



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: **2301 BROWNS LANE**

Side of Street: **WEST** between **WINDOVER ROAD** and **HIGHLAND DRIVE**

Quarter: **NW** Section: **29** Township: **14 NORTH** Range: **4 EAST**

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 LU-O**

LIMITED USE TO INCLUDE:

- Automated Teller Machine
- Bank or Financial Institution
- Medical Service / Office
- Office / General
- Utility / Minor
- Restaurant / Fast Food
- Restaurant / General
- Retail / Service

Size of site (square feet and acres): **18.87 ACRES +/-**
821977 SQ FT +/- Street frontage (feet): **658' +/-**

Existing Use of the Site: **SINGLE-FAMILY RESIDENCE – (VACANT)**

Character and adequacy of adjoining streets: **ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.**

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 **ZONED R-1 – NURSERY / UNDEVELOPED**

South **ZONED C-3 LUO – UNDEVELOPED**

East **ZONED R-1 – UNDEVELOPED**

West **ZONED R-1 – UNDEVELOPED**

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.

Physical characteristics of the site: **SINGLE-FAMILY RESIDENCE SITUATED ON WESTERN SIDE OF PROPERTY WITH GRAVEL DRIVE EXTENDING FROM BROWNS LANE (STRUCTURE TO BE REMOVED)**

Characteristics of the neighborhood: **RESIDENTIAL / COMMERCIAL – ADJOINING PROPERTY IS MOSTLY UNDEVELOPED**

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? **R-1**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **BEST USE OF PROPERTY.**
- (3). If rezoned, how would the property be developed and used? **WITHIN THE RESTRICTIONS OF THE PROPOSED LIMITED USE OVERLAY.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **N/A**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **YES**
- (6). How would the proposed rezoning be in the public interest and benefit the community? **BY SERVING THE NEEDS OF THE AREA.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE AREA.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **DUE TO THE POTENTIAL GROWTH IN THE SURROUNDING AREA THIS PROPERTY WOULD BE BEST USED AS THE REQUESTED ZONING DISTRICT.**
- (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. **POSITIVE IMPACT.**
- (10). How long has the property remained vacant? **N/A**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **N/A**
- (12). If the rezoning is approved, when would development or redevelopment begin? **NOT DETERMINED AT THIS TIME.**
- (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.* **PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF AREA AND REZONING IS TO MEET THE NEED OF SURROUNDING AREAS.**

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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.

