



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 8/25/13  
Case Number: R213-16

## LOCATION:

Site Address: 2006 Greenway Lane & 5710 E. Johnson

Side of Street: N between 5600 E. Johnson and 5716 E. Johnson

Quarter: \_\_\_\_\_ Section: 2 Township: 14 Range: 4

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

Size of site (square feet and acres): 1.2 AC / 52,272 SF Street frontage (feet): 125 FT

Existing Use of the Site: Single family homes

Character and adequacy of adjoining streets: Greenway Lane is a private drive

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? Septic System

## Use of adjoining properties:

North R-1

South C-3 and R-1

East C-3

West R-1 (but future C-3)

Physical characteristics of the site: The site currently has two homes on it and has frontage on Hwy 49 North and Greenway Lane.

Characteristics of the neighborhood: The immediate south & east are existing commercial classifications. The west is in the process of converting to commercial.

*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 17<sup>th</sup> 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:*

*See Attached*

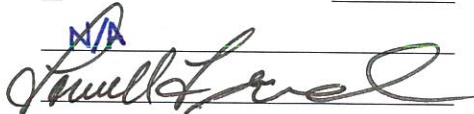
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential 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.

Name: Lowell French/Steve Preshidge  
 Address: 2006 Greenway Lane  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: \_\_\_\_\_  
 Facsimile: N/A  
 Signature: 

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

**Applicant:**

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

Commercial Real Estate Broker  
 Name: Haag Brown Commercial  
 Address: 2915 Browns Lane  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: 870-336-8000  
 Facsimile: 888-561-4917  
 Signature:   
Joshua Brown

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## REZONING INFORMATION:

- (1) If the property was in the City limits at the time of acquisition, it was zoned R-1.
- (2) The property is adjoining a large future commercial development and has commercial zoning on both sides.
- (3) Will be used for commercial development.
- (4) Very low ratio in regards to amount of square foot per acre. The amount is much less than city requirements.
- (5) This proposed classification is consistent with the current *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. this are is designated as thoroughfare commercial.
- (6) The proposed rezoning would increase the value of the surrounding properties and further commercial development on Highway 49 North.
- (7) There is commercial development adjacent to both sides of the property and across street.
- (8) Yes. The residential zoning does not allow for expansion and no longer fits this location.
- (9) The proposed zoning classification:
  - a) will increase the value of surrounding properties.
  - b) will increase daily traffic to area.
  - c) will allow drainage to be improved.
  - d) will cosmetically add value to area.
  - e) will not increase odors.
  - f) will not increase noise.
  - g) will not increase light.
  - h) will not increase vibration.
  - i) will not effect hours of use.
  - j) will change the current use to commercial.
- (10) The property is not vacant. It contains two homes.
- (11) The proposed zoning and resulting development:
  - a) will improve utility service on the site.
  - b) will have no impact on current streets.
  - c) will improve drainage on the site.
  - d) will not affect parks.
  - e) will add open space on the site.
  - f) will have no impact on fire.

g) will have no impact on police.

h) will have no impact on emergency medical services.

(12) Development would begin within 9 to 12 months.

(13) N/A

(14) This is requested zoning classification is intended to be C-3. No other restrictions are proposed for this parcel.

