



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 01-17-12
Case Number: AZ 12-01

LOCATION:

Site Address: 0.1 miles north of Farville Curve on west side of Highway 49 North. West boundary is CR 701. North boundary is CR 702 (Proposed Fairgrounds property not included). Address of annexation varies.

Side of Street: W between Highway 49 and CR701

Quarter: SE Section: 01 Township: 14N Range: 4E
 NE 01 14N 4E
 NW 06 14N 5E

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: N/A Rural Property Proposed Zoning: C-3 - Tracts along Hwy. 49
RS-4 - Remaining Tracts

Size of site (square feet and acres): 8,108,949 SQ FT -- Street frontage (feet): Highway 49 --
186.16AC CR 701 -- 2,846.04' 4,793.15'
CR 702 -- 3,971.33'

Existing Use of the Site: Mixed Residential/Commercial Property

Character and adequacy of adjoining streets: Highway 49 -- 5-lane state highway.
CR701 -- County road -- gravel surface due to be paved.
CR702 -- County road -- paved.

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? Sewer Extension by Developer to connect to CWL services at developer's expense.

Use of adjoining properties:

North Rural -- not in city limits

South RESIDENTIAL

East COMMERCIAL -(Rural -- not in city limits

West Rural (developing)

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Physical characteristics of the site: Site includes Oak Subdivision and commercial development south of the proposed fairgrounds and four residential homes north of the proposed fairgrounds.

Characteristics of the neighborhood: OLDER SINGLE FAMILY RESIDENTIAL, WITH GROWING COMMERCIAL AND RESIDENTIAL IN THIS AREA

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? N/A
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? REQUEST ZONING BASED ON ANNEXATION REQUEST.
- (3). If rezoned, how would the property be developed and used? SITE INCLUDES OAD SUBDIVISION AND COMMERCIAL DEVELOPMENT SOUTH OF PROPOSED FAIRGROUNDS AND RESIDENTIAL NORTH OF PROPOSED FAIRGROUNDS..
- (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*? NO, BUT IS CONSISTENT WITH CURRENT DEVELOPMENT IN THE SITE.
- (6). How would the proposed rezoning be in the public interest and benefit the community? FOR THE BETTERMENT OF THE COMMUNITY IN THE REQUESTED AREA AND THE COMMUNITY AS A WHOLE.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? ZONING WOULD BE CONSISTENT WITH THE CONTINUING DEVELOPMENT ALONG HIGHWAY 49 NORTH WITH THE PROPERTY CURRENTLY NOT IN THE CITY.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? PROPERTY CURRENTLY HAS NO ZONING ASSIGNED.
- (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 ADVERSLY AFFECT ANY OF THE ABOVE.
- (10). How long has the property remained vacant? PROPERTY IS CURRENTLY DEVELOPED AS RURAL RESIDENTIAL AND COMMERCIAL.
- (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 WITH THE DEVELOPER EXTENDING CWL UTILITIES TO THIS PROPERTY. IT SHOULD HAVE A POSITIVE IMPACT ON THE AREA.
- (12). If the rezoning is approved, when would development or redevelopment begin? N/A
- (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. A LARGE MAJORITY OF THE LANDOWNERS ARE IN FAVOR OF THE PROPOSED ANNEXATION.*

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(14). If this application is for a Limited Use Overlay (LUO), the applicant must specify purposes 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: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

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

Name: _____
Address: _____
City, State: _____ ZIP _____
Telephone: _____
Facsimile: _____
Signature: _____

Applicant:

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

ATTORNEYS FOR PETITIONERS

Name: Ralph W. Waddell
Address: P. O. Box 1700
City, State: Jonesboro, Ar ZIP 72403
Telephone: 870 931-1700
Facsimile: 870 931-1800
Signature: Ralph Waddell

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