



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

## LOCATION:

Site Address: MATTHEWS AVE

Side of Street: SOUTH between HALTOM STREET and PATRICK STREET

Quarter: NE Section: 19 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-2

Proposed Zoning: C-2 LU-O

- LIMITED USE TO INCLUDE:**
- GOVERNMENT SERVICE
  - GOLF COURSE
  - HOSPITAL
  - HOTEL OR MOTEL
  - LIBRARY
  - MEDICAL SERVICE / OFFICE
  - MUSEUM
  - NURSING HOME
  - OFFICE / GENERAL
  - PARKING LOT / COMMERCIAL
  - PARKS AND RECREATION
  - POST OFFICE
  - RESTAURANT / FAST FOOD
  - RESTAURANT / GENERAL
  - RETAIL / SERVICE
  - SAFETY SERVICES
  - SINGLE-FAMILY DETACHED
  - SINGLE-FAMILY ATTACHED
  - DUPLEX, TRIPLEX, 4-PLEX
  - LOFT APARTMENT
  - AUTOMATED TELLER MACHINE
  - BANK OR FINANCIAL INSTITUTION
  - BED AND BREAKFAST
  - CEMETERY
  - CHURCH
  - COLLEGE OR UNIVERSITY
  - DAY CARE, LIMITED (FAMILY HOME)

Size of site (square feet and acres): 1.52 ACRES +/-  
66300 SQ FT +/-

Street frontage (feet): 195 +/- NORTH  
340 +/- WEST  
340 +/- EAST

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Existing Use of the Site: **RESIDENTIAL STRUCTURES**

Character and adequacy of adjoining streets: **ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.**

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 **ZONED C-5 – OFFICE / RESIDENTIAL**

South **ZONED R-2 – RESIDENTIAL**

East **ZONED C-5 – OFFICE / RESIDENTIAL**

West **ZONED C-1 – BANK / FINANCIAL INSTITUTION**

Physical characteristics of the site: **MUTLIPLE RESIDENTIAL STRUCTURES SITUATED ON PROPERTY TO BE REMOVED**

Characteristics of the neighborhood: **COMBINATION OF VARIOUS COMMERCIAL USES AND RESIDENTIAL USES**

### **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? **BEST USE OF PROPERTY.**
- (3). If rezoned, how would the property be developed and used? **WITHIN THE RESTRICTIONS OF THE PROPOSED ZONING / LIMITED USE OVERLAY.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **N/A**
- (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 in the public interest and benefit the community? **BY SERVING THE NEEDS OF THE AREA.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE AREA.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **DUE TO THE POTENTIAL GROWTH IN THE SURROUNDING AREA THIS PROPERTY WOULD BE BEST USED AS THE REQUESTED ZONING DISTRICT.**

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- (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. **POSITIVE IMPACT.**
- (10). How long has the property remained vacant? **N/A**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **N/A**
- (12). If the rezoning is approved, when would development or redevelopment begin?  
**NOT DETERMINED 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.*  
**PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF AREA AND REZONING IS TO MEET THE NEED OF SURROUNDING AREAS.**

**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: **KCL2, LLC  
KENNETH GIBSON, PARTNER  
CYNTHIA GIBSON, PARTNER**

Address: **403 E. MATTHEWS**

City, State: **JONESBORO, AR** ZIP **72401**

Telephone: **870-972-9125**

Facsimile:

Signature:

**Applicant:**

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

\_\_\_\_\_

Name: \_\_\_\_\_

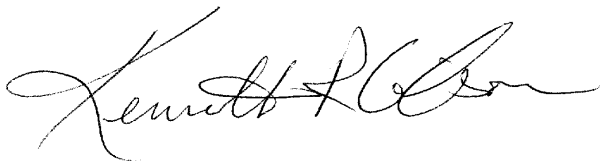
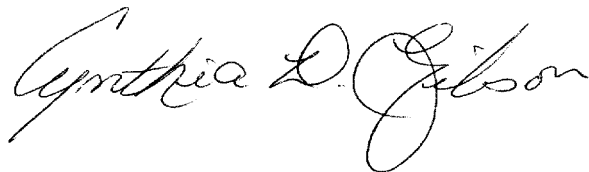
Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