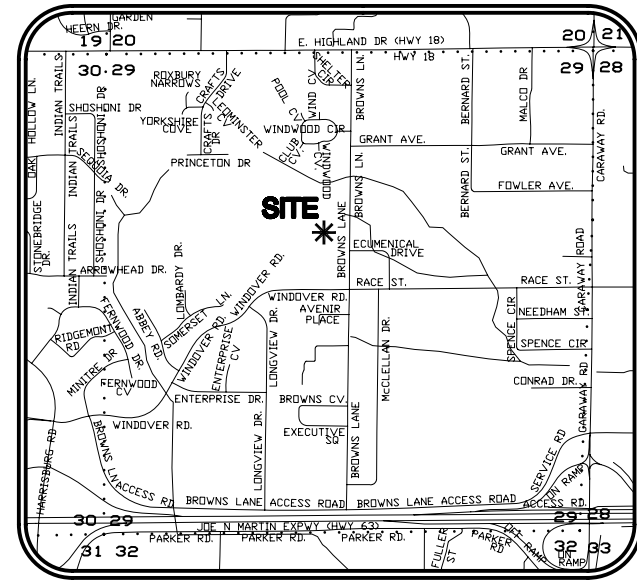
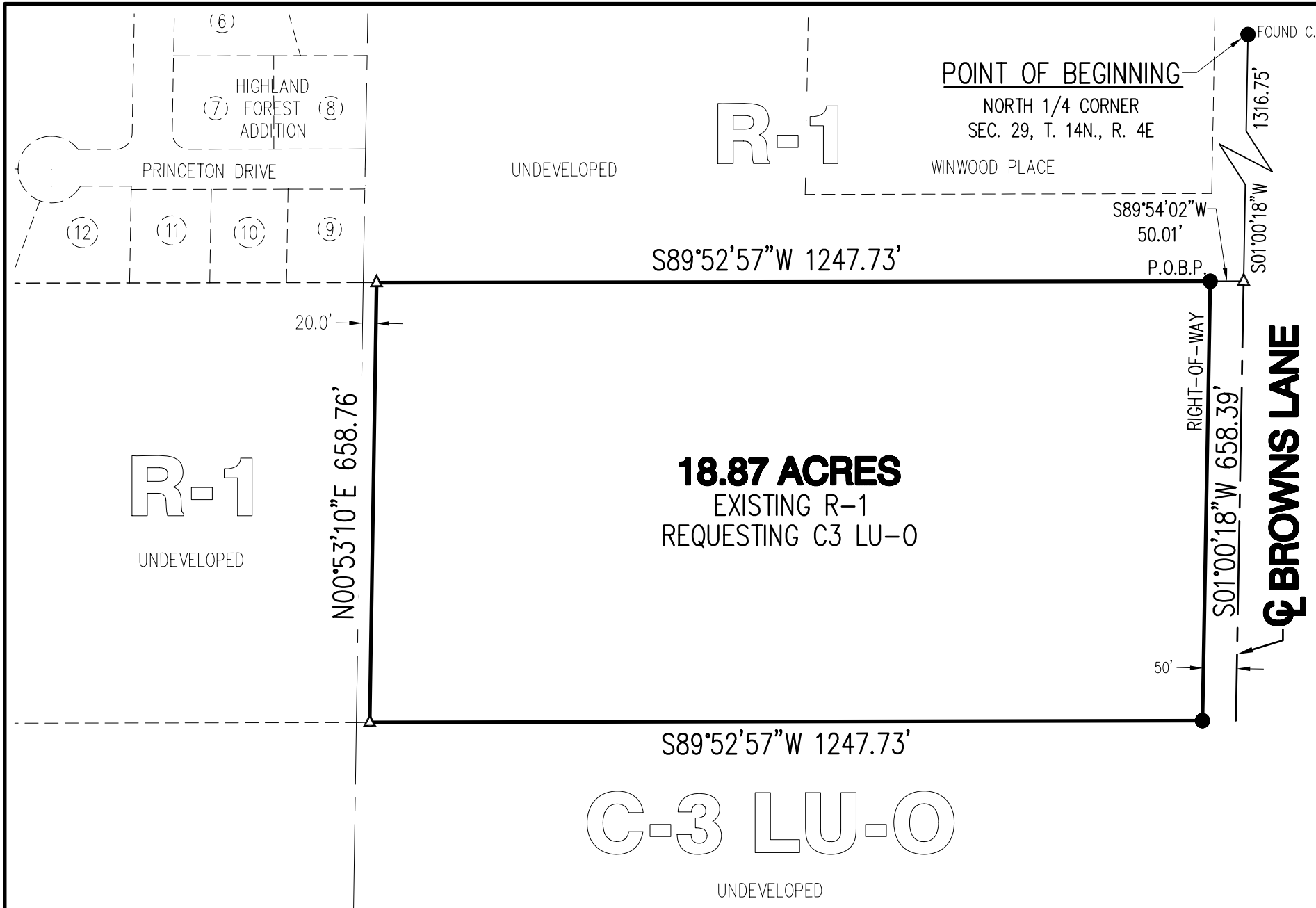
Name: **DOROTHY HILL**
Address: **2510 ROSEWOOD CIRCLE**
City, State: **JONESBORO, AR** ZIP **72401**
Telephone: **870-932-1296**
Facsimile:
Signature: *Dorothy M. Hill*

Applicant:

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

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

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BEARINGS BASED ON PREVIOUS SURVEY DATED 06/23/03.

