



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: 4109 & 4115 East Johnson Avenue

Side of Street: South between Highway 351 and County Road 538

Quarter: NW NE Section: 10 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: R-1 & C-4

Proposed
Zoning:

C-3 LUO

**LIMITED USE TO
EXCLUDE:**

Adult Entertainment
Off-Premises Advertisement

**THE FOLLOWING
LIMITED USES SHALL
BE ALLOWED ONLY
BY CONDITIONAL USE
APPLICATION /
APPROVAL BY THE
MAPC:**

Carwash
Cemetery
Construction Services
Convenience Store
Gas Station
General and Limited
Vehicle Repair

Size of site (square feet and acres): 1.27 Acres +/-

Street frontage (feet): 320' +/-

Existing Use of the Site: Single Family Residence

Character and adequacy of adjoining streets: Asphalt surface, good condition, adequate for traffic flow.

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? Yes

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

Use of adjoining properties:

North C-3

South R-1

East R-1

West C-3

Physical characteristics of the site: Subject properties contains existing single family residences.

Characteristics of the neighborhood: Area is currently redeveloping as commercial properties due to the hospital campus development.

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 & C-4
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? Best use of property considering the on-going development of the neighborhood.
- (3). If rezoned, how would the property be developed and used? Within the restriction of the proposed limited use overlay.
- (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*? Yes
- (6). How would the proposed rezoning be the public interest and benefit the community? By serving the needs of the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Due to the current developments in the area, the proposed limited uses would be compatible with the surrounding area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Due to the potential growth and current developments in the surrounding area this property would be best used as the requested zoning district.
- (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. Positive impact.
- (10). How long has the property remained vacant? N/A
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? N/A
- (12). If the rezoning is approved, when would development or redevelopment begin? Not determined at this time.

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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: JOSEPH & DARLENE WEEKS
 Address: 4109 E JOHNSON
 City, State: JONESBORO, AR. ZIP 72401
 Telephone: _____
 Facsimile: _____
 Signature: [Signature]

Applicant:

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

DEPOS BBQ & SMOKEHOUSE INC.
PURCHASER OF PROPERTIES.
 Name: SPENCER MOORE
 Address: _____
 City, State: JONESBORO, AR. ZIP 72401
 Telephone: _____
 Facsimile: _____
 Signature: _____

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

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- (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.*
Public is aware of ongoing development of area and rezoning is to meet the need of surrounding area.
- (14). If this application is for Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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Applicant:

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

Name:

Name: *Spencer Moore*

Address:

Address: *4552 CR 757*

City, State:

ZIP

City, State: *Jonesboro, AR*

ZIP *72401*

Telephone:

Telephone: *870 219-3758*

Facsimile:

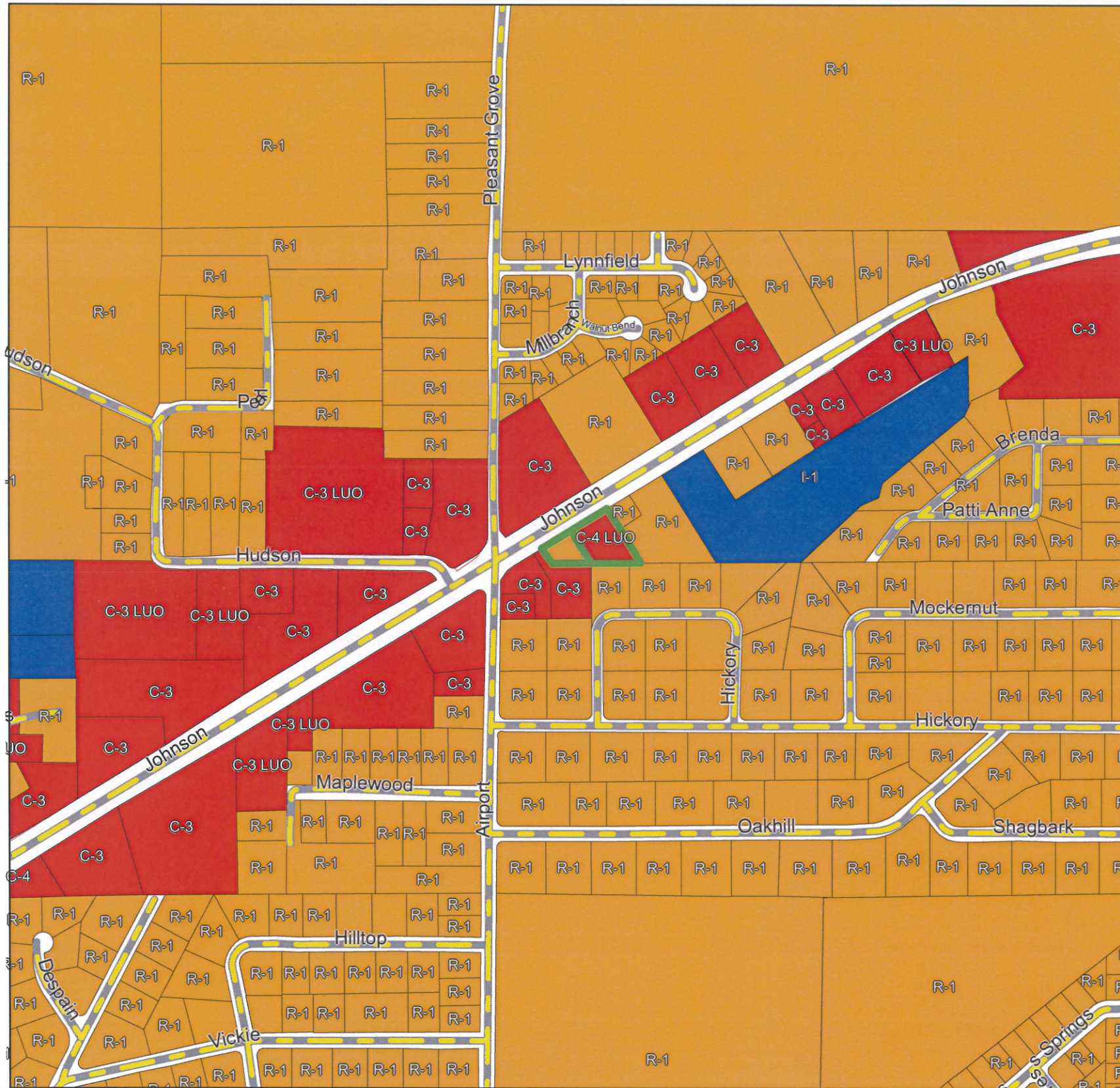
Facsimile:

Signature: _____

Spencer Moore

Signature: _____

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VICINITY MAP - 1"=500'



SUBJECT PROPERTY - 1"=100'

REZONING REQUEST NOTES:

- SUBJECT PROPERTY IS CURRENTLY ZONED R-1 AND C-4.
- REZONING REQUEST IS FOR C-3 LIMITED USE OVERLAY.
- LIMITED USE TO EXCLUDE:
ADULT ENTERTAINMENT
OFF-PREMISIS ADVERTISEMENT
- THE FOLLOWING LIMITED USES SHALL BE ALLOWED ONLY BY CONDITIONAL USE APPLICATION / APPROVAL BY THE MAPC:
CARWASH
CEMETERY
CONSTRUCTION SERVICES
CONVENIENCE STORE
GAS STATION
GENERAL AND LIMITED
VEHICLE REPAIR