



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

1/17/2020

Case Number:

RZ20-01

LOCATION:

Site Address: 400 E. Highland Drive

Side of Street: North between : Wofford Street And: Rains Street

Quarter: SE Section: 9 Township: 14-N Range: 4-E

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: C4-L.U.O. Proposed Zoning: C-3 L.U.O.

Size of site (square feet and acres): 105,348 Sq ft 2.42 Acres+/- Street frontage (feet): 280 FT S. / 377 FT W.

Existing Use of the Site: Undeveloped

Character and adequacy of adjoining streets: Highland 5-lane major arterial street. / Wofford 2-lane city street

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? Yes

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

Use of adjoining properties:

North Residential Zoned R-1

South Church Establishments Zoned R-1

East Existing Financial Institution Zoned C-4 L.U.O.

West Residential Zoned R-1/ Commercial Zoned C-3 L.U.O.

Physical characteristics of the site: Open undeveloped property.

Characteristics of the neighborhood:

Residential homes along the North and West side with one commercial lot along the South of the West side with a Financial Institution to the East. Predominantly Church's across Highland on the South side.

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?
C-4 L.U.O.; property under contract.
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
For the highest and best use of the land as it has been vacant for 12 years.
- (3). If rezoned, how would the property be developed and used?
The site would be developed to accommodate a future hardware store.
- (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 development would consist of a 10,000-12,000 sq. ft. commercial building.
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
No
- (6). How would the proposed rezoning be of public interest and benefit the community?
It would allow economic growth to the area and be an amenity for the surrounding neighborhood.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
It would be consistent with the current surrounding uses and zonings.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The existing zoning does not permit the desired development by the applicant.
- (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.
It should not have any negative impact on the area or surrounding properties with sufficient buffering.
- (10). How long has the property remained vacant?
It is estimated to have been vacant since 2007
- (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 would have minimal impact if any.
- (12). If the rezoning is approved, when would development or redevelopment begin?
It is estimated to begin within 6 months
- (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.*
A meeting was held on December 19, 2019 and a second meeting on January 15, 2020 in regards to the rezoning request. Minutes from each meeting are attached.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. **See next page.**

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: _____

Applicant:

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

Attorney for Applicant: *James F. Gramling DR*

Name: Ditta Enterprises, Inc.

Address: 3620 Stadium Blvd

City, State: Jonesboro, AR ZIP 72401

Telephone: 870-

Facsimile: N/A

Signature: *[Handwritten Signature]*

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