

Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

11/25/18

Case Number:

LOCATION:

Site Address: 750+/- feet east of Red Wolves Blvd. (Stadium Blvd.) on north side of Johnson Avenue (Highway 49 North). Currently does not have an assigned address.

Side of Street: North between Red Wolves Blvd. (Stadium Blvd) and Highway 351

Quarter: NE & SE Section: 09 Township: 14N 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 LUO

Size of site (square feet and acres): 2,145,627 Sq Ft – 49.26 Ac Street frontage (feet): 1,113.54'

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: Highway 49 – 5-lane state highway.

Does public water serve the site? YES

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

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? Sewer Extension by Developer to connect to CWL services at developer's expense.

Use of adjoining properties:

North Residential zoning - VACANT

South Commercial (Arkansas State University)

East Commercial (Retail complex)

West Residential zoning - VACANT

Physical characteristics of the site: VACANT SITE

Characteristics of the neighborhood:

VACANT LAND WITH GROWING COMMERCIAL IN THIS AREA AND ARKANSAS STATE UNIVERSITY PROPERTIES ON SOUTH SIDE OF HIGHWAY 49 NORTH.

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.

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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? RESIDENTIAL R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? TO ALLOW FOR COMMERCIAL DEVELOPMENT GROWTH IN JONESBORO.
- (3). If rezoned, how would the property be developed and used? TO FURTHER DEVELOP THE COMMERCIAL OPPORTUNITIES AVAILABLE IN THE AREA.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? NOT KNOWN AT THIS TIME.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? YES, IS CONSISTENT WITH THE CURRENT LAND USE PLAN. PLAN SHOWS AREA AS A COMMERCIAL NODE.
- (6). How would the proposed rezoning be the public interest and benefit the community? IT WOULD PROVIDE NEW COMMERCIAL SHOPPING/SERVICE OPTIONS AND JOB OPPORTUNITIES.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? ZONING WOULD BE CONSISTENT WITH THE CONTINUING DEVELOPMENT ALONG HIGHWAY 49 NORTH.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? COMMERCIAL ACTIVITY IS NOT PERMITTED WITHIN R-1 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. THIS REZONING SHOULD NOT ADVERSELY AFFECT ANY OF THE ABOVE.
- (10). How long has the property remained vacant? THE PROPERTY HAS REMAINED VACANT FOR SEVERAL YEARS.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? IT SHOULD HAVE MINIMAL IMPACT ON THESE SERVICES. WITH THE DEVELOPER EXTENDING CWL UTILITIES TO THIS PROPERTY, IT SHOULD HAVE A POSITIVE IMPACT ON THE AREA. ALSO THE ULTIMATE UTILIZATION OF THIS PROPERTY IS CONSISTENT WITH THE COMPREHENSIVE LAND USE PLAN'S PROPOSED COMMERCIAL NODE.
- (12). If the rezoning is approved, when would development or redevelopment begin? WOULD LIKE TO PERMIT CONSTRUCTION IN EARLY SUMMER.
- (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.* MEETINGS WERE NOT HELD TO DISCUSS THE PROPOSED DEVELOPMENT.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
A) OFFICE, GENERAL B) RETAIL/SERVICE, GENERAL C) RESTAURANT, GENERAL AND FAST FOOD
D) AUDITORIUM/ARENA/THEATER E) BANK OR FINANCIAL INSTITUTION F) HOTEL OR MOTEL
G) MEDICAL OR HEALTH RELATED SERVICES

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

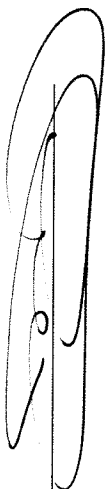
Deed: *Please attach a copy of the deed for the subject property.*

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

Applicant:

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

Agent / Manager

Name: Jerry Halsey JR
Address: 4200 South Caraway Road
City, State: Jonesboro AR ZIP 72404
Telephone: (870) 972-9191
Facsimile: (870) 972-9220
Signature: 

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