18.87 ACRES
EXISTING R-1
REQUESTING C3 LU-0

C-3 LU-0

UNDEVELOPED

R-1

UNDEVELOPED

POINT OF BEGINNING

NORTH 1/4 CORNER
SEC. 29, T. 14N., R. 4E

WINWOOD PLACE

R-1

UNDEVELOPED

HIGHLAND FOREST ADDITION

PRINCETON DRIVE

CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING PARCEL OF LAND:
A PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS: THENCE SOUTH 01°00'18" WEST, 1316.75 FEET; THENCE SOUTH 89°54'02" WEST, 50.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF BROWNS LANE, SAID POINT ALSO BEING THE POINT OF BEGINNING PROPER; THENCE SOUTH 01°00'18" WEST ALONG SAID RIGHT-OF-WAY 658.39 FEET; THENCE SOUTH 89°52'57" WEST, 1247.73 FEET; THENCE NORTH 00°53'10" EAST, 658.76 FEET; THENCE NORTH 89°54'02" EAST, 1249.09 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 18.87 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT TO (C-3 LU-0) GENERAL COMMERCIAL DISTRICT - LIMITED USE OVERLAY

SIGNED THIS 15TH DAY OF FEBRUARY, 2008

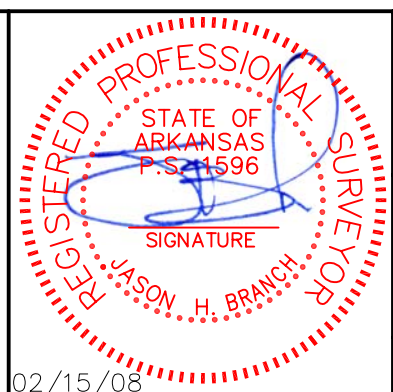
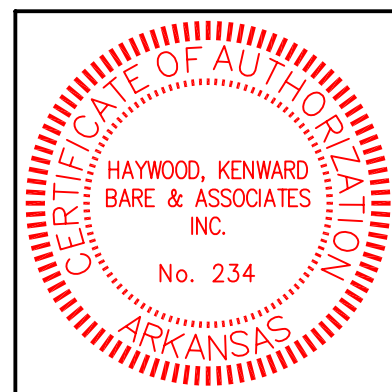
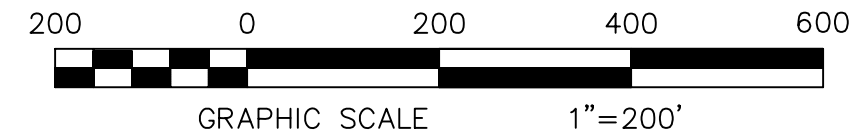
Dorothy Hill
DOROTHY HILL

C-3 LU-0 TO INCLUDE:

- AUTOMATED TELLER MACHINE
- BANK OR FINANCIAL INSTITUTION
- MEDICAL SERVICE / OFFICE
- OFFICE / GENERAL
- UTILITY / MINOR
- RESTAURANT / FAST FOOD
- RESTAURANT / GENERAL
- RETAIL / SERVICE

LEGEND:

- FOUND 5/8" REBAR BY T. BARE (OR AS NOTED)
- △ COMPUTED POINT (NOT MONUMENTED)



