



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 05-15-08
Case Number: RZ-08-11

LOCATION:

Site Address: 1616 Old Greensboro Rd

Side of Street: E between Rios lane and Johnson Ave.

Quarter: S/W N/W Section: 10 Township: 14N 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): 0.92 ac Street frontage (feet): 116.3 ft.

Existing Use of the Site: unoccupied

Character and adequacy of adjoining streets: 2 lane paved highway

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 R-1

South C-3

East C-3

West C-3

Physical characteristics of the site: _____

located in a business area and major highway

Characteristics of the neighborhood: _____

this property adjacent to commercial 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 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 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? to develop as Commercial
- (3). If rezoned, how would the property be developed and used? Commercial - Business
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Small Business
- (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 in the public interest and benefit the community? would up grade the property to be compatible with zoning Commercial District
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? See Next to a Commercial Property
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? yes the area is rapidly changing to Commercial uses
- (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. would be compatible to adjoining property
- (10). How long has the property remained vacant? several 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? No adverse effect
- (12). If the rezoning is approved, when would development or redevelopment begin? would be developed when sold
- (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. N/A

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:

Attorney

Name: Paula Lamb

Name: Charles M Mooney

Address: 313 Savannah Dr.

Address: 401 S. Main Street

City, State: Jonesboro, AR ZIP 72401

City, State: Jonesboro, AR ZIP 72401

Telephone: cell- 926-6156

Telephone: 870-935-5847

Facsimile: work- 680-4267

Facsimile: 870-935-4438

Signature: Paula Lamb

Signature: Charles M. Mooney, Sr.

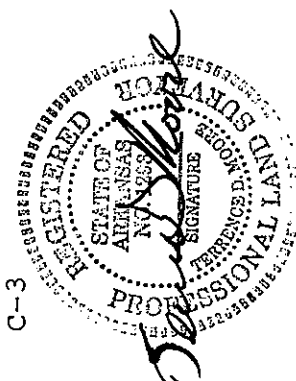
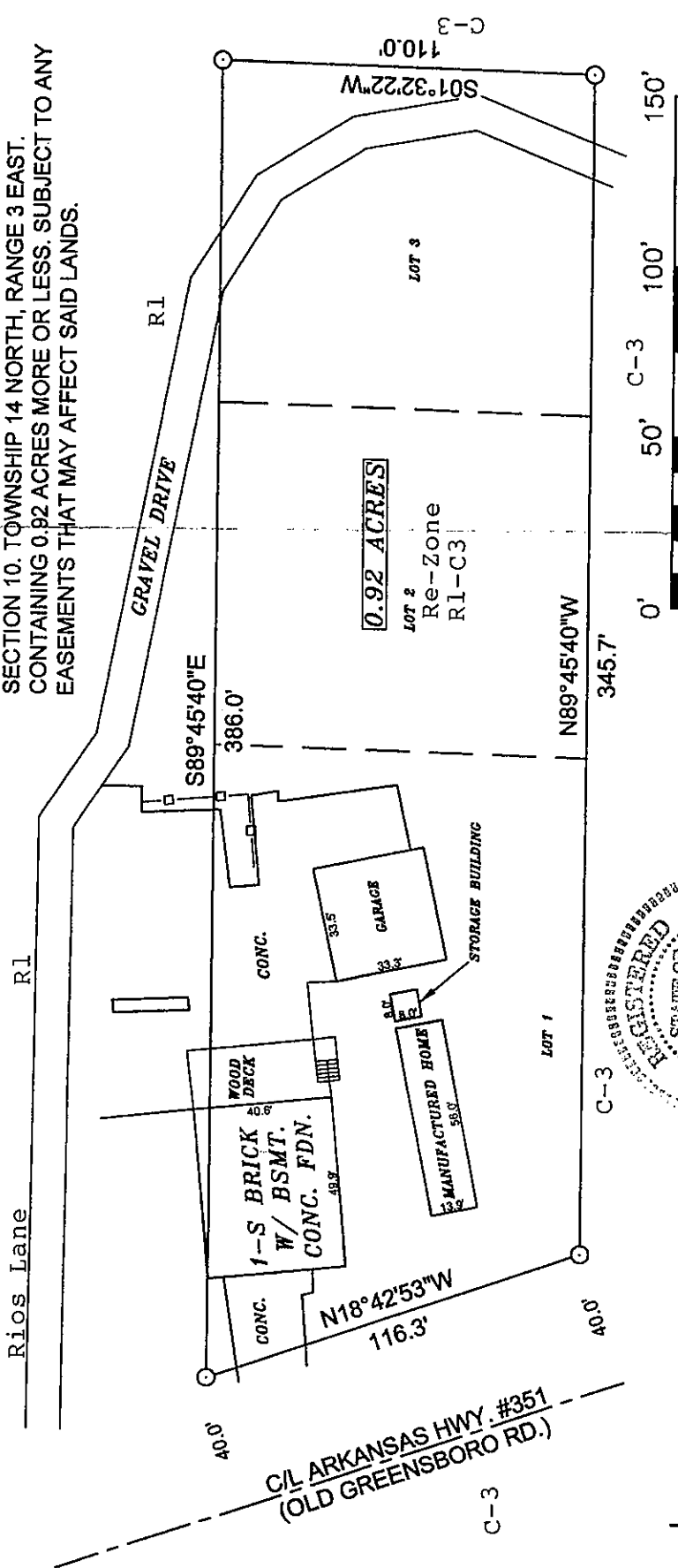
Deed: Please attach a copy of the deed for the subject property.

