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METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 02-17-11  
Case Number: RZ-11-08/AZ11-01

**LOCATION:**

Site Address: 0.4 miles north of Farville Curve on west side of Highway 49 North. West boundary is CR 701. Current address is 449CR701, 572CR701, and 5693Highway 49 North.

Side of Street: W between Highway 49 and CR701

Quarter: NE Section: 01 Township: 14N Range: 4E  
NW 06 14N 5E

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: N/A Rural Property Proposed Zoning: C-3 for Tract 1 (78.66 acres)  
RS-5 for Tract 2 (2.03 acres)

Size of site (square feet and acres): 3,514,556 SQ FT – 80.69AC Street frontage (feet): Highway 49 – 971.16'  
CR 701 – 1,507.77'

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: Highway 49 – 5-lane state highway,  
CR701 – County road – gravel surface due to be paved.

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 Rural – not in city limits  
South RESIDENTIAL -(Rural subdivision)  
East COMMERCIAL -(Rural – not in city limits)  
West Rural (developing)

Physical characteristics of the site: VACANT SITE

Characteristics of the neighborhood: OLDER SINGLE FAMILY RESIDENTIAL, WITH GROWING COMMERCIAL AND RESIDENTIAL IN THIS AREA

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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? N/A
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? TO DEVELOP A COMPLETE COMMUNITY ACTIVITY CENTER TO INCLUDE THE NORTHEAST DISTRICT FAIR (ONE WEEK IN SEPTEMBER).
- (3). If rezoned, how would the property be developed and used? TO DEVELOP A COMPLETE COMMUNITY ACTIVITY CENTER TO INCLUDE THE NORTHEAST DISTRICT FAIR (ONE WEEK IN SEPTEMBER).
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? PRELIMINARY DESIGN CALLS FOR APPROXIMATELY 200,000 SQUARE FEET OF DEVELOPMENT FOR THE 10 YEAR PLAN.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? NO, IS NOT CONSISTENT WITH THE CURRENT LAND USE PLAN.
- (6). How would the proposed rezoning be in the public interest and benefit the community? IT WOULD ALLOW DEVELOPMENT OF COMPLETE COMMUNITY ACTIVITY CENTER.
- (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 WITH THE PROPERTY CURRENTLY NOT IN THE CITY.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? DEVELOPMENT COULD BE COMPLETED WITHOUT ANNEXING THE PROPERTY. HOWEVER, THE DESIRE OF THE DEVELOPER IS TO BE WITHIN THE CITY LIMITS IN ORDER TO DEVELOP ACCORDING TO CITY CODES AND ORDINANCES.
- (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 ADVERSLY AFFECT ANY OF THE ABOVE.
- (10). How long has the property remained vacant? THE PROPERTY HAS REMAINED VACANT FOR SEVERAL YEARS EXCEPT FOR THE ONE OCCUPIED FARM HOME ON THIS PROPERTY.
- (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 NEED FOR ADDITIONAL NEIGHBORHOOD PARKS AND OPEN AREAS.
- (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 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.

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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:

*Royal W. Waldell Attorney for  
Petitioners, Philip J. Hudson, Robert McCall,  
Rex Gilbert, Connie Gilbert, Sandra McCall*  
Name: \_\_\_\_\_  
Address: 300. South Church, P. O. Box 1700  
City, State: Jonesboro, Ar ZIP 72403  
Telephone: 870 - 931 - 1700  
Facsimile: 870 - 931 - 1800  
Signature: Royal W. Waldell

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