



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: 3012 PARKWOOD ROAD

Side of Street: between STADIUM BLVD and BRAZOS STREET
NORTH

Quarter: NE Section: 28 Township: 14 NORTH Range: 5 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: C-3 LUO Proposed Zoning: C-3

Size of site (square feet and acres): 0.17 ACRES Street frontage (feet): 61.31'

Existing Use of the Site: ZONED C-3 LUO GENERAL COMERCIAL DISTRICT – LIMITED USE OVERLAY PARKING LOT ONLY

Character and adequacy of adjoining streets: ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.

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

South ZONED R-3-RESIDENTIAL

East ZONED R-3-RESIDENTIAL

West ZONED C-3-LUO-COMMERCIAL BUILDING

Physical characteristics of the site: SUBJECT PROPERTY CONTAINS AN EXISTING SINGLE FAMILY RESIDENCE

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 18 days prior to the next MAPC meeting. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

Characteristics of the neighborhood: NEIGHBORHOOD IS GENERALLY SINGLE-FAMILY RESIDENTIAL/WITH POTENTIAL COMMERCIAL DEVELOPMENT TO THE WEST OF SUBJECT PROPERTY.

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? C-3 LUO
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? PROPERTY WAS ZONED FOR PARKING LOT ONLY. OWNER WANTS TO BUILD COMMERCIAL BUILDING.
- (3). If rezoned, how would the property be developed and used? COMMERCIAL BUILDING.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? LESS THAN 1000 SQUARE FEET COMMERCIAL BUILDING.
- (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 in the public interest and benefit the community? BY PROVIDING ADDITIONAL SERVICE TO THE AREA.
- (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? ZONED FOR PARKING LOT ONLY. OWNER WANTS TO BUILD COMMERCIAL BUILDING.
- (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? 6 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? NONE
- (12). If the rezoning is approved, when would development or redevelopment begin? AS SOON AS POSSIBLE
- (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 AREA.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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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: KRISTY HARVEY
Address: 4578 HWY 163
City, State: Jonesboro, AR ZIP 72404
Telephone: 870-919-8893
Facsimile: _____
Signature: Kristy Harvey

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:

Name: KRISTY HARVEY
Address: 4578 HWY 163
City, State: Jonesboro, AR ZIP 72404
Telephone: 870-919-8893
Facsimile: _____
Signature: Kristy Harvey

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