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SURVEY FOR: PAULA LAMB

DESCRIPTION:


THE SOUTH 110.0 FEET OFF THE SOUTH END OF LOTS 1, 2, AND 3 IN BLOCK "C" OF F.W. CALDWELL'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 3 EAST, CONTAINING 0.92 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS THAT MAY AFFECT SAID LANDS.



LEGEND

- SET IRON PIN
- WOOD FENCE

BEARINGS ARE ASSUMED.

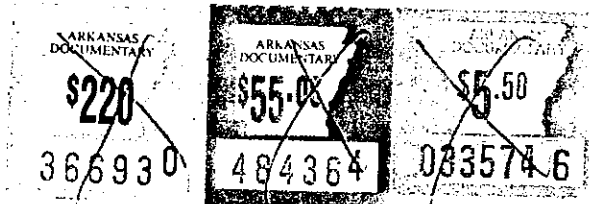


Doug Moore, Licensed Surveyor
114 S. Rockingchair Road, Suite B
Paragould, Ar. 72450
Office: 870-236-7701 Cell: 870-240-3589 Home: 870-573-6589

CLIENT: PAULA LAMB

SCALE: 1"=50'	DRAWN: TDM	CHECKED: TDM	DATE: 12-6-06
JOB#: 06110	CRD#: 06110	DWG#: 06110-1	REV# #1





IN THE CIRCUIT COURT OF CRAIGHEAD COUNTY, ARKANSAS
DOMESTIC RELATIONS DIVISION

PAULA GALE MITCHELL

PLAINTIFF

Vs.

No. DR2004-0007

CHARLES PRESLEY MITCHELL

DEFENDANT

COMMISSIONER'S DEED

THIS INDENTURE made this 30th day of May, 2006, by and from Ann Hudson, as Commissioner in the Circuit Court, party of the First Part, and Paula Gale Lamb, party of the Second Part, WITNESSETH, that:

WHEREAS, the Circuit Court of Craighead County, Arkansas on the 12th day of January, 2006, ordered, adjudged and decreed in a certain cause then pending therein between Paula Gale Mitchell, now Lamb, plaintiff, and Charles Presley Mitchell, defendant, that all the rights, title and interest of all parties to said suit, either at law or in equity, and including all rights of dower, homestead and redemption, in the following lands and premises, located in Craighead County, Arkansas, to wit:

TRACT I: The South 110 feet off the South end of Lots 1, 2, and 3 in Block "C" of F.W. Caldwell's Subdivision of part of the Southwest Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 4 East.

Being the property located at 1616 Old Greensboro Road,
Jonesboro, Arkansas.

should be sold by the party of the First Part, therein appointed special commissioner, after giving notice of the time, place and terms of sale, at public venue, to the highest and best bidder, on a credit of three months, at the Craighead County Courthouse in Jonesboro, Arkansas, on a day to be fixed by said commissioner.

Said decree is entered in Circuit Court Record 50, Page 899-905

AND, WHEREAS, the party of the First Part, as such commissioner, pursuant to the order and directions contained in said decree, and the statutes regulating judicial sales, gave notice of the day of sale, of the time, place and terms for the sale of said lands, by publication thereof in a newspaper published and having a bona fide circulation in said county, that she would, on the 11th day of May, 2006, at the place and on the terms stated in said notice, offer said lands and premises for sale; and on that day, between the hours for judicial sales, and in conformity to said decree, she did offer said lands and premises for sale at public venue to the highest bidder on a credit of three months; and at such sale the party of the Second Part bid and offered for said lands and premises the sum of EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$85,000.00), and that being the highest and best bid, the said lands and premises were then and there publicly sold to Paula

Gale Lamb for that sum which has been paid in full to me as such commissioner.

AND, WHEREAS, said sale was duly reported to the court, and duly approved and confirmed on the 30th-day of May, 2006, and the undersigned, as such commissioner, was directed to execute a deed to the party of the Second Part;

NOW, THEREFORE, THIS INDENTURE WITNESSETH that the said party of the First Part, as Commissioner in the Circuit Court, in order to carry into effect the sale made as aforesaid pursuant to the decree of this court and in consideration of said sum of money, hereby GRANTS, BARGAINS, SELLS and CONVEYS unto the said Paula Gale Mitchell, party of the Second Part, and to her heirs and assigns forever, all the right, title, interest, or claim, either in law or equity, (including all rights of dower, homestead and redemption), of all the parties to said suit, in or to the lands and premises hereinabove described, and all and singular the rights and privileges, hereditaments and appurtenances thereunto belonging or anywise appertaining.

TO HAVE AND TO HOLD the same with appurtenances thereunto belonging unto the said party of the Second Part and her heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the First Part has hereunto set her hand and affixed her seal as such Commissioner in the Circuit Court on the day and year first above written.

Ann Hudson
Commissioner in the Circuit Court

(SEAL)

This deed examined and approved by the court this 30th day of May, 2006.

[Signature]
Circuit Judge

DEED BK 724 PG 581 - 584
DATE 05/30/2006
TIME 11:49:06 AM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
[Signature] D.C.
RECEIPT# 149667 4

Rezoning Information Attachment

- 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?
To allow continuous zoning throughout owners tract
- 3) If rezoned, how would the property be developed and used?
Unknown at this time
- 4) What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Unknown at this time
- 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?
It would allow for commercial development
- 7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Zoning would be compatible with the majority of the surrounding property
- 8) Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Commercial development is not allowed in R-1
- 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 adversely affect any of the above
- 10) How long has the property remained vacant?
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?

It should have minimal impact on these services

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

Unknown 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.*

No neighborhood meeting has been held

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

see attachment.

T14-R04E-HALF SECTION 10 SOUTH

T14N-R04E-HALF SECTION 03 SOUTH

