



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 07-17-09  
Case Number: RZ-09-15

## LOCATION:

Site Address: 2005 HARRISBURG ROAD

Side of Street: SOUTH between HARRISBURG ROAD and HIGHLAND DRIVE

Quarter: NE Section: 30 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-2 Proposed Zoning: C-3 LU-O  
(SEE NOTE 14)

Size of site (square feet and acres): 6.32 ACRES +/- Street frontage (feet): 800' +/-  
275168 SQ FT +/-

Existing Use of the Site: SINGLE-FAMILY RESIDENCE – (UNOCCUPIED)

Character and adequacy of adjoining streets: EXCELLENT (2 ARKANSAS STATE HIGHWAYS 1B & 18)  
Does public water serve the site? YES

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? YES

If not, how would sewer service be provided? N/A

Use of adjoining properties:

North ZONED C-3 LUO - (AUTO PARTS STORE)

South ZONED R-1 – (RESIDENTIAL)

East ZONED R-1 – (CHURCH)

West ZONED C-3 – (FAST-FOOD RESTAURANT)

Physical characteristics of the site: SUBJECT PROPERTY IS CURRENTLY UNOCCUPIED. MOSTLY PASTURE WITH SOME SCATTERED VEGETATION

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Characteristics of the neighborhood:

COMMERCIAL DEVELOPMENT TO NORTH AND WEST, PROPERTY TO EAST,  
OCCUPIED BY CHURCH AND SOUTH IS RESIDENTIAL.

**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? R-2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? BEST USE OF PROPERTY.
- (3). If rezoned, how would the property be developed and used? WITHIN THE RESTRICTIONS OF THE PROPOSED LIMITED USE OVERLAY.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? N/A
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? YES
- (6). How would the proposed rezoning be the public interest and benefit the community? BY SERVING THE NEEDS OF THE AREA WITH USEFUL SERVICE, NEW JOBS AND ATTRACTIVE SITE PLAN.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE AREA.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? DUE TO THE POTENTIAL GROWTH IN THE SURROUNDING AREA THIS PROPERTY WOULD BE BEST USED AS THE REQUESTED ZONING DISTRICT.
- (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. POSITIVE IMPACT.
- (10). How long has the property remained vacant? OVER 2 YEARS
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? N/A
- (12). If the rezoning is approved, when would development or redevelopment begin? IN THE NEXT 2-3 MONTHS.
- (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.* PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF AREA AND REZONING IS TO MEET THE NEED OF SURROUNDING AREAS.

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(14). This application is for a Limited Use Overlay (LUO), the applicant has specified all uses desired to be excluded.

**LIMITED USE TO EXCLUDE:**

- BED AND BREAKFAST
- CEMETERY
- CHURCH
- COLLEGE OR UNIVERSITY
- CONSTRUCTION SALES AND SERVICE
- DAY CARE, LIMITED OR GENERAL
- ENTERTAINMENT, ADULT
- FUNERAL HOME
- GOLF COURSE
- HOSPITAL
- NURSING HOME
- PAWN SHOPS
- RECREATIONAL VEHICLE PARK
- SCHOOL, ELEMENTARY/ MIDDLE & HIGH
- UTILITY, MAJOR
- UTILITY MINOR
- VEHICLE AND EQUIPMENT SALES
- VEHICLE REPAIR, GENERAL
- VEHICLE REPAIR, LIMITED
- WAREHOUSE, RESIDENTIAL (MINI) STORAGE

**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.

**Applicant:**

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

Name: **A.H. RUSHER JR.**

Address: **27 PLANTATION OAKS**

City, State: **JONESBORO, AR**      ZIP **72401**

Telephone: **870-972-8632**

Facsimile:

Signature:

Name: *A.H. Rusher Jr*

Address: *SAME*

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: *A.H. Rusher Jr*

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