



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 09/22/21
Case Number: RZ 12-21

LOCATION:

Site Address: 3318 + 3322 COLONY DRIVE

Side of Street: _____ between RICHARDSON RD and STADIUM/ EAST OF RAILROAD

Quarter: NE 1/4 Section: 04 Township: T13N Range: R4E

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: RS-7

Size of site (square feet and acres): 57944.80SQ.FT.(1.33AC.) Street frontage (feet): 100'

Existing Use of the Site: VACANT LOT

Character and adequacy of adjoining streets: ASPHALT IN GOOD CONDITION

Does public water serve the site? YES CW&L

If not, how would water service be provided? NA

Does public sanitary sewer serve the site? YES CW&L

If not, how would sewer service be provided? NA

Use of adjoining properties:

North LARGE RESIDENTIAL LOTS/ WITH RESIDENCE

South COLONY PARK SUBDIVISION

East AUTO REPAIR SHOP & RESIDENCE

West RONNEY JAMES SUBD. & FARM LAND

Physical characteristics of the site: LEVEL VACANT LOT

Characteristics of the neighborhood: LEVEL LOTS WITH MOSTLY RESIDENTIAL PROPERTY

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?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing 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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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.*
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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.

Mitchell & Mary Caldwell

Name: _____

4808 Colony Park Drive

Address: _____

Jonesboro Ar 72404

City, State: _____ ZIP _____

870- 931-8048

Telephone: _____

Facsimile: _____

Signature: 

Applicant:

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

Son of owner

Name: Mitchell Caldwell

Address: 4808 Colony park Dr

City, State: Jonesboro AR ZIP 72404

Telephone: 870-931-8048 cell 931-8048

Facsimile: _____

Signature: 

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

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H&S HIME
PROFESSIONAL SURVEYING SERVICES

HERBERT (BUTCH) HIME
PROFESSIONAL SURVEYOR

POB 353
BROOKLAND, ARKANSAS
72417

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8-12-2011

REZONING INFORMATION
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1. R-1
2. To rezone to a single family housing to smaller lot width and setbacks, due to the lot being narrow and long.
3. Into two lots as per proposed replat
4. Single family housing lots (Two lots)
5. The area is mostly residential, yes
6. More residence and Income for the city & utility companies.
7. The area is mostly residential in all directions
8. The lot is narrow and long. The zoning is needed to be able to divide in to two lots. The property is 1.33 acres and is more than enough area to have two lots in any zoning.
9. The Zoning should not affect nearby properties in anyway since the area is already residential and we are only adding two lots..
10. It has always been farm land and vacant.
11. None all already exist.
12. The development is waiting on the rezoning and will begin as soon as this is done.
13. Not known
14. NA

TTC



* JB2011R-009817 2 *

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ANN HUDSON

CRAIGHEAD COUNTY

RECORDED ON:

06/28/2011 01:26PM

BY [Signature] D. C.

Approved as to form by:
John Barttelt, Attorney-at-Law
Transactional data completed by The Title Company

**WARRANTY DEED
MARRIED PERSON**

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MITCHELL CALDWELL and MARY CALDWELL, by Mitchell Caldwell, her attorney in fact as shown in Power of Attorney Record 24 Page 188 at Jonesboro, Arkansas, husband and wife Grantor(S) for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid by DALE WRIGHT and GERALDINE WRIGHT, husband and wife, as tenants by the entirety, Grantee(S), the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto said DALE WRIGHT and GERALDINE WRIGHT, husband and wife, as tenants by the entirety, Grantee(S), and unto their heirs and assigns forever, the following lands lying in Craig-head County, Arkansas.

A part of the Northeast Quarter of Section 4, Township 13 North, Range 4 East, Craighead County, Arkansas, and being more particularly described as follows: Commence at the East Quarter Corner of said Section 4, Township 13 North, Range 4 East; thence West 607.6 feet along the South line of said Northeast Quarter to the point of beginning proper; thence continue West 100.0 feet; thence North 0 degrees 09' West 679.45 feet; thence East 100.0 feet; thence South 0 degrees 09' East 579.45 feet to the point of beginning proper, containing 1.33 acres, more or less, and being subject to all public and private roads and easements.

To have and to hold the same unto the said GRANTEE(S), and unto their heirs and assign forever, with all appurtenances thereunto belonging.

And we hereby covenant with said GRANTEE(S) that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, the GRANTOR(S) MITCHELL CALDWELL and MARY CALDWELL, husband and wife, for and in consideration of the said sum of money, do hereby release and relinquish unto the said GRANTEE(S) all our rights of dower, curtesy and homestead in and to the said lands.

WITNESS our hands and seals on this 23 day of June, 2011.

[Signature]
MITCHELL CALDWELL

[Signature]
MARY CALDWELL

[Signature]
By: Mitchell Caldwell, Attorney in Fact

"I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument."

By [Signature]
Grantee/Grantee's Agent
Address: Box 16927
Jonesboro, AR 72403