



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received:

6/17/13

Case Number:

RZ-13-12

LOCATION:

Site Address:

n/a 2600 ALEXANDER

Side of Street: NE

between Woodsprings Rd.

and Wood St.

Quarter: SW

Section: 25

Township: 14 North

Range: 3 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-1

Proposed Zoning:

C-3

Size of site (square feet and acres):

83,379 sq.ft./1.91 Acres

Street frontage (feet):

347.31'

Existing Use of the Site: Site is not being used at this time/Vacant lot that includes wooded areas

Character and adequacy of adjoining streets:

A.H.T.D. maintained highway

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

R-1

South

Highway 63 to Southwest

East

R-1 to Southeast

West

C-3 to the Northwest

Physical characteristics of the site:

Gently sloping wooded lot

Characteristics of the neighborhood:

This property faces the access road (Alexander Dr.) of Highway 63. Most of the

property in this area facing Alexander Dr. is currently zoned commercial.

There is a tract of land that is directly southwest of this property, on the southwest of Highway 63 that is empty and adjoins R-1 zoning that is currently zoned C-3.

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 in 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.

Applicant:

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

Surveyor

Name: Nix Development, Inc.

Address: 2532 Alexander Dr. Suite A

City, State: Jonesboro, Ar ZIP 72401

Telephone: (870) 931-4040

Facsimile: (870) 931-4140

Signature: _____

Name: Kevin Scrape

Address: 3901 Mardiswood Cv.

City, State: Jonesboro, Ar. ZIP 72404

Telephone: (870) 243-1887

Facsimile: n/a

Signature: _____

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

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REZONING INFORMATION ATTACHMENT

1. R-1
2. FOR AN EXTENSION OF THE CURRENT OFFICE COMPLEX KNOW AS CHRISTIAN CREEK COMMONS
3. SAME AS (2).
4. APPROXIMATELY 10,000 SQ. FT.
5. ALTHOUGH IT IS NOT CONSISTENT WITH THE JONESBORO COMPREHENSIVE PLAN AND THE FUTURE LAND USE PLAN, THE PROPERTY IS LOCATED ALONG HIGHWAY 63 AND WOULD NOT BE APPEALING TO DEVELOP AS R-1 ZONING.
6. NEW DEVELOPMENT THAT WOULD SUPPORT THE GROWTH AND ECONOMIC DEVELOPMENT OF THE CITY OF JONESBORO.
7. MOST OF THE PROPERTY THAT FACES HIGHWAY 63 ARE CURRENTLY ZONED COMMERCIAL BUSINESS OR HAVE ALREADY BEEN ZONED COMMERCIAL FOR FUTURE USE. ALSO THERE IS PROPERTY ADJACENT TO THIS PROPERTY THAT IS ZONED C-3.
8. YES, OWNER FEELS THAT UNDER NO CIRCUMSTANCES THAT ANYBODY WOULD USE OR DEVELOP THIS LOT FOR ANY R-1 USE. PROPERTY ALSO HAS ACCESS FROM HIGHWAY 63 ACCESS ROAD (ALEXANDER DR.)
9. OWNER FEELS LIKE THE PROPOSED REZONING WOULD NOT HAVE ANY EFFECT OF NOISE, ODOR, LIGHT OR TRAFFIC TO THE SURROUNDING AREAS. ANY DRAINAGE ISSUES THAT WOULD AFFECT OTHER PROPERTY WILL BE TAKEN CARE OF ON THE PROPOSED SITE AT THE DIRECTION OF AN ENGINEER AND BE APPROVED BY THE CITY. HOURS OF USE AND OPERATION WILL BE SIMILAR TO THE EXISTING CHRISTIAN CREEK THAT IS ADJACENT. ALSO THE OWNER FEELS IT WOULD GREATLY INCREASE OR DECREASE PROPERTY VALUES IN THE SURROUNDING AREA.
10. ASSUME THAT PROPERTY HAS ALWAYS EXISTED IN ITS NATURAL STATE.IT WOULD IMPACT FIRE, POLICE AND EMERGENCY SERVICES JUST LIKE THE EXISTING CHRISTIAN CREEK COMPLEX HAS, ON AN AS NEED BASIS, WHICH OWNER FEELS WOULD BE LIMITED.
11. IT SHOULD HAVE NO IMPACT ON PARKS AND ALL UTILITY/DRAINAGE IMPROVEMENTS WILL BE INSTALLED BY THE OWNER AND SHOULD HAVE A MINIMAL AFFECT BECAUSE OF THE SIZE OF THE IMPROVEMENT. IT SHOULD HAVE VERY MINIMAL EFFECT ON SURROUNDING STREETS.
12. WITHIN 12 MONTHS.