This request is not intended to be a Limited Use Overlay.

GRISHAM TRACT II REZONING APPLICATION
PAGE 7 OF 7

OWNERSHIP INFORMATION:

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application is complete and adequate before it will be placed on the MAPC agenda.*

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: No addresses assigned

Side of Street: Southwest Side of West Parker Road

Quarter: Southeast **Section:** 9, **Township:** 14 North, **Range:** 3 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: C-3 **Proposed Zoning:** RM-12; Multi-Family
Residential - 12 units per acre

Size of site (square feet and acres): 3,072 S.F. = 0.07 acres

Street Frontage (feet): 63.81 feet along West Parker Road

Existing Use of the Site: Agricultural

Character and adequacy of adjoining streets: West Parker Road was improved during the construction of the overpass and interchange at Dan Avenue. It currently accommodates the commercial and industrial traffic whose destination is one or more of the existing businesses along that portion of Parker Road with no outlet to the east.

Does public water serve the site? Not currently.

If not, how would water service be provided? There is an existing water line north of the site, along the southwest side of Parker Road. A water line extension would be necessary to provide water to the site.

GRISHAM TRACT III REZONING APPLICATION
PAGE 2 OF 7

Does public sanitary sewer serve the site? Yes. There is existing sewer along the southwest side of the West Parker Road.

If not, how would sewer service be provided? Not applicable.

Use of adjoining properties:
North: C-3 - vacant land
South: Vacant agricultural, R-1 classification
East: West parker Road and US Highway 63
West: Vacant agricultural, no classification

Physical Characteristics of the site:

The site is comprised of gently sloping land along West Parker Road.

Characteristics of the neighborhood: There are a few single family homes to the west. To the north and south are larger parcels, currently classified as C-3.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following question in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was not within the City Limits of Jonesboro at the time of acquisition, therefore, it had no zoning classification.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The owners desire to sell the land. Therefore, it is prudent they seek rezoning of the land to be consistent with the requested classification of a parcel under consideration for annexation as RM-12.
- (3) **If rezoned, how would the property be developed and used?**
The property is to be developed as multi-family units.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The proposed density is twelve units per acre, within the development.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The current *Jonesboro Comprehensive Plan* indicates this area to be medium Density Residential. Therefore, this request is consistent with the plan.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would be in the public interest and benefit to the community by providing additional family dwelling areas for development in the western portion of the City. In addition, it would allow the extension of utilities to serve the area.
- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
The proposed rezoning would be compatible with the surrounding area, because the adjacent uses are commercial or agricultural.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

This parcel is a part of the land owned by the applicant, which is currently under consideration for annexation into the City. Upon development of the land, and subsequent platting, the applicant desires to have consistent zoning classifications for the entire tract.

(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.

A) Property Values:

Rezoning of the land should have a positive impact on property values, as the adjacent areas are commercial. An RM-12 Zoning Classification would provide more exposure and clientele.

B) Traffic:

Parker Road is currently not widely used, except by the few businesses that are located at the east end. Additional traffic should not pose a problem in this area.

C) Drainage:

Any development of this area would, by requirement, be in compliance with the current drainage design criteria of the City of Jonesboro.

D) Visual Appearance:

This is proposed to be a quality area for development. The development would be in accordance with the applicable standards and specifications of the City of Jonesboro, at the time of the development.

E) Odor:

The requested zoning classification does not have any inherent odors associated with it.

F) Noise:

The requested zoning classification does not have any inherent noise associated with it.

G) Light:

The requested zoning classification does not have any inherent lighting associated with it.

- H) **Vibration:**
The requested zoning classification does not have any inherent vibration associated with it.
 - J) **Hours:**
The requested zoning classification does not have any unusual hours associated with it.
 - K) **Restrictions:**
There are no proposed restrictions other than the standards and specifications of the City of Jonesboro.
- (10) **How long has the property remained vacant?**
This property has been used agricultural purposes for 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?**
- A) **Utilities:**
Extensions of the existing utilities would be necessary in order to complete a development. That will increase the customer base of City Water and Light, and the other local utility providers.
 - B) **Streets:**
Development of this parcel would increase the streets in Jonesboro, but would also increase the tax base of the City.
 - C) **Drainage:**
Any development of this area would, by requirement, be in compliance with the current drainage design criteria of the City of Jonesboro.
 - D) **Parks:**
Development of this parcel would have little impact on the existing park system of Jonesboro.
 - E) **Open Space:**
The open space would be within the bounds of what is considered typical for multi-family development.

GRISHAM TRACT III REZONING APPLICATION

PAGE 6 OF 7

F) Fire:

As more dwellings were constructed in the area, the potential for increased demands on the JFD. However, the proposed classification would not increase the demands until the time of development and occupation. That should provide adequate time for the City to plan for the increased demand. In addition, since the land is currently vacant, all development in the area would be new construction.

G) Police:

As more homes were constructed in the area, the potential for increased demands on the JPD. However, the proposed classification would not increase the demands until the time of development and occupation. That should provide adequate time for the City to plan for the increased demand.

H) Emergency Medical Services:

As more homes were constructed in the area, the potential for increased demands on the Emergency Medical Service Providers. However, the proposed classification would not increase the demands until the time of development and occupation. That should provide adequate time for the City to plan for the increased demand.

(12) If the rezoning is approved, when would development or redevelopment begin?

The beginning of development would be at the discretion of the buyer(s). The goal of the applicant is to eventually sell the land.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

The applicant has yet to formally discuss the proposal with area neighbors although some preliminary discussions have taken place with individuals. By all indications, the local residents are not opposed to single family development.

