



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

8/26/14

Case Number:

RZ14-45

LOCATION:

Site Address: 2006 Arrowhead Farm Road (2,200+/- feet west of Duncan Road on north side of Arrowhead Farm Road)

Side of Street: North between Big Creek Ditch and Duncan Road

Quarter: NE Section: 02 Township: 14N Range: 3E

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-4

Size of site (square feet and acres): 35,085 Sq Ft – 0.81 Ac Street frontage (feet): 111.10'

Existing Use of the Site: Residential

Character and adequacy of adjoining streets: Arrowhead Farm Road – 2-lane asphalt street

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? Owner would connect to existing septic system on site.

Use of adjoining properties:

North Residential zoning – VACANT (Dustin Murphy)

South Residential zoning – VACANT (City Water & Light)

East Residential (Kenneth Cruce)

West Residential (Dustin Murphy)

Topography
↑

Physical characteristics of the site: LONG GRAVEL DRIVE FOR PARKING WITH REMAINS OF DEMOLISHED HOMESITE.

Characteristics of the neighborhood: VACANT/FARM LAND WITH SOME RESIDENTIAL PROPERTIES THAT HAVE LARGE OUTBUILDINGS FOR EQUIPMENT.

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? RESIDENTIAL R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? TO ALLOW OWNER TO CONSTRUCT A PERSONAL BUSINESS OFFICE (LITTLE IF ANY OUTSIDE TRAFFIC). THE REZONING IS NECESSARY DUE TO THE FACT THAT COMMERCIAL ACTIVITY IS NOT ALLOWED IN RESIDENTIAL R-1 ZONING.
- (3). If rezoned, how would the property be developed and used? TO CONSTRUCT A PERSONAL BUSINESS OFFICE FOR THE OWNER (LITTLE IF ANY OUTSIDE TRAFFIC).
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? NOT KNOWN AT THIS TIME.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? NO, THE REQUEST IS NOT CONSISTENT WITH THE CURRENT LAND USE PLAN WHICH SHOWS AREA AS A SINGLE FAMILY-LOW DENSITY, BUT IS CONSISTENT WITH THE CURRENT USES OF THE NEIGHBORHOOD WHICH INCLUDES RESIDENCES WITH LARGE OUTBUILDINGS FOR FARMING EQUIPMENT.
- (6). How would the proposed rezoning be the public interest and benefit the community? IT WOULD IMPROVE THE AESTHETICS OF THE NEIGHBORHOOD BY REMOVING ANY HOMESITE REMAINS.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? REZONING WOULD BE CONSISTENT WITH THE CURRENT USE AND CHARACTER OF THE AREA WHICH INCLUDES RESIDENCES AND LARGE OUTBUILDINGS.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? COMMERCIAL ACTIVITY IS NOT PERMITTED WITHIN R-1 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. THIS REZONING SHOULD NOT ADVERSLY AFFECT ANY OF THE ABOVE.
- (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? TRAFFIC GENERATED, IF ANY AT ALL, WOULD BE MINIMAL AND THEREFORE IT SHOULD HAVE MINIMAL IMPACT ON THESE SERVICES.
- (12). If the rezoning is approved, when would development or redevelopment begin? WOULD LIKE TO PERMIT CONSTRUCTION AS EARLY AS POSSIBLE CONTINGENT UPON THE WEATHER.
- (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.* MEETINGS WERE NOT HELD TO DISCUSS THE PROPOSED DEVELOPMENT.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. N/A

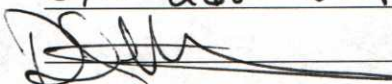
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OWNERSHIP INFORMATION:

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: Dustin Murphy
Address: 2010 Arrowhead Farm Rd
City, State: Jonesboro AR ZIP 72401
Telephone: 870 930-6426
Facsimile: 870 268-1869
Signature: 

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: _____

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

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

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

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THIS INSTRUMENT PREPARED BY: J. ROBIN NIX, II, ATTORNEY

Warranty Deed

(WITH RELINQUISHMENT OF DOWER & CURTESY)

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **Jeremy Ragsdale and Sarah Ragsdale, husband and wife**, for and in consideration of the sum of \$10.00, and other good and valuable considerations to us in hand paid by the **Grantee** herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell, and convey unto **Dustin S. Murphy**, and unto **his heirs** and assigns forever, the following lands lying in the County of Craighead and State of Arkansas, to wit:


That part of the West Half of the East Half of the Northeast Quarter of Section 2, Township 14 North, Range 3 East, described as follows: Beginning at the Southwest corner of said West Half of the East Half of the Northeast Quarter, run thence North 89° 09' East 550.65 feet to the true point of beginning, run thence North 89° 09' East 111.1 feet to the Southeast Corner of said West Half of the East Half of the Northeast Quarter, run thence North 0° 13' West 300.0 feet, run thence South 89° 08' West 122.8 feet, run thence South 2° 28' East 300.0 feet to the true point of beginning, containing 0.81 acres, more or less, SUBJECT TO THE right-of-way of Arrowhead Farm Road off the South side thereof.

To have and to hold the same unto the said **Grantee** and unto **his heirs** and assigns forever, with all appurtenances hereunto belonging.

And we hereby covenant with said **Grantee** that we will forever warrant and defend the title to the said lands against all claims whatever.

And we, **Jeremy Ragsdale and Sarah Ragsdale, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said **Grantee** our rights of dower, curtesy, and possibility of Homestead in and to said lands.

WITNESS our hands and seals on this 8th day of June, 2009.


JEREMY RAGSDALE


SARAH RAGSDALE

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

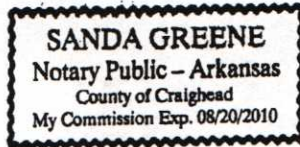
BE IT REMEMBERED, that on this day came before me the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Jeremy Ragdale and Sarah Ragsdale, husband and wife**, to me well known as the grantors in the foregoing Deed, and stated that they had executed the same for the consideration and purpose therein mentioned and set forth.

And on the same day also voluntarily appeared before me each of the said grantors separately, and each grantor in the absence of such grantor's spouse declared that he or she had, of his or her own free will, executed said Deed and signed and sealed the relinquishment of dower, curtesy and homestead in the said Deed for the consideration and purposes therein contained and set forth, without compulsion or undue influence of such grantor's spouse.

WITNESS my hand and seal as such Notary Public on this 8th day of June, 2009.

My Commission Expires:
August 20, 2010

Sanda Greene
Notary Public



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

Buyer [Signature] Address 2010 Arrowhead Farm Rd, Jonesboro AR 72401

DEED BK 798 PG 279 - 280
DATE 06/09/2009
TIME 09:54:53 AM
RECORDED IN,
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON,
CIRCUIT CLERK
[Signature], D.C.
RECEIPT# 189721