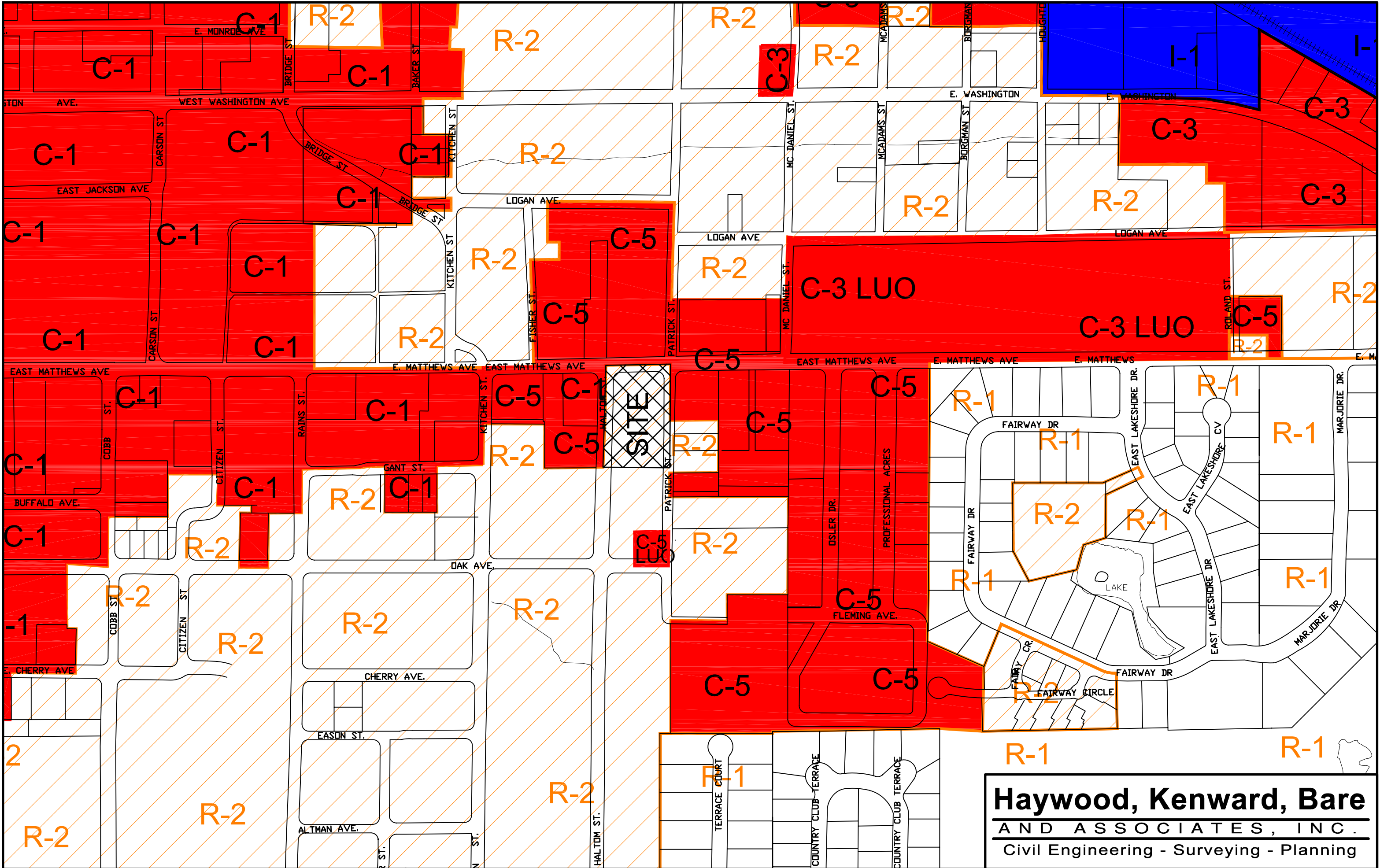
Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: \_\_\_\_\_

