Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 12/14/21 Date Received: 11/19/21
Meeting Deadline: 11/19/21 Case Number: RZ 21-15

LOCATION:

Site Address: 5005 East Nettleton Ave,

Side of Street: _____ between South Side of Nettleton Ave and East Side of Willow Rd

Quarter: North East Section: 27 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-3 Proposed Zoning: ~~C-1~~ C-3 RR 11-19-21

Size of site (square feet and acres): 17,424 SQFT/.40ACRES Street frontage (feet): 152.2 X 129.9

Existing Use of the Site: Currently Vacant

Character and adequacy of adjoining streets: Nettleton is a 2 lane street which carries traffic load very well. Willow Rd is a residential street that serves the surrounding residential area with no noticeable difficulties.

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 C-3

South R-2

East R-3

West C-3

Physical characteristics of the site: Empty Lot with Concrete Slab Fondation

Characteristics of the neighborhood: Residential/Commerical Mix

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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?

The property was zoned R-3 at the time acquisition.

2 What is the purpose of the proposed rezoning? Why is the rezoning necessary?

The desired commercial use of the property is not a permitted use in Residential R-3 Zoning Classification. Therefore, a request is being made to change the classification.

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

The applicant desires to develop this site as a commercial use.

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

Square footage of commercial will be between 100 and 1000 square footage.

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

Yes, this application is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. This area is located in the Redevelopment Area. Per the *Jonesboro Land Use Plan*, properties in this sector are in the middle of the area for redevelopment. Typical land uses in this sector include Multi-family, Attached single family residential, Retail, Medical, and Professional Offices, Banks, Commercial, Office and Service Uses.

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

The proposed development supports the City of Jonesboro's Land Use Plan.

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

The proposed development supports the City of Jonesboro's Land Use Plan. This request is surrounded by C-1, C-2, and C-3 zoning classification.

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

Commercial uses are not permitted in a R-3 Zoning Classification. Therefore, the applicant is requesting a classification of C-1 so the property will be compatible with surrounding properties. The proposed development supports the City of Jonesboro's Land Use Plan.

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 proposed zoning classification should have no detrimental impact on any of the following attributes of the immediate area.

A. Property Values
B. Traffic
C. Drainage
D. Visual Appearance
E. Odor
F. Noise
G. Light
H. Vibration
I. Hours
J. Restrictions

10 How long has the property remained vacant?

This property has been vacant since at least 2017.

11 What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open spaces, fire, police, and emergency medical service?

A change in the zoning classification from R-3 to C-1 should have no detrimental impact on any of the following attributes.

A. Utilities
B. Streets
C. Drainage
D. Parks
E. Open Space
F. Fire
G. Police
H. Emergency Medical Services

12 If the rezoning is approved, when would development or redevelopment begin?

If this rezoning is approved, development will began immediately.

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 proposed 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.

As of the date of this application, the neighbors within 200 feet of the property have had certified mail notifications prepared and sent.

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

The request is for a Limited Use Overlay. The proposed limitations are:

A. Compliance with the current Master Street Plan
B. Compliance with the City's storm water management specifications

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. Corey Hutson

Address. P.O. Box 2713

City, State. Jonesboro AR **Zip:** 72402

Telephone. 817 818 6444

Facsimile: hutsoncorey44@gmail.com

Signature: Corey Hutson

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

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