

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_

Case Number: \_\_\_\_\_

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**LOCATION:**

**Site Address:** Multiple Residential Lots fronting on Red Wolf Boulevard,  
Fairview Drive and Fair Cove

**Side of Street:** East side of Red Wolf Boulevard  
North side of Fairview Drive (and Brazos)  
Southwest side of Fair Cove

**Quarter:** Northeast      **Section:** 28, **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:** Some C-3, LUO  
Some R-2                      **Proposed Zoning:** C-3, LUO

**Size of site (square feet and acres):** 94,716 S.F. – 2.17 Acres  
**Street Frontage (feet):** 297' along Red Wolf Boulevard;  
300' along Fairview and Brazos;  
220' along Fair Cove

**Existing Use of the Site:** Ten (10) Residential Lots

**Character and adequacy of adjoining streets:** Red Wolf Boulevard is an existing five lane road, which currently accommodates the traffic needs of the area. It should be adequate to accommodate continued commercial uses in this area.

**Does public water serve the site?** Yes

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

HAAG BROWN DEVELOPMENT, LLC - REZONING APPLICATION

07/31/14

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**Does public sanitary sewer serve the site?** Yes

**If not, how would sewer service be provided?** NA

**Use of adjoining properties:**

|               |  |
|---------------|--|
| <b>North:</b> | Existing Commercial and three single family residences |
| <b>South:</b> | Existing Commercial and multi-family                   |
| <b>East:</b>  | Existing Single family                                 |
| <b>West:</b>  | Existing Commercial                                    |

**Physical Characteristics of the site:**

This site is occupied by ten (10) single family homes.

**Characteristics of the neighborhood:**

The neighborhood is comprised of a variety of uses, from commercial, to multifamily, to single family. This site would constitute the redevelopment of ten (10) single family lots into a commercial site containing two new buildings.

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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 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, a portion is C-3, LUO, and a portion is R-3.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
This request is being made in order to redevelop the land in a manner consistent with the burgeoning commercial development in the immediate area. The existing homes will be razed prior to new development.
- (3) If rezoned, how would the property be developed and used?**  
The applicant has intentions of constructing two new buildings. Both buildings will be commercial in nature, though the final occupants are as yet unconfirmed.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
When the property is redeveloped, the proposed density would be in compliance with the current standards of the City of Jonesboro, as well as being compatible with the existing surrounding uses.
- (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 Medium Density Residential. However, that plan was developed in 1996, and reflected the existing uses of the property, and did not account for the current changes in the development trends of the area. Due to the tendencies and existing development in the immediate area, a request of this nature emerges as being appropriate.

**(6) How would the proposed rezoning be the public interest and benefit the community?**

The proposed request would bring the classification into compliance with the desires of the owners, and would be consistent with the classification of the land immediately north, south and west of this site.

**(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

There are several different uses in the immediate area, including many retail commercial uses, single family uses, and multi-family uses. This request is for the purpose of establishing consistency along the corridor along Red Wolf Boulevard. Therefore, the requested zoning classification would be very compatible with the existing uses in this area.

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

The proposed request would bring the classification into compliance with the proposed use of the property, and would be consistent with the classification of the and immediately north, south, and west of this site.

**(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 request should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions: Screening to be placed adjacent to continued residential uses.

**(10) How long has the property remained vacant?**

The property contains ten (10) single family residences. The land is not 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?**

This request should have no detrimental impact on any of the following aspects of the immediate area.

- 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 owners, but the indications are development would begin very soon.

**(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.

**(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, LUO Commercial Application.

The rezoning of this property shall also adhere to the following stipulations:

- 1) Building permits shall not be issued in the zoned area for any new commercial uses until such proposals have been submitted, reviewed and approved by the Planning Commission
- 2) Prohibited uses shall be: Billboards, Convenience Store, Car Wash, Pawn Shop, Vehicle Repair – limited or general, Agriculture Farmers' Market, and Service Station.
- 3) A landscape/buffer screen shall be implemented to protect any residential to abut any future commercial uses.