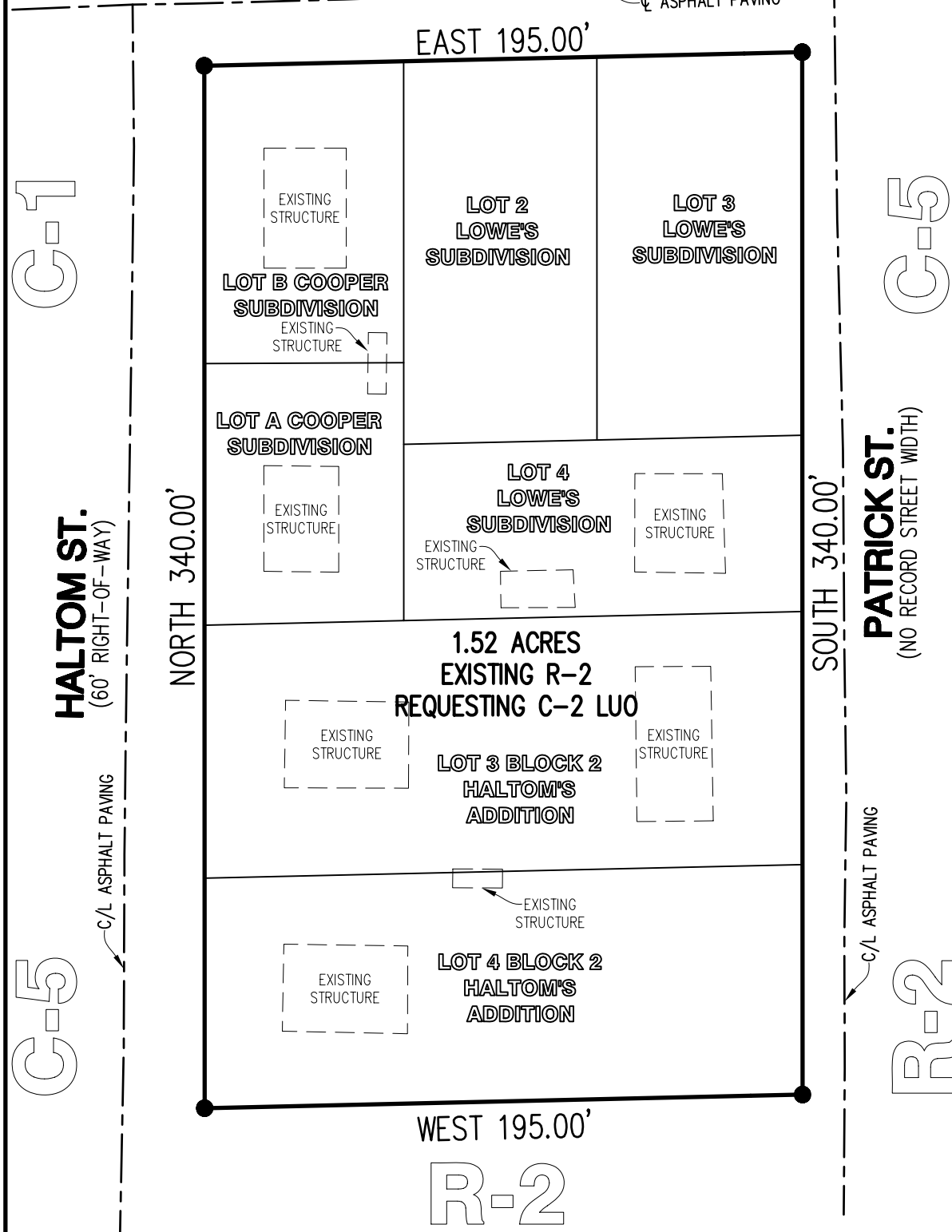



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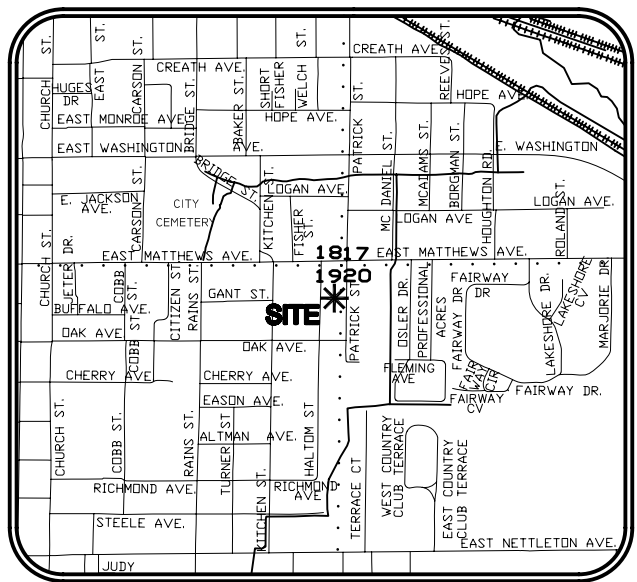
**Haywood, Kenward, Bare**  
 AND ASSOCIATES, INC.  
 Civil Engineering - Surveying - Planning

