

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: Addresses not yet assigned, Jonesboro, AR 72404

Side of Street: South side of Race Street; West side of Fair Park Boulevard; East side of Caraway Road

Quarter: Part of the Northwest Quarter of the Southwest Quarter of Section 28, 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: C-2 **Proposed Zoning:** C-3

Size of site (square feet and acres): 536,702 S.F. – 12.32 Acres

Street Frontage (feet): 59.94 feet along Caraway Road
658.16 feet along Race Street
409.96 feet along Fair Park Boulevard

Existing Use of the Site: Vacant/ Undeveloped

Character and adequacy of adjoining streets: Caraway Road and Race Street are both multi-lane streets that adequately carry a large traffic count. Fair Park Boulevard, is also multi-laned at the intersection with Race Street, but the majority of that street is two lanes. The drawings presented reflect the required rights-of-way in accordance with the current Master Street Plan.

Does public water serve the site? Existing 20" water, north side of Race Street;
Existing 8" water, east side of Fair Park Boulevard;
Existing 20" water, east side of Caraway Road

If not, how would water service be provided? Extensions will be required.

FAIR PARK CROSSING, LLC – REZONING APPLICATION

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Does public sanitary sewer serve the site?

There are existing sanitary sewer lines on the north side of Race Street, the west side of Fair Park Boulevard, and following the larger dimensioned lines along the west part of the site.

If not, how would sewer service be provided?

Extensions will be required.

Use of adjoining properties: North: Commercial (C-3)

South: Commercial (C-3)

East: Commercial (C-3)

West: Commercial (C-2)

Physical Characteristics of the site:

The site is currently vacant. There is little slope to the land, and it drains generally west to east. The site was, at one time, used as agricultural land, and has been well maintained.

Characteristics of the neighborhood:

This site is surrounded by a wide variety of commercial uses.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the 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 C-2 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
Considering the permitted uses within the C-2 district, the owner would prefer to have a wider variety of uses as the property is developed, and buyers are sought.
- (3) **If rezoned, how would the property be developed and used?**
If rezoned, the applicant / owner / developer plans to develop the site in accordance with the standards and specifications of the C-3 Zoning Classification and the standards and specifications of the City of Jonesboro. This is not intended to be an “LUO”.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
The density would be consistent with the standards and specifications of the C-3 Zoning Classification and the standards and specifications of the City of Jonesboro.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**
The *Jonesboro Land Use Plan* indicates this area as general commercial, similar in nature to the existing surrounding developments.

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

With the proper planning of access, and proper selection of tenants, this parcel could serve a large area with a variety of commercial and retail needs.

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

This request is mainly a request to enlarge the list of permitted uses. The change requested is from C-2 to C-3.

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

There are a number of uses listed in the C-2 classification that would require a conditional use request. If the property is rezoned to C-3, many of those potential requests are eliminated.

(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 aspects of the immediate area.

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

(10) How long has the property remained vacant?

It is currently 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?

A change in the zoning from C-2 to C-3 should have no detrimental impact on any of the following aspects.

- 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?

The current plan calls for development to begin as soon as plans could be prepared that are in accordance with the appropriate standards and specifications.

(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 rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.*

The neighbors have not been contacted about this request, aside from the required certified mail.

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

This request is not for a Limited Use Overlay.

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 an 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.

The owner of the property is:

Fair Park Crossing, LLC
2110 Fair Park Boulevard, Suite “E”
Jonesboro, AR 72401

Applicant:

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



George Hamman, Civil Consultant

Deed: *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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.*