**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.

Per Arkansas County Data,  
the owners of the property are:

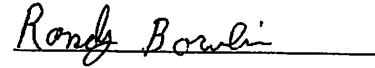
**Applicant:**

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

Lots 1&2 : Bayird Properties, LLC



Lot 3: Randy Bowlin



Lot 4: HBL Development, LLC



Lot 5: Gary M. and Corral Meeker



Lot 6: Earnest & Odessa Alread



Lot 7: Robby Joe Cook



Lot 8: Phillip Manry



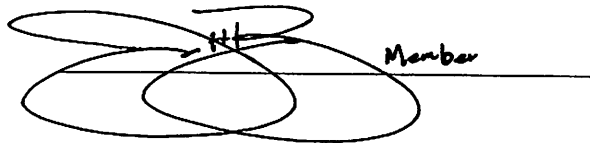
Lot 9: Debie Kysar



Lot 10: Louis Wilson & Terri Sue Phillips



Applicant:  
Haag Brown Development, LLC



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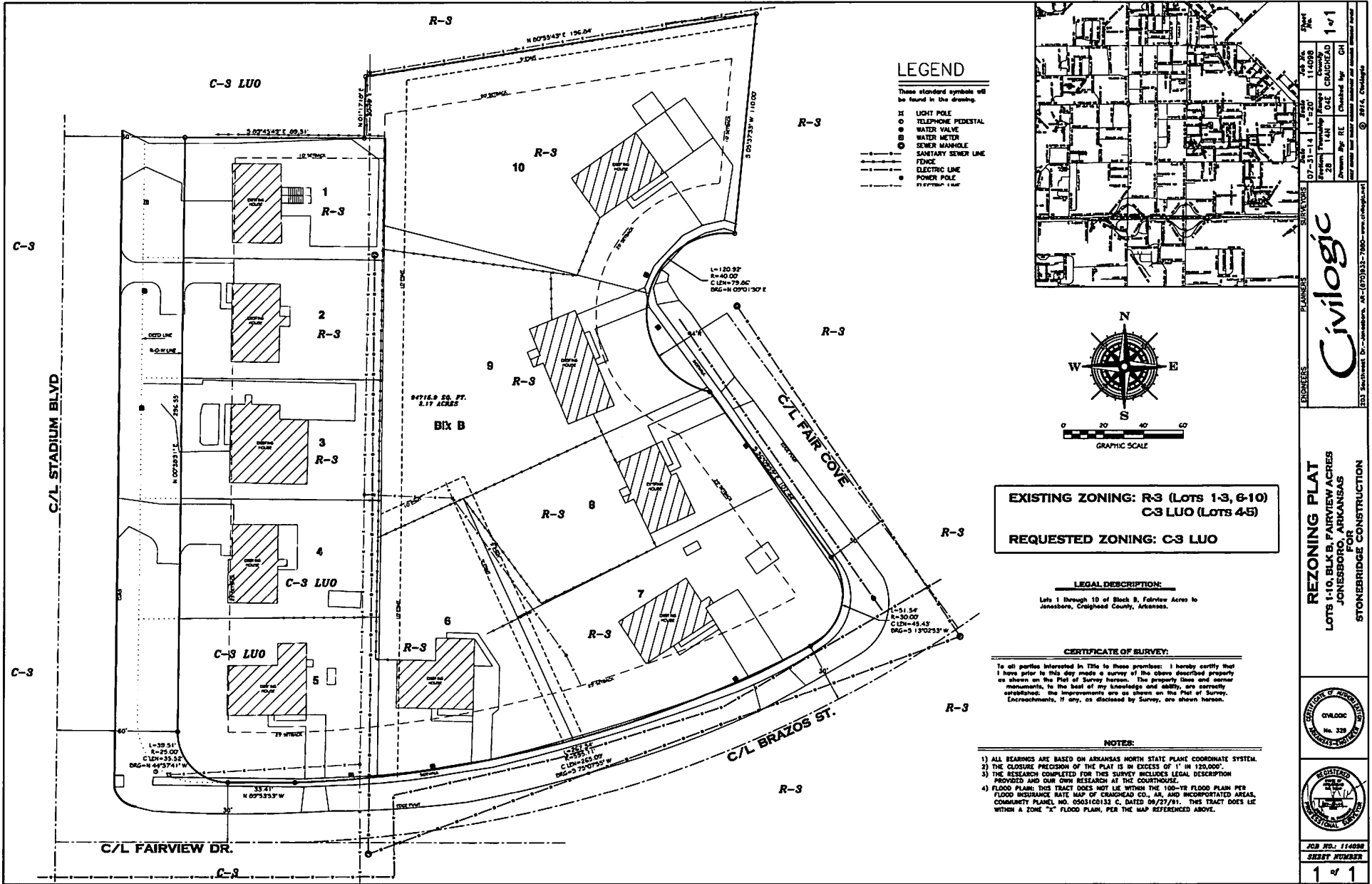
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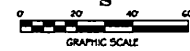
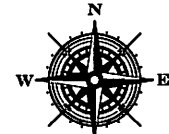
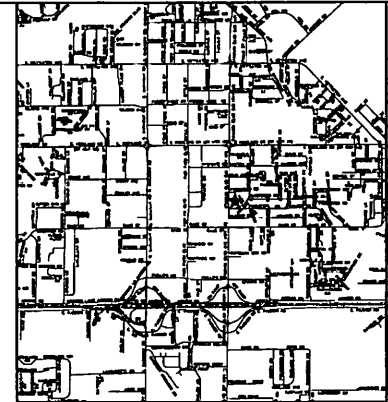
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**LEGEND**