**C-5**  
**MATTHEWS AVE.**  
 (NO RECORD STREET WIDTH)



**C-2 LU-O TO INCLUDE:**

- GOVERNMENT SERVICE
- GOLF COURSE
- HOSPITAL
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- LIBRARY
- MEDICAL SERVICE / OFFICE
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**VICINITY MAP**  
 NOT TO SCALE

BEARINGS BASED ON PREVIOUS SURVEY  
 DATED 03/05/02.

**CERTIFICATE OF SURVEY:**

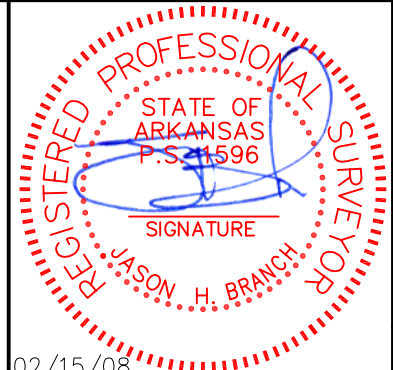
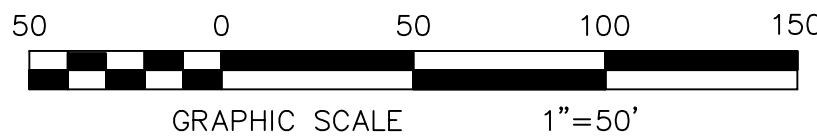
THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS HAVE SURVEYED THE FOLLOWING PARCEL OF LAND:  
 LOTS "A" AND "B" OF COOPER SUBDIVISION OF LOT 1 OF LOWE'S SUBDIVISION OF LOTS 1 AND 2, BLOCK 2 OF HALTOM'S ADDITION, AND LOTS 2, 3 AND 4 OF LOWE'S SUBDIVISION OF LOTS 1 AND 2, BLOCK 2 OF HALTOM'S ADDITION AND LOTS 3 AND 4, BLOCK 2 OF HALTOM'S ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 1.52 ACRES MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**OWNERS CERTIFICATION:**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM **(R-2) MULTI-FAMILY LOW DENSITY DISTRICT TO (C-2 LU-O) DOWNTOWN FRINGE COMMERCIAL DISTRICT - LIMITED USE OVERLAY**

SIGNED THIS 15TH DAY OF FEBRUARY, 2008

*Kenneth R. Gibson*  
 KENNETH R. GIBSON KCL2, LLC  
*Cynthia D. Gibson*  
 CYNTHIA D. GIBSON KCL2, LLC



**REZONING PLAT**

LOTS "A" AND "B" OF COOPER SUBDIVISION OF LOT 1 OF LOWE'S SUBDIVISION OF LOTS 1 AND 2, BLOCK 2 OF HALTOM'S ADDITION, AND LOTS 2, 3 AND 4 OF LOWE'S SUBDIVISION OF LOTS 1 AND 2, BLOCK 2 OF HALTOM'S ADDITION AND LOTS 3 AND 4, BLOCK 2 OF HALTOM'S ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

**HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.**  
 CIVIL ENGINEERING - SURVEYING - PLANNING  
 1801 LATOURETTE DRIVE  
 JONESBORO, ARKANSAS 72404  
 TEL 870-932-2019 FAX 870-932-1076

REVISIONS		
DATE	BY	DESCRIPTION
SURVEY INDEX CODE		
PROJECT NO. G012-0002-12		
DRAWN BY JJN	CHECKED BY JHB	
SHEET 1 OF 1	SCALE 1"=50'	
DATE 02/15/08	DRAWING NO. B-152	

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02/15/08  
 CLIENT  
 KCL2, LLC