



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Meeting Date: 2-09-21 Date Received: 1-17-21  
Meeting Deadline: 1-17-21 Case Number: RZ 21-02

## LOCATION:

Site Address: 305 Airport Rd.

Side of Street: W between Willow Pointe Dr. and Railroad

Quarter: SW Section: 15 Township: 14N Range: 4E

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: RS-8

Size of site (square feet and acres): 304,912 sq ft, 7 ac Street frontage (feet): 284.3

Existing Use of the Site: Bar, Grill, Dance Hall

Character and adequacy of adjoining streets: Adjoining streets in the area are primarily residential, quiet, and in

Does public water serve the site? YES good condition.

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? YES

If not, how would sewer service be provided? \_\_\_\_\_

Use of adjoining properties:

North CEMETARY

South MOOSE LODGE (PRIVATE CLUB)

East WILLOW POINTE SUBDIVISION (RESEDENTIAL)

West ARKANSAS STATE A&M PROPERTY (OPEN PASTURE)

Physical characteristics of the site: Large grassy area with large parking lot, a 13,000 sq ft building, and a wooded area.

Characteristics of the neighborhood: Growing residential area

*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 on the public meeting schedule. 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? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To make smaller, compliant lots.
- (3). If rezoned, how would the property be developed and used? Single-Family Residential
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 30-35 Lots, 6000-7000 sq.ft./lot
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? Yes (High Density, SF)
- (6). How would the proposed rezoning be the public interest and benefit the community? By providing more compliant single family housing
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? The zoning will not change use, but allow for a smaller, compliant sizing. (Willow Pointe has both R-1 and RS-8)
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Existing re-zoning does not permit desired density.
- (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. Beyond construction of 30-35 homes, rezoning should not have a major effect, other than a very slight increase in traffic.
- (10). How long has the property remained vacant? Property has remained in current state since at least 2001.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? Development will cause a negligible increase of utilities, traffic, and other services.
- (12). If the rezoning is approved, when would development or redevelopment begin? Within months of approval.
- (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). **Neighbors notified by registered mail (see attached)**  
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: Ignacio Islas  
 Address: 804 S Gee St  
 City, State: Enochville AR ZIP 7240  
 Telephone: 870-768-9207  
 Facsimile: \_\_\_\_\_  
 Signature: [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.

*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 on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.*