

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

6/14/13

Case Number:

RZ13-09

LOCATION:

Site Address: 1410 East Highland Drive

Side of Street: North Side of Highland Drive, West side of Hillcrest

Quarter: Southwest **Section:** 1, **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-1 **Proposed Zoning:** C-4 - L.U.O.

Size of site (square feet and acres): 80,005 S.F. – 1.84 Acres
Street Frontage (feet): 239.00 feet along Highland Drive;
334.78 feet along Hillcrest Street

Existing Use of the Site: 0.63 acres currently fuel station and convenience store, recently closed, and the remainder undeveloped.

Character and adequacy of adjoining streets: Highland Drive is an existing five lane road which is also AR Highway 18B, which currently accommodates the traffic needs of the area. It should be adequate to accommodate commercial development in this area. Hillcrest Street serves the Hillcrest Visual and Performing Arts School very well.

Does public water serve the site? Existing 12" - south side of Highland Drive;
Existing 6" - east side of Hillcrest Street.

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

Does public sanitary sewer serve the site? Existing 12" - south side of Highland Drive;
Existing 8" - in front of Iberia Bank on the north side of Highland Drive.

If not, how would sewer service be provided? The existing sewer lines would have to be extended to serve the site with any additional services that might be required for a development comprised of more than one building, or additional sewer service lines would have to be installed.

Use of adjoining properties:
North: Hillcrest Visual and Performing Arts School
South: Undeveloped C-4 LUO
East: C-4 LUO – Iberia Bank
West: Single Family Home (Applicant's home)

Physical Characteristics of the site:

A portion of the site is occupied by an existing building that until recently was used as a fuel station and a convenience store. The remainder of the site contains a well-established stand of grass and drains generally to the southeast.

Characteristics of the neighborhood:

To the west is an existing, well maintained, single family residence owned by the applicant. To the north is Hillcrest School. To the east is the large Iberia Bank building. To the south is undeveloped C-4 LUO.

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 questions in detail:*

(1) How was the property zoned when the current owner purchased it?

The property is currently zoned R-1.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

With the recent commercial growth in this area, this tract is a premier location for commercial development. There are various types of development in the immediate area including "big box" development, large bank buildings, retail centers and restaurants. This site is not conducive to single family development due to the expanse and variation of commercial development. Moreover, this request is also to bring the parcel into compliance with the most recent use. This parcel will be developed in a manner very consistent with the increasing needs for the area. The rezoning becomes necessary following study of the site and the current trends in the area.

(3) If rezoned, how would the property be developed and used?

The applicant does not have intentions of functioning as the developer. The parcel would be developed in a manner consistent with the current standards and specifications within the City of Jonesboro. This is proposed to be a C-4 LUO and the proposed prohibited uses are listed later in the application.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

The site planning was not complete at the time of the application. The proposed density will be in compliance with the current standards of the City of Jonesboro.

(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* (1996) call for this specific area to be Medium Density Residential. However, the current adjacent development to the east is a large bank building, and the current zoning classification of the property to the south is C-4 LUO. Moreover, the existing school campus to the north occupies a large area as well, particularly when viewed in conjunction with the MacArthur Junior High campus. Due to the trends and existing development in the immediate area, a request of this nature emerges as being appropriate.

CROCKER - REZONING APPLICATION

06/12/13

PAGE 4 OF 6

(6) How would the proposed rezoning be the public interest and benefit the community?

The proposed development involves further development of an existing, ongoing commercial corridor, thereby providing jobs for the area, as well as future economic benefits.

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

As mentioned, there is a wide variety of commercial development in the immediate area. As this development progresses, more commercial development in the area will occur. Therefore, the requested zoning classification would be very compatible with the additional development anticipated in the near future.

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

Though the property could be developed in accordance with the existing zoning, the proximity to the main thoroughfare and existing commercial uses is not conducive to successful single family residential sales. With the changes in the development trends that have occurred within the past sixteen years, reconsideration of the intent of the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* should be included in evaluation of this request.

(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.

This proposed development should have no detrimental impact on any of the following aspects of the immediate area.

- 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 other existing surrounding uses.

CROCKER - REZONING APPLICATION

06/12/13

PAGE 5 OF 6

(10) How long has the property remained vacant?

Aside from the existing fuel station and convenience store, the property has never been developed.

(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 newly developed site 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

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

The proposed development time-frame would be in the hands of the potential developer. That information has yet to be revealed.

(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.*

No meeting has been held with the adjacent owners.

(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 a Limited Use Overlay (LUO). The applicant requests a zoning classification of C-4 L.U.O., with the proposed permitted uses being listed below:

- 1) Automated Teller Machine;
- 2) Bank or Financial Institution;
- 3) Medical Service or Medical Office;
- 4) Office / general;
- 5) Retail;
- 6) Service

CROCKER - REZONING APPLICATION

06/12/13

PAGE 6 OF 6

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:

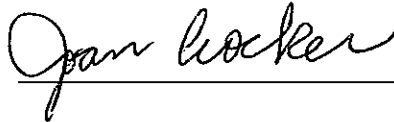
I certify that I am an owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Applicant:

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

The owner of the property is:

Ms. Joan Crocker
1406 East Highland Drive
Jonesboro, AR 72401



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

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