



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 10/6/16

Case Number: RZ-17-02

LOCATION:

Site Address: 719 Southwest Drive, Jonesboro, Arkansas

Side of Street: S between South Culberhouse and MELTON Drive

Quarter: _____ Section: _____ Township: _____ Range: _____

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 Residential Proposed Zoning: ~~C-3~~ C-4 LUO "SEE ATTACHMENT 'A'"

Size of site (square feet and acres): .28 ACRES Street frontage (feet): Around 90 feet

Existing Use of the Site: Single Family House

Character and adequacy of adjoining streets: Residential and Commercial

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 AND C-4 LUO

South R-1

East C-5

West R-1

Physical characteristics of the site: Hill, single family house on lot.

Characteristics of the neighborhood: single family houses, commercial to the north and east

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 1st 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?
- (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 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: Mitra Delshad
 Address: 719 SOUTH WEST Pr.
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-243-6347
 Facsimile: N/A
 Signature: Mitra Delshad

Applicant:

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

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

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 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?

Residential

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

This property located in busy street and it is not quiet environment for residential anymore. On the other hand this town is growing and there is more demand for business. Converting this property from residential to commercial will help to grow the economy of this town.

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

C3. It would be developed based on the most economy need of this town.

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

600 sq feet commercial building

(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?

It will going toward fulfill of economic need of this growing town

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

3 sides of this residential area are surrounded by commercial building. One side is residential

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

Residential zoning is not proper for this area since there is heavy traffic on that area.

(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 property is next to centennial bank and there will not be any affect on surrounding neighborhood.

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

About two months

(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 rezoning does not have any negative impact on any of these.

No impact on any of these

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

It depends on demand after rezoning approved.

(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.

My next door neighbor is willing to rezone it commercial too.

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

The property will not use for airport, hospital, cementary,

Page 2 attachment:

- 1) Currently zoned R1
- 2) The purpose of the rezoning is to make the property marketable and to coincide with the other properties that are developing along Hwy 49.
- 3) It would be marketed towards a food and/or c-store operator.
- 4) What ever would conform with the property under the C3 designation.
- 5) Yes. The proposed rezoning falls in line with the Future Land Use Plan.
- 6) Hopefully it will gain the interest of an eating establishment and/or c-store to fill the void in that part of the city.
- 7) All of the land adjoining the property is vacant land.
- 8) Yes. It is currently zoned R1 and the idea of building one house on the property is not feasible for the size lot or the location on a major roadway.
- 9) When purchased and built on, it would increase the values of the surrounding properties. Trees have been left as a border on all three sides (minus the Hwy 49 road frontage) to act as a buffer to other land owners. There are currently 18,000 cars daily that pass by this piece of property according to AHTD website so noise and traffic would not be a factor.
- 10) Over 40 years
- 11) Development would not have a negative impact on fire, police or emergency vehicles. There are two points of ingress/egress (one on Hwy 49 and the other on Thompson Dr) to help with traffic flow in and out of the lot.
- 12) Development would begin when a buyer is found for the property.
- 13) There are only two possible neighbors who would have an interest in the rezoning. Both have been notified.
- 14) N/A

ATTACHMENT A

THE REZONING OF THIS PROPERTY SHALL ADHERE TO THE FOLLOWING STIPULATIONS:

PERMISSIBLE USES INCLUDE:

1. ANIMAL CARE, LIMITED
2. AUTOMATED TELLER MACHINE
3. BANK OR FINANCIAL INSTITUTION
4. BED AND BREAKFAST
5. DAY CARE, LIMITED (FAMILY HOME)
6. DAY CARE, GENERAL
7. LIBRARY
8. MEDICAL SERVICE/OFFICE
9. MUSEUM
10. OFFICE, GENERAL
11. SAFETY SERVICES
12. UTILITY, MINOR

CONDITIONAL USES INCLUDE:

1. VOCATION SCHOOL