



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 12-17-07
Case Number: RZ-07-47

LOCATION:

Site Address: 4712 Stadium Jonesboro, AR 72404

Side of Street: _____ between Colony Drive E. and Bunting Drive

Quarter: NW Section: 4 Township: 13 N 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: C-3

Size of site (square feet and acres): .67 ACRES Street frontage (feet): _____

Existing Use of the Site: Vacant Cleared Lot

Character and adequacy of adjoining streets: paved road Frontage on Stadium Blvd

Does public water serve the site? yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? no

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Commercial zone, Rental Home on land

South _____

East Commercial and Residential

West Commercial Jonesboro Home Development

Physical characteristics of the site: on 11/13/2007 - The lot was cleared, there are very few remaining trees left on the north border

Characteristics of the neighborhood: of the 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 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? R-2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? C-3
- (3). If rezoned, how would the property be developed and used? Business, Retail
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Retail Business
0.67 acres 1 unit?
- (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 the public interest and benefit the community? Further business along Stadium business corridor
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Adjacent land to North is already C-3
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Housing is inappropriate use of this land
- (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. Negate no effect
- (10). How long has the property remained vacant? Unknown
- (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? Unsure < 1 year
- (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.

Name: [Signature]
 Address: 4627 Jeri Cove
 City, State: Jonesboro, AR ZIP 72404
 Telephone: (870) 932-0199
 Facsimile: (870) 336-1545
 Signature: Debra Barber

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.*

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4712 Stadium Jonesboro, AR

Rezoning Information:

When the property was purchased on 10/19/2007 by Jeffery L. Barber and Debra L. Barber the property was zoned as R-1. The proposed rezoning of the property located 4712 Stadium is C-3. When the property is rezoned, the property will be used as a business site. The size of the lot of .67 acres would hold 1200 sq. ft building. At the time of purchase, there was a 1200 sq. ft. metal building at that time and on 11/13/07 the building was torn down and the lot was cleared for use.

We feel that the proposed rezoning will be consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan because it would further business along the Stadium business corridor.

The current use of the lots around this property at 4712 Stadium are North bound the lots on Stadium are zoned C-3 and the lot South of Bunting drive located on Stadium is zoned C-3. The lot East of our location is zoned R-1. Housing is inappropriate use of this land.

The rezoning of this property should have no negative impact on the surrounding properties. It is unknown the length of time that the property mentioned has been vacant. There should not be any impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services.

If the rezoning is approved, it is unsure on the exact time of development of the land mentioned, possibly less than one year.

The properties surrounding the property at 4712 Stadium are zoned C-3 and directly behind our property is zoned R-1 and it is an empty lot.