



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 03-17-08
Case Number: RZ-08-05

LOCATION:

Site Address: _____

Side of Street: _____ between WEST WASHINGTON
SPUR and WEST WASHINGTON AVE

Quarter: SW Section: 14 Township: ~~14~~ 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): 173,840.55
3.99 AC Street frontage (feet): 794.41'

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: good

Does public water serve the site? yes

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? not

If not, how would sewer service be provided? Septic

Use of adjoining properties:

North VACANT / Recovery, INC Commercial

South WEST WASHINGTON AVE / Residential

East VACANT

West VACANT

Physical characteristics of the site: Rolling Hills Wooded

Characteristics of the neighborhood: Rolling Hills Wooded

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-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? SALE AS Commercial Residential is NOT Recommended @ Site
- (3). If rezoned, how would the property be developed and used? To Be Determined
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? to Be Determined
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
- (6). How would the proposed rezoning be in the public interest and benefit the community? Provide a Commercial Property where a Residential would NOT Recommended
- (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? Location
- (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. Improve Value - Drainage & Traffic min. Improve Visual
- (10). How long has the property remained vacant? NEVER HAD Structure
- (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? Not Determined
- (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: Henry Feild
 Address: 13805 Field Spar Dr.
 City, State: Manor, TX ZIP 78653
 Telephone: 512-278-1293
 Facsimile: same
 Signature: Henry Feild

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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FILED

04 FEB -2 PM 12:05
CIRCUIT AND CHANCERY
COURT CLERK

RECORDED
BOOK C PAGE 153
DATE 2-2-04 TIME 12:30 PM
BY ANN HUDSON, CLERK
CRAIGHEAD COUNTY

APPROVED
DATE 01/23/04
City of Jonesboro, AR
City Planner
City of Jonesboro, AR

N 89°39'19" E 1342.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	147.00'	21.48'	21.46'	S 74°59'02" E	08°22'20"
C2	392.00'	127.86'	127.29'	S 69°49'33" E	18°41'18"

DESCRIPTION:
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 3 EAST, AND A PART OF ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 14 NORTH, RANGE 3 EAST LYING NORTH OF MATTHEWS AVE., CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Beginning at the Southwest corner of said Section 14; thence North 89° 53'48" East 96.47 feet to the Center line of Matthews Ave.; thence along a curve to the right having a radius of 147.00 feet and a length of 21.48 feet along said center line; thence South 79° 10'12" East 55.94 feet along said center line; thence along a curve to the right having a radius of 392.00 feet and a length of 127.86 feet along said center line; thence South 60° 28'54" East 95.01 feet; thence North 1° 16'38" East 768.35 feet; thence South 89° 56'27" West 376.69 feet; thence South 1° 16'38" West 661.32 feet to the point of beginning proper, containing 6.00 acres more or less and being subject to all public and private roads and easements.

OWNER'S CERTIFICATION:
We hereby certify that we the owners of the property above and described herein and that we adopt the plan of subdivision and dedicated perpetual use of all streets and easements as noted and we further certify that we have read the accompanying following statement.

THE SUBDIVISION OF DEVELOPMENT MUST BE DONE IN ACCORDANCE WITH THE SALE OF LAND ACT AND THE SUBDIVISION ACT AND THE SUBDIVISION ACT AS SPECIFICALLY ENFORCED BY THE METROPOLITAN AREA PLANNING COMMISSION AND THE METROPOLITAN AREA PLANNING COMMISSION IN THE AMOUNT OF CONTRACT COST OF STREET IMPROVEMENTS REQUIRED BY SECTION 18.13(a) THAT ARE NOT COMPLETED AT THE DATE OF SALE OF THE LOT OR LOTS FROM CLUSTER DEVELOPMENT SHALL BE PAID BY THE BUYER OF SAID LOT OR LOTS. APPROVED STREET THINGS INCLUDING ALL FRONT FEET OF SAID LOT OR LOTS.

