



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: 2915 Wood Street, Jonesboro, Arkansas

Side of Street: West between Parker Road and Roleson Lane

Quarter: S 1/2 Section: 25 Township: 14N 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-1 Proposed Zoning: C-3

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

Existing Use of the Site: vacant residential

Character and adequacy of adjoining streets: adequate (Parker, Wood)

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 N/A (Parker Rd, US 63)

South R-1

East R-1 (Fire station); C-3

West C-3

Physical characteristics of the site: vacant house

Characteristics of the neighborhood: Although the neighborhood to the south is residential, all other properties bordering Parker Road in this case are commercial.

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:* **SEE ATTACHED.**

- (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.

Name: JERRY B. CRAFT
 Address: 2011 CRAFTS DR.
 City, State: JONESBORO AR ZIP 72401
 Telephone: 932-6455
 Facsimile: _____
 Signature: [Signature]

Applicant:

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

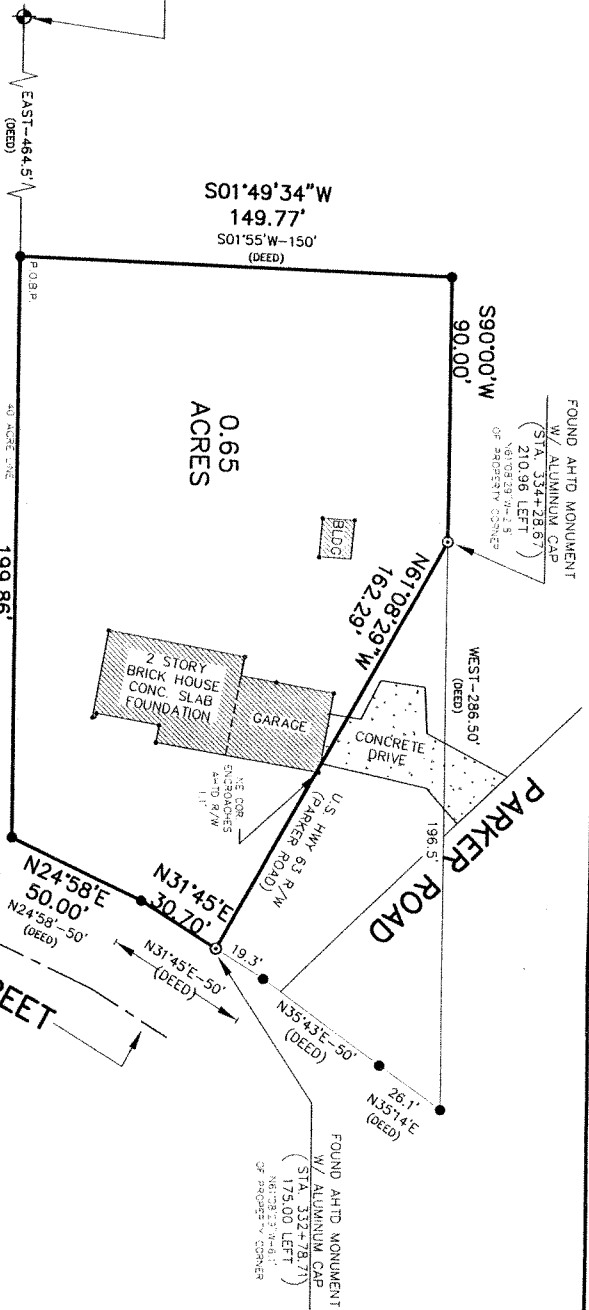
ATTORNEY FOR MR. CRAFT

Name: ROBERT J. GIBSON
 Address: P.O. Box 1700
 City, State: JONESBORO AR ZIP 72403
 Telephone: 931-1700
 Facsimile: 931-1800
 Signature: [Signature]

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

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POINT OF BEGINNING
 SW COR. NE 1/4, SW 1/4,
 SEC. 25-T14N-R3E
 CRAIGHEAD COUNTY, ARKANSAS
 (DEED)



CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES, INC., PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS, HAVE SURVEYED THE FOLLOWING PARCELS OF LAND.

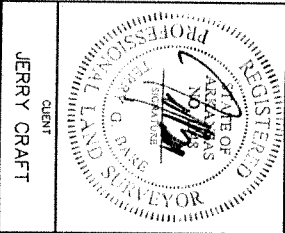
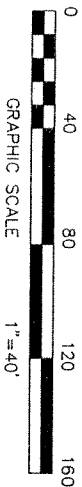
A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE EAST ALONG THE 40 ACRE LINE 464.5' TO THE POINT OF BEGINNING PROPER; THENCE S90°00'E-199.86' TO THE WEST RIGHT-OF-WAY LINE OF WOOD STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE AS FOLLOWS: N2°58'E-50.00'; N31°45'E-30.70' TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 63 (PARKER ROAD); THENCE N61°08'29"W ALONG SAID RIGHT-OF-WAY LINE 162.29'; THENCE S90°00'W-90.00' LEAVING SAID RIGHT-OF-WAY LINE; THENCE S01°49'34"W-149.77' TO THE POINT OF BEGINNING PROPER, CONTAINING 0.65 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGEND:

- FOUND 1 1/2" IRON PIPE
- ⊙ SET 5" REBAR

NOTES:

- PROPERTY LIES OUTSIDE THE 10 YEAR FLOOD PLAIN AS PER FLOOD INSURANCE RATE MAP 05031C0131 C, EFFECTIVE SEPTEMBER 27, 1991.



PLAT OF SURVEY

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 3 EAST, CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
 CIVIL ENGINEERING - SURVEYING - PLANNING
 3301 E. HIGHLAND DRIVE
 JONESBORO, ARKANSAS 72401
 TEL. 870-932-2018 FAX 870-932-1076

DATE	BY	DESCRIPTION
06/15/06	JDW	1 OF 1

REVISIONS	DATE	BY	DESCRIPTION
1	06/15/06	JDW	1 OF 1

- 1) How was the property zoned when the current owner purchased it? The property was not in the city limits.
- 2) What is the purpose of the proposed rezoning? The owner is unable to sell the property as residential real estate.
- 3) If rezoned, how would the property be developed and used? The owner has been approached by a small law firm to locate its law practice.
- 4) What would be the density or intensity of development(e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Most likely, one professional 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 the public interest and benefit the community?
The rezoning would promote re-investment in the structure located on the property rather than continued deterioration as residential.
- 7) How would the proposed rezoning be compatible with the zoning uses and character of the surrounding area? It would be consistent with the commercial development of the area to the East and the West.
- 8) Are there substantial reasons why the property cannot be used in according with existing zoning?
Its highest and best use is commercial.
- 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?
The development should increase property value and stability in the neighborhood, without affecting traffic, etc.
- 10) How long has the property remained vacant? At least six (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?
We do not suspect a significant increase in city utilities or any adverse impact on traffic, fire, police, etc.
- 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? Meetings were not conducted.
- 14) If this application is for a Limited Use Overlay(LUO), the applicant must specify all uses desired to be permitted. N/A