



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 10-17-07
Case Number: RZ-07-42

LOCATION:

Site Address: 2300 STADIUM BLVD, JONESBORO, AR 72401
Side of Street: FAIRVIEW DR between FAIRVIEW DR and PARKWOOD RD
Quarter: NE 4 Section: 28 Township: 14N Range: 04E

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-3 Proposed Zoning: CR-1 (Luo) - PROFESSIONAL OFC.
Size of site (square feet and acres): 15065.93 SF Street frontage (feet): 150'
(.35 AC)

Existing Use of the Site: RESIDENTIAL
Character and adequacy of adjoining streets: RESIDENTIAL

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	<u>RESIDENTIAL - UNDER REZONING</u>
South	<u>RESIDENTIAL - RENTAL UNITS / TOWNHOUSE</u>
East	<u>FAIRGROUNDS</u>
West	<u>RESIDENTIAL</u>

Physical characteristics of the site: RESIDENTIAL STRUCTURE. AT CORNER OF PARKWOOD & STADIUM.
Characteristics of the neighborhood: RESIDENTIAL, SOME UNDER REZONING REQUESTS, RENTAL UNITS.

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?
- (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: KATHYRN BRENTS Name: BENJAMIN FORD
 Address: 2300 STADIUM BLVD Address: 4021 SAGE MEADOWS BLVD
 City, State: JONESBORO, AR ZIP 72401 City, State: JONESBORO, AR ZIP 72401
 Telephone: 870-932-4418 Telephone: (MM)870-802-4773(CELL)997-0995
 Facsimile: _____ Facsimile: 870-802-0709
 Signature: Kathryn Brents Signature: Benjamin Ford

Applicant:

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

PROPOSED OWNER

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

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(1). How was the property zoned when the current owner purchased it?

The property was zoned as R-3 and still remains R-3.

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

The current property owner has negotiated a contract to sell the property to the applicant, who is purchasing it to be used solely as a professional business office to relocate his existing insurance agency.

Why is the rezoning necessary?

Currently, the property is zoned for residential use only and any independent commercial business activity is prohibited from operating. The applicant is purchasing the property for the sole use of a professional office.

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

The property would be used as a professional office housing an established independently owned and operated insurance agency. The insurance agency has been in existence for several years, houses 5 employees, and provides services to the citizens of Jonesboro and Craighead County. Approximately 95% of the agency's clients reside in the city of Jonesboro.

The current structure would be remodeled and updated with new construction to exhibit a professional business office and would provide up to date landscaping with curb appeal, thus enhancing the visual appearance and overall image of the property and the city of Jonesboro.

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

The current structure is approximately 1250 heated sq. ft. with a 2 car covered carport. If approved, the carport will be enclosed and an addition would be added making the total heated square footage approximately 2500. Obviously, any remodeling or additions would comply with local building codes and city ordinances. The exterior and interior of the structure, as well as the land, would both be well maintained exhibit professionalism.

(5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

Yes, and if there are any concerns at all, I'm more than willing to work closely with the planning commission to address any issues.

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

The proposed rezoning request is for a specific, already established professional business and the commission, the council, the general public, and the community will know the exact use for the property. Also, this request is for a "Limited Use" and obviously, I would work directly with the commission regarding the structure & site plans and any other concerns or issues the city may have. This will insure the structure and land will be used properly to benefit the community and enhance the aesthetics of the property.

As stated earlier, the structure will be remodeled with new construction and technology along new landscaping which will improve the visual appeal of the proposed property.

If the rezoning is approved, the applicant intends to have the necessary remodeling completed by February or March of 2007, and will start operations once the property is rezoned and the site plans, etc. are approved. Several of the residential properties in this particular area are for sale and are requesting to be rezoned to C-3 for commercial use. By approving this particular request, which will house a professional business office, this will set a standard for the image in this particular area and maintain and enhance the image of the city of the Jonesboro.

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

The Mall at Turtle Creek, the new Office Depot, Liberty Bank and the new Focus Bank (*which are both similar in operation and professional image to the business which will operate from the property in question*), State Farm Insurance Agency (*the actual business the applicant owns and intends to relocate*), are all within .1 to .5 miles of the proposed property.

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

The current zoning prohibits the property from being used solely as a business.

(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.

Property Value

Should the proposed rezoning be approved, it would definitely have a positive impact on property value in this neighborhood and in this particular area causing it to increase.

Traffic

Due to the nature of the business that will operate from the proposed property, heavy traffic at one particular time or traffic flow issues are not a concern.

Visual Appearance

As previously discussed, the visual appearance of the property will improve by updating and remodeling the existing structure and landscaping. The appearance of the structure will be a professional business office and will visually enhance this particular area.

Hours of Operations

Monday - Friday
8:00 a.m.- 5:00 p.m.

Odor, noise, light, vibration would not change, impact, or have an affect on the surrounding property.

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

The property is still inhabited by the current owner and will become vacant on November 15, 2007. The property faces Stadium Blvd and due to the increased traffic on Stadium with the addition of the new mall and new businesses, the current owner prefers to relocate to a more private, residential area.

(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

The proposed rezoning will have no foreseen impact 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?

Immediately, and if in accordance with the planning commission, remodeling is scheduled to be completed in thirty (30) to sixty (60) days.

(13). How do neighbors feel about the proposed rezoning?

The property north of the proposed property is in the process of being requested to be rezoned for commercial use. The properties to the east & south are being used as rental units, and the property to the west are the fairgrounds. I am unaware of any disapproval from any of the neighboring properties.

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.

Per the above answer and to the best of my knowledge, the neighborhood does not meet and has no regular meetings.

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

The property in question is going to be used as a professional business office housing an existing, established insurance agency. As stated earlier, I will work directly with the commission regarding the structure, site plans, and any other concerns or issues the city may have. This will insure the business, the structure, and the property will be used in accordance with the planning commission office. I understand and agree with the commission that all remodeling and plans will be and should be approved by the commission. As stated earlier, the structure will be remodeled with new construction and technology along new landscaping which will improve the visual appeal of the proposed property.

Thank you in advance for your consideration and I look forward to working with you!

Sincerely,

Ben Ford, Applicant