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

This request is not intended to be a Limited Use Overlay.

GRISHAM TRACT III REZONING APPLICATION
PAGE 7 OF 7

OWNERSHIP INFORMATION:

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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:

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The owners of the property are:

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PT 5

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: No addresses assigned

Side of Street: Southwest Side of West Parker Road

Quarter: Southwest **Section:** 9, **Township:** 14 North, **Range:** 3 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): 12,196 S.F. = 0.28 acres

Street Frontage (feet): Approximately 300 feet along West parker Road

Existing Use of the Site: Agricultural

Character and adequacy of adjoining streets: West Parker Road was improved during the construction of the overpass and interchange at Dan Avenue. It currently accommodates the commercial and industrial traffic whose destination is one or more of the existing businesses along that portion of Parker Road with no outlet to the east.

Does public water serve the site? Not currently.

If not, how would water service be provided? There is an existing water line north of the site, along the southwest side of Parker Road. A water line extension would be necessary to provide water to the site.

GRISHAM TRACT IV REZONING APPLICATION
PAGE 2 OF 7

Does public sanitary sewer serve the site? Yes. There is existing sewer along the southwest side of the West Parker Road.

If not, how would sewer service be provided? Not applicable.

Use of adjoining properties:

North:	R-1 - vacant land
South:	Vacant agricultural, R-1 classification and C-3 classification
East:	West parker Road and US Highway 63
West:	Vacant agricultural, no classification

Physical Characteristics of the site:

The site is comprised of gently sloping land along West Parker Road.

Characteristics of the neighborhood: There are a few single family homes to the west. To the north and south are larger parcels, currently classified as C-3.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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:

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- (1) How was the property zoned when the current owner purchased it?**
The property was not within the City Limits of Jonesboro at the time of acquisition, therefore, it had no zoning classification.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
The owners desire to sell the land. Therefore, it is prudent they seek rezoning of the land to be consistent with the requested classification of a parcel under consideration for annexation as RS-5.
- (3) If rezoned, how would the property be developed and used?**
General commercial uses, as are present nearby.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The proposed density of the parcel is within the guideline of the City of Jonesboro Zoning Ordinance.
- (5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The current *Jonesboro Comprehensive Plan* indicates this area to be medium Density Residential. However, both north and south of this parcel are existing commercial C-3 developments and classifications. Therefore, this request is consistent with the plan.
- (6) How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would be in the public interest and benefit to the community by providing additional single family areas for development in the western portion of the City. In addition, it would allow the extension of utilities to serve the area.
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
The proposed rezoning would be compatible with the surrounding area, because of existing uses and classifications.

(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

This parcel is a part of the land owned by the applicant, which is currently under consideration for annexation into the City. Upon development of the land, and subsequent platting, the applicant desires to have consistent zoning classifications for the entire tract.

(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.

A) Property Values:

Rezoning of the land should have a positive impact on property values, as it provides consistency with nearby classifications to the north and south.

B) Traffic:

Parker Road should easily accommodate any additional traffic demands.

C) Drainage:

Any development of this area would, by requirement, be in compliance with the current drainage design criteria of the City of Jonesboro.

D) Visual Appearance:

This is proposed to be a general commercial land. The development would be in accordance with the applicable standards and specifications of the City of Jonesboro, at the time of the development.

E) Odor:

The requested zoning classification does not have any inherent odors associated with it.

F) Noise:

The requested zoning classification does not have any inherent noise associated with it.

G) Light:

The requested zoning classification does not have any inherent lighting associated with it.

- H) **Vibration:**
The requested zoning classification does not have any inherent vibration associated with it.
 - J) **Hours:**
The requested zoning classification does not have any unusual hours associated with it.
 - K) **Restrictions:**
There are no proposed restrictions other than the standards and specifications of the City of Jonesboro.
- (10) **How long has the property remained vacant?**
This property has been used agricultural purposes for 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?**
- A) **Utilities:**
Extensions of the existing utilities would be necessary in order to complete a development. That will increase the customer base of City Water and Light, and the other local utility providers.
 - B) **Streets:**
Development of this parcel would increase the streets in Jonesboro, but would also increase the tax base of the City.
 - C) **Drainage:**
Any development of this area would, by requirement, be in compliance with the current drainage design criteria of the City of Jonesboro.
 - D) **Parks:**
Development of this parcel would have little impact on the existing park system of Jonesboro.
 - E) **Open Space:**
The open space would be within the bounds of what is considered typical for single family development.

- F) Fire:**
As more homes were constructed in the area, the potential for increased demands on the JFD. However, the proposed classification would not increase the demands in excess of the current classification. In addition, since the land is currently vacant, all development in the area would be new construction.
- G) Police:**
As more homes were constructed in the area, the potential for increased demands on the JPD. However, the proposed classification would not increase the demands in excess of the current classification.
- H) Emergency Medical Services:**
As more homes were constructed in the area, the potential for increased demands on the Emergency Medical Service Providers. However, the proposed classification would not increase the demands in excess of the current classification.

(12) If the rezoning is approved, when would development or redevelopment begin?

The beginning of development would be at the discretion of the buyer(s). The goal of the applicant is to eventually sell the land.

(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

The applicant has yet to formally discuss the proposal with area neighbors although some preliminary discussions have taken place with individuals. By all indications, the local residents are not opposed to single family development.

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

This request is not intended to be a Limited Use Overlay.

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:

The owners of the property are:

Mr. Larry Grisham and Mr. David Grisham
2808 East Matthews Avenue
Jonesboro, AR 72401
(870) 972-6050 (office)
(870) 972-6870 (fax)

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 Areas 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.*