



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 11/18/19

Case Number: RZ13-19

## LOCATION:

Site Address: 3600, 3602, 3514 Kios Lane, Jonesboro, AR

Side of Street: 4R between \_\_\_\_\_ and \_\_\_\_\_

Quarter: SW 1/4 NW 1/4 Section: 10 Township: 14 N Range: 4E

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): ± 61,557 / 1.41 Street frontage (feet): \_\_\_\_\_

Existing Use of the Site: Single Family Residences

Character and adequacy of adjoining streets: only adjoining street is Hwy 351

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? No, each residence is on septic

If not, how would sewer service be provided? \_\_\_\_\_

## Use of adjoining properties:

North	<u>C-3</u>
South	<u>C-3</u>
East	<u>C-3</u>
West	<u>C-3</u>

Physical characteristics of the site: Small single family residences; land is very rough and heavily covered in brush and trees

Characteristics of the neighborhood: property is surrounded on all sides by C-3 (First National Bank, fitness center)

*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 17<sup>th</sup> 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 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: Amy Pottinger  
 Address: 2114 Camperdown Ct.  
 City, State: San Jose, CA ZIP 95121  
 Telephone: (408) 754-7332  
 Facsimile: None  
 Signature: Amy Pottinger aka Amelie Pottinger

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

**Applicant:**

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

Attorney for owner of record  
 Name: James M. Leal  
 Address: 225 S. Main, Suite 102  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: (870) 336-0135  
 Facsimile: (870) 336-0167  
 Signature: [Signature]

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## ATTACHMENT TO APPLICATION FOR A ZONING ORDINANCE MAP AMENDMENT

1. Currently the property wished to be rezoned is a mixture of R-1 and C-3. See attached aerial view with current zoning overlays.
2. The purpose of the proposed rezoning is to make the property uniformly C-3. The current property owner would like this uniformity to make the property marketable for resale to commercial developers.
3. The property will be resold to commercial developers.
4. N/A
5. Yes
6. The property is currently occupied by lower class/substandard housing. The proposed rezoning would benefit the community by allowing the property owner to clear these houses, level the property, and market the property for commercial developers.
7. Yes. The property is surrounded on all sides by commercial properties and lots zoned for commercial.
8. As previously stated, the mixture of R-1 and C-3 zoning would make the property harder to market. The rezoning would make it all uniformly C-3 and better suited for commercial developers to purchase.
9. The proposed rezoning would most likely increase the value of the property. By making the property uniformly C-3 versus a mixture of R-1 and C-3, it will allow developers to build commercial structures on the property. The property is surrounded on all sides by C-3 property.
10. Most of the property is occupied by single family dwellings, either on R-1 or C-3 zoned land. These structures are being removed once the previous owners vacate the premises as agreed during the purchase of the property.
11. None.
12. The current owner does not anticipate developing the property and is only rezoning for marketing the property for resale.
13. The only neighboring properties that are occupied are a fitness center to the west and a bank to the east. The property owner will be glad to discuss this re-zoning with those neighbors but does not anticipate any objections. The rezoning and clearing of

this property will improve its value as well as removing lower-class houses and mobile homes from the area.

14. The owner of record wishes that the Limited Use Overlays on the C-3 tracts of the property be removed, but, if the City of Jonesboro must keep the Limited Use Overlays, then the applicant specifies that the following uses shall only be allowed:

- a. Automated Teller Machine
- b. Bank or Financial Institution
- c. Convenience store
- d. Government Service
- e. Hotel or Motel
- f. Library
- g. Medical Services/Office
- h. Museum
- i. Office (General)
- j. Parks and Recreation
- k. Post Office
- l. Recreation/Entertainment (Indoor or Outdoor)
- m. Restaurant (Fast Food or General)
- n. Retail/Service
- o. Service Station
- p. Utility (Major or Minor)
- q. Vehicle Repair
- r. No billboards

