

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

2/6/14

Case Number:

RZ14-01

LOCATION:

Site Address: 2001 Margo Lane

Side of Street: South Side of Highland Drive, West side of Margo Lane

Quarter: Northwest **Section:** 25, **Township:** 14 North, **Range:** 4 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: AG-1 **Proposed Zoning:** C-3

Size of site (square feet and acres): +/- 17,340 S.F. – 0.40 Acres

Street Frontage (feet): 209.94 feet along Highland Drive;
81.77 feet along Margo Lane

Existing Use of the Site: Single Family Residential

Character and adequacy of adjoining streets: Highland Drive is an existing five lane road which is also AR Highway 18, which currently accommodates the traffic needs of the area. It should be adequate to accommodate commercial development in this area. Margo Lane serves sparse residential development in the immediate area.

Does public water serve the site? Existing Home, with water service

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

Does public sanitary sewer serve the site? Existing home with sewer service

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

Use of adjoining properties:

North:	Existing Commercial on the north side of Highland Drive
South:	One home (Zoned AG-1)
East:	One home (Zoned AG-1)
West:	One home (Zoned C-3)

Physical Characteristics of the site:

This site is occupied by an existing home, several detached storage sheds, and a storm shelter. It is currently served by a gravel driveway.

Characteristics of the neighborhood:

The neighborhood is comprised of sparse residential development, with the exception of two four-plexes on the east side of Margo Lane. To the north is existing commercial development. The site is bounded on the north side by AR Highway 18 (Highland Drive), which carries significant traffic.

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 questions in detail:*

(1) How was the property zoned when the current owner purchased it?

The property contains the same classification as it did at the time of acquisition, AG-1.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

With the recent commercial growth in this area, this tract is an attractive location for continued commercial development. There are various types of development in the immediate area including some sparse residential, general commercial, and some industrial (on Commerce Drive – to the west). This site is not conducive to single family development due to the expanse and variation of commercial development. When re-developed, this parcel will be developed in a manner very consistent with the increasing needs for the area. The rezoning becomes necessary following study of the site and the current trends in the area.

(3) If rezoned, how would the property be developed and used?

The applicant does not have intentions of functioning as the developer. The parcel would be developed in a manner consistent with the current standards and specifications within the City of Jonesboro. This is proposed to be a C-3, to match the zoning of the parcel immediately west.

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

The site planning was not complete at the time of the application. The proposed density will be in compliance with the current standards of the City of Jonesboro.

(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* (1996) call for this area to be Light Industrial. However, the current zoning classification of the property immediately west is C-3, General Commercial. Due to the trends and existing development in the immediate area, a request of this nature emerges as being appropriate.

(10) How long has the property remained vacant?

The property contains one existing home.

(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 newly developed site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

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

The proposed development time-frame would be in the hands of the potential developer. That information has yet to be revealed.

(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.*

No known meeting has been held with the adjacent owners. The residential development in the immediate area is primarily rentals.

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

This requested rezoning is intended to be a C-3 General Commercial Application.

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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 an 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 owner of the property is:

Mr. Jack Elam
Elam Enterprises, Inc.
5934 East Highland Drive
PO Box 2484
Jonesboro, AR 72402



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.*