



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 8/29/16
Case Number: RZ16-22

LOCATION:

Site Address: The property is located at 1013 Burke Ave.

Side of Street: South between Nisbett St. and Walnut St.

Quarter: SE Section: 13 Township: 14 N Range: 3E

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 Proposed Zoning: I-1

Size of site (square feet and acres): 15,158 sq. ft. 0.35 Acres Street frontage (feet): Burke Ave. -86 ft

Existing Use of the Site: _____

Character and adequacy of adjoining streets: Burke Ave. -Local Street in good condition

Does public water serve the site? Yes

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 I-1

South R-2

East I-1

West I-1

Physical characteristics of the site: The same owner owns the lots on the East and the West side of the subject property. The subject property is currently being used as a storage yard for equipment and materials.

Characteristics of the neighborhood: Mixture of industrial buildings and single family residences

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.

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?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (5). Is the proposed rezoning 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?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained vacant?
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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:

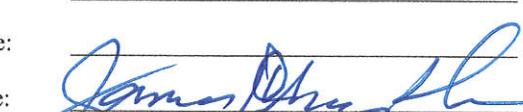
All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

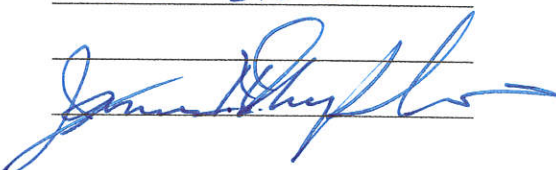
Owner of Record:

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.

Applicant:

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

Name: JAMES CHAPLAIN
 Address: 1108 W CHERRY
 City, State: JONESBORO AR ZIP 72401
 Telephone: 870-275-6922
 Facsimile: _____
 Signature: 

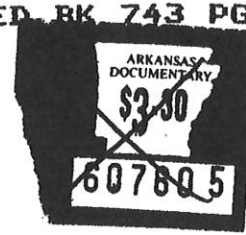
Name: JAMES CHAPLAIN
 Address: 1108 W CHERRY
 City, State: JONESBORO AR ZIP 72401
 Telephone: 870-275-6922
 Facsimile: _____
 Signature: 

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

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Rezoning Information

- (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?
So the property can be used for its highest and best use
- (3). If rezoned, how would the property be developed and used?
The property would be developed within the I-1 zoning guidelines
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Unknown at this time
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
The Master Land Use Plan depicts the subject property as a Redevelopment Cluster
- (6). How would the proposed rezoning be the public interest and benefit the community?
The proposed rezoning would allow for a more appropriate use of the property. The adjoining property on the east and west sides are currently zoned I-1 and are occupied by established businesses
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property adjoins property zoned I-1 to the east and west, I-1 to the north, R-2 to south
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes, current zoning is not best use for the property
- (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.
There should be no adverse impact to the adjoining property owners
- (10). How long has the property remained vacant?
The property is currently being used for material and equipment storage
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
There will be no adverse impact on utilities, streets, drainage, and emergency services
- (12). If the rezoning is approved, when would development or redevelopment begin?
Unknown at this time
- (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.*
No meeting has been held at this time
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
N/A



Approved as to form by:
John Bartlett, Attorney at Law
Transactional data completed by The Title Company

WARRANTY DEED

UNMARRIED PERSON

KNOW ALL MEN BY THESE PRESENTS:

That I, **THOMAS BURNETTE LONG**, a single person, GRANTOR for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations, in hand paid by **JAMES HAROLD CHAPLAIN**, Grantee(S), the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto said Grantee(S), and unto Grantee(s) heirs and assigns forever, the following lands lying in Craighead County, Arkansas.

Lot 11 in Gregg and Houghton's Subdivision of Block 13 of Nisbett's Second Addition to the City of Jonesboro, Arkansas.

To have and to hold the same unto the said GRANTEE(S), and unto Grantee(s) heirs and assigns forever, with all appurtenances thereunto belonging

And Grantor(s) hereby covenant with said GRANTEE(S) that I will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 6th day of March, 2007.

Thomas Burnette Long
THOMAS BURNETTE LONG

"I certify under penalty of False Swearing that the legally correct amount of documentary stamps have been placed on this instrument."

Grantee/Agent
Grantee's Address 1300 Terrace Court
Jonesboro, Ar. 72403

ACKNOWLEDGMENT

STATE OF ARKANSAS

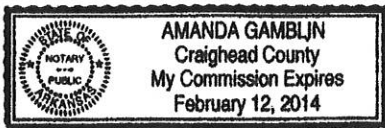
COUNTY OF Craighead

On this day, personally appeared **THOMAS BURNETTE LONG**, a single person, before me known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and official seal this 6th day of March, 2007.
My commission expires:

(SEAL)

Amanda Gambijn
Notary Public.



DEED BK 743 PG 656 - 657
DATE 03/07/2007
TIME 02:33:52 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
RECEIPT# 169571



Planning Charge Sheet

Residential Approvals – Planning Review (select all that apply) 01-0731:

- Single Family Dwelling
- Multiple Family Dwelling
- Detached/Accessory Bldg
- Single Family Additions
- Single Family Alterations
- Swimming Pools
- Walls, Fences, Decks Etc
- Multi Family Additions
- Multi Family Accessory Bldg

Commercial Approvals – Planning Review (select all that apply) 01-0732:

- Building _____ Sqft.
- Interior Alterations/Repairs
- Awnings/Canopies
- Accessory Bldgs, etc.
- Parking Lots
- Landfill and Extraction
- Gravel Mining
- Change of Use
- Storage Tanks
- Temp Tents, Trailers & Structures

Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- Single Family Districts _____ Acres
- Multi Family Districts _____ Acres

Non-Residential Zoning Districts : (Zoning Map Amendments) 01-0516:

- Zoning Map Amendments _____ Acres

Special District Applications 01-0516:

- Village Residential Overlay
- JMA-O, Jonesboro Municipal Overlay District
- Planned Development District _____ phase (preliminary, final, modification)

Board of Zoning Appeals Fee 01-0516:

- Residential
- Commercial
- Conditional Use
- Compatible Non-Conforming Use

Subdivision Planning Fees 01-0733:

- Minor Plats & Replats
- Reviews MAPC Approval: _____ Lots _____ Acres

On/Off-Premise Signage Permits – Planning Review 01-0734:

- Billboards
- High Rise Interstate _____ faces
- Bulletin Board _____ Sqft
- Construction Sign
- Ground Sign _____ Sqft
- Wall & Awning _____ Sqft
- Directional Sign _____ Sqft
- Pole Sign _____ Sqft
- Marquee Sign _____ Sqft
- Promo Event
- Special Event Sign
- Grand Opening Sign
- Corner or Interior Parcel Sign _____ Sqft Faces _____

Zoning Sign Deposit 01-0155: _____ Number of Signs

Mapping and Duplicating Services Per Page 01-0735:

- 8 1/2" x 11" BW Copies
- 8 1/2" x 11" Color Map
- Over Size Page
- Zoning Resolution
- Zoning Map 36"x50"
- Land Use (36"x44")
- 11"x17" Map
- Zoning Certification Letter
- Property Owner Search/Plat Map

Total Pages _____

Description: Rezoning Total Amount Due: _____

Site: Address: 1013 Burke Ave Tracking No.: R2 16-22

James Chaplain
Customer

Customer # _____

City Official _____

Date _____