

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 10-18-10
Case Number: RZ-10-19

LOCATION:

Site Address: 1504 Stadium Boulevard

Side of Street: East Side of Stadium Boulevard

Quarter: Southeast **Section:** 21, **Township:** 14 North, **Range:** 4East

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 & R-3 **Proposed Zoning:** C-3

Size of site (square feet and acres): 19,241 S.F. - 0.44 Acres (+/-)

Street Frontage (feet): 130' (+/-) along Stadium Boulevard

Existing Use of the Site: Existing residential structure and storage building.

Character and adequacy of adjoining streets: Stadium Boulevard is a five-lane U.S. Highway (49), with a center turn lane, which should easily handle any additional traffic generated by development of this parcel.

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

EVERS BROWN - REZONING APPLICATION

10/17/10

PAGE 2 OF 7

Use of adjoining properties:	North:	Existing Multifamily Buildings
	South:	Existing Residential R-2
	East:	Existing Residential R-2
	West:	Existing Creek Place - Commercial S/D

Physical Characteristics of the site:

The site is a relatively level area, and gentle slope to the northwest. The site contains one residential structure and one small storage building. There is some existing vegetation along a couple of the sides.

Characteristics of the neighborhood:

The surrounding area immediately to the east is residential (R-2) in nature. On the north side of the site are a couple of multifamily structures. To the south is one residential (R-2) structure. To the west is a Creek Place, a commercial subdivision.

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following question in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-2 and R-3 at the time of acquisition.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
This area is becoming more highly developed in a commercial manner. Therefore, they have requested a Classification of C-3.
- (3) **If rezoned, how would the property be developed and used?**
The property is proposed to be developed into a small retail center.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
At this time, the owners are considering a building of approximately 6,500 S.F.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be Thoroughfare Commercial. Therefore, the requested zoning classification of C-3, is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would allow the existing structure to be removed, and replaced with something newer, and much more attractive.

EVERS BROWN - REZONING APPLICATION

10/17/10

PAGE 4 OF 7

- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

The character of the general area is presently undergoing change. The proposed rezoning would be very compatible with the existing facilities and those developments that are currently undergoing change.

- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**

This parcel would be a difficult to redevelop as a single family tract due to the presence of the five-lane highway along the frontage.

- (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.**

A newer, more attractive, small retail center should have no detrimental impact on any of the following aspects:

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

The proposed use does not restrict any existing surrounding uses.

(10) How long has the property remained vacant?

Currently, the tract is occupied with one residential structure, and one storage building.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

A newer, more attractive, small retail center should have no detrimental impact on any of the following aspects:

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

EVERS BROWN - REZONING APPLICATION

10/17/10

PAGE 6 OF 7

- (12) **If the rezoning is approved, when would development or redevelopment begin?**

Development of the site is anticipated to begin soon after the approval of the change in zoning classification.

- (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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***

Contact is planned with the surrounding neighbors, though no detailed information is readily available at the time of the submittal of this application

- (14) **If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**

This requested rezoning is intended to be C-3, and does not include any Limited Use Overlay.

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:

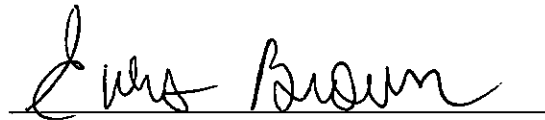
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Applicant:

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

The owner of the property is:

Mr. Evers Brown
PO Box 204
State University, AR 72467
Client Phone #: 243-6445



A handwritten signature in cursive script, reading "Evers Brown", is written over a horizontal line.

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 Areas 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.*