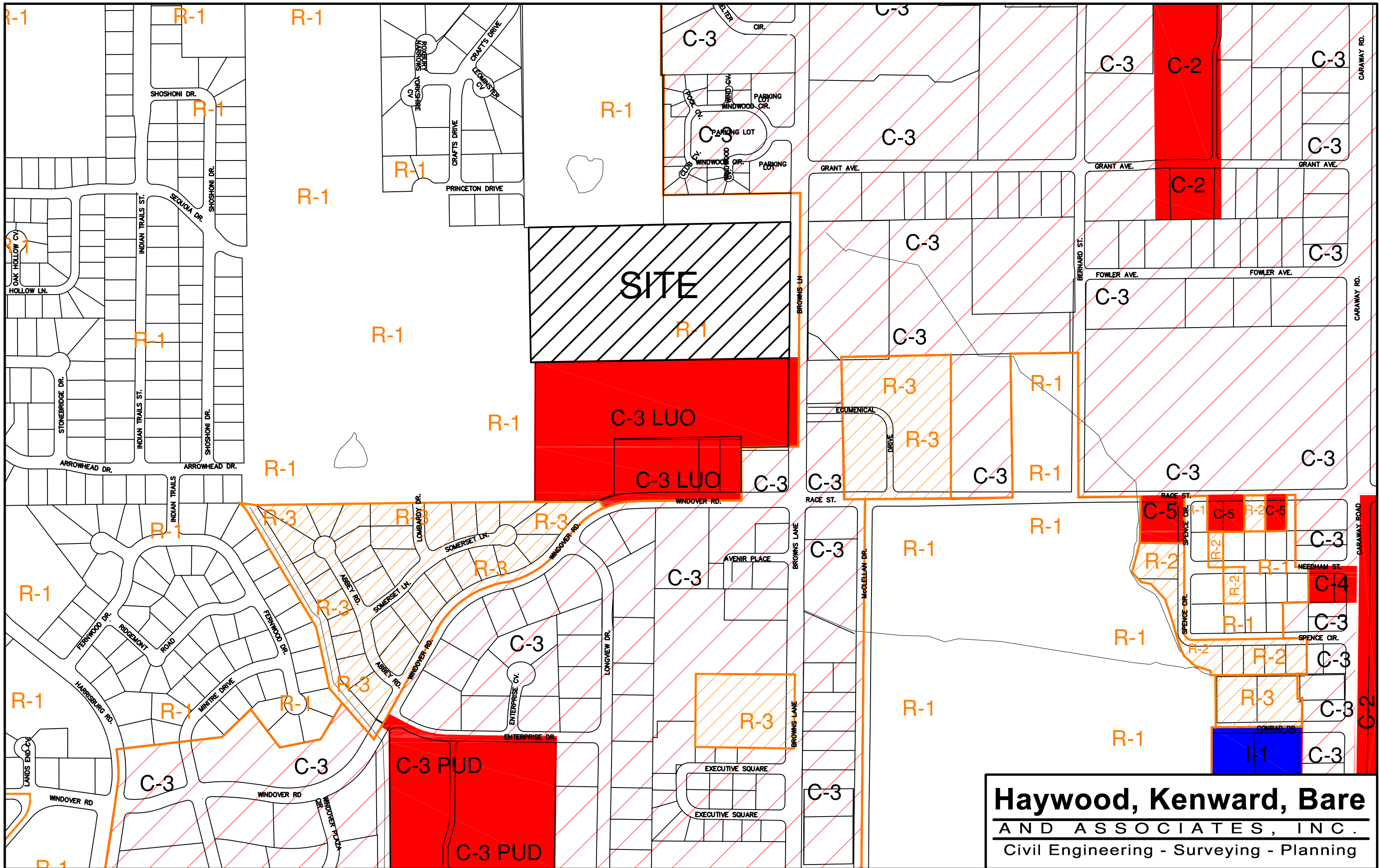
REZONING PLAT

A PART OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
CIVIL ENGINEERING - SURVEYING - PLANNING
1801 LATOURETTE DRIVE
JONESBORO, ARKANSAS 72404
TEL 870-932-2019 FAX 870-932-1076

REVISIONS		
DATE	BY	DESCRIPTION
SURVEY INDEX CODE		
PROJECT NO. H027-0001-12		
DRAWN BY JJN	CHECKED BY JHB	
SHEET 1 OF 1	SCALE 1"=200'	
DATE 02/15/08	DRAWING NO. B-151	

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CLIENT
DOROTHY HILL



Haywood, Kenward, Bare
 AND ASSOCIATES, INC.
 Civil Engineering - Surveying - Planning