These standard symbols will be found in the drawing.

- ⊕ LIGHT POLE
- TELEPHONE PEDIESTAL
- WATER VALVE
- ⊙ WATER METER
- ⊕ SEWER MANHOLE
- SANITARY SEWER LINE
- FENCE
- ELECTRIC LINE
- POWER POLE
- ELECTRIC LINE



**EXISTING ZONING: R-3 (Lots 1-3, 6-10)  
C-3 LUO (Lots 4-5)**

**REQUESTED ZONING: C-3 LUO**

**LEGAL DESCRIPTION:**

Lots 1 through 10 of Block B, Fairview Acres to Jonesboro, Craighead County, Arkansas.

**CERTIFICATE OF SURVEY:**

To all parties interested in Title to these premises: I hereby certify that I have prior to this day made a survey of the above described property as shown on this Plat of Survey hereto. The property lines and corner monuments, to the best of my knowledge and ability, are correctly established; the improvements are as shown on the Plat of Survey. Encroachments, if any, as disclosed by Survey, are shown hereon.

**NOTES:**

- 1) ALL BEARINGS ARE BASED ON ARKANSAS NORTH STATE PLANE COORDINATE SYSTEM.
- 2) THE CLOSURE PRECISION OF THE PLAT IS IN EXCESS OF 1" IN 100,000'.
- 3) THE RESEARCH COMPLETED FOR THIS SURVEY INCLUDES LEGAL DESCRIPTION PROVIDED AND OUR OWN RESEARCH AT THE COUNTYHOUSE.
- 4) FLOOD PLAIN: THIS TRACT DOES NOT LIE WITHIN THE 100-YR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP OF CRAIGHEAD CO., AR, AND INCORPORATED AREAS, COMMUNITY PLAN NO. 050310133 C, DATED 09/27/91. THIS TRACT DOES LIE WITHIN A ZONE "X" FLOOD PLAIN, PER THE MAP REFERENCED ABOVE.

|             |          |        |
|-------------|----------|--------|
| AS AC       | 114098   | 1 of 1 |
| Project No. | 114098   |        |
| Client      | CRAGHEAD |        |
| Drawn by    | CH       |        |
| Checked by  |          |        |
| Date        |          |        |

**Civilogic**  
ENGINEERS  
PLANNERS  
SURVEYORS

**REZONING PLAT**  
LOTS 1-10, BLK B, FAIRVIEW ACRES  
JONESBORO, ARKANSAS  
FOR  
STONEBRIDGE CONSTRUCTION



JOB NO.: 114098  
SHEET NUMBER



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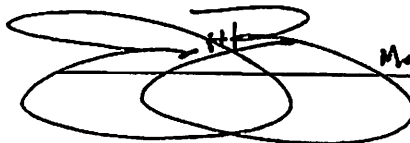
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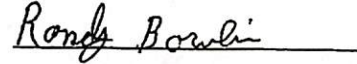
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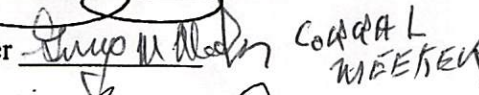
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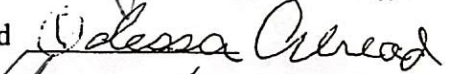
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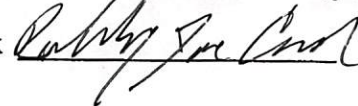
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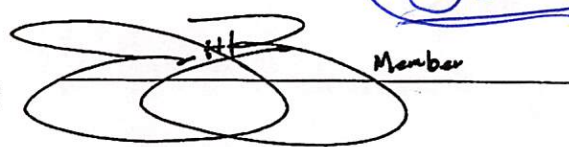
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