Henry Smith

S 89°55'03" W 1339.21'
SECTION 14
SECTION 23

FIELD MINOR PLAT

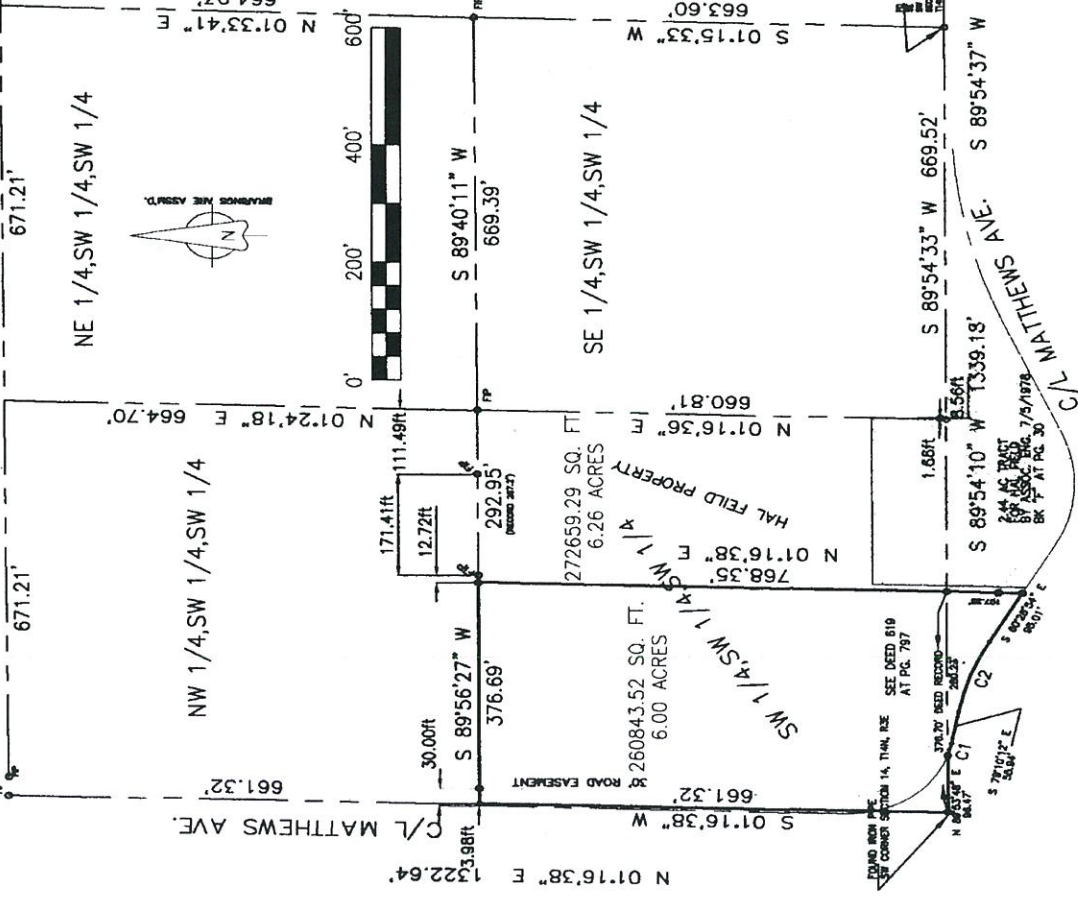
DRAWN BH	DATE 10/03/03	PT OF SECTION 14 AND T14N, R3E
APPROVED	DATE	FOR: HENRY FEILD IV
SCALE 1" = 200'	SHEET	PROJECT NO.

These standard symbols will be found in the drawing.

- PK NAIL SET
- IRON PIN FOUND
- × FENCE
- SET 1/2" REBAR

LEGEND

N 89°39'19" E 2684.84'



SURVEYOR'S CERTIFICATION:
This is to certify that I have on this date surveyed the above described property in accordance with monuments found and this plat conforms to that surveyed.

DATE 10-30-2003
Robert Hime
ROBERT HIME, PLS # 1142

HIME LAND SURVEYING, INC.
PMB #283, 2704 SO. CULBERHOUSE STE 11,
JONESBORO, ARKANSAS, 72401.