



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 8-15-08
Case Number: R2-08-21

LOCATION:

Site Address: 4215 E. Johnson, Jonesboro, AR
Side of Street: S between 4221 E Johnson (R&B Mechanical) and 4209 E Johnson
Quarter: NW 1/4 NE 1/4 Section: 10 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-1 Proposed Zoning: ~~C-1~~ C-3 08-18-08
PER- DANA STAARIT

Size of site (square feet and acres): 70567.2 sqft 1.62 Acres Street frontage (feet): 148.1 ft

Existing Use of the Site: Residential

Character and adequacy of adjoining streets: Residential to commercial - good

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 Commercial - mixed

South Residential

East Commercial

West Residential

Physical characteristics of the site: level to slightly sloping lot with few trees + sfr home.

Characteristics of the neighborhood: mixed residential to 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:*

- (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? The highest and best use of the property is commercial
- (3). If rezoned, how would the property be developed and used? It would be sold as commercial for future development
- (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
- (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? To create more business between Jonesboro + Brookland
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? The surrounding areas have gone to commercial property
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? NO
- (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. No forseen negative impact on nearby properties
- (10). How long has the property remained vacant? Property not 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? none
- (12). If the rezoning is approved, when would development or redevelopment begin? unknown
- (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.* Neighbors are rezoning also. On Eastside is commercial West is wanting to
- (14). If this application is for a Limited Use Overlay (LZO), the applicant must specify all uses desired to be permitted. Not LZO. rezone commercial

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: Judy & Terry Murphy
 Address: 4215 E. Johnson
 City, State: Jonesboro, AR ZIP 72401
 Telephone: 870-935-5419
 Facsimile: _____
 Signature: Judy Murphy, Terry Murphy

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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Basic Information

Parcel Number: 01-144101-00400
County Name: Craighead County
Ownership Information: MURPHY JUDY E & TERRY
 4215 E JOHNSON
 JONESBORO, AR
[Map This Address](#)
Billing Information: MURPHY JUDY
 4215 E JOHNSON AVE
 JONESBORO AR 72401
Total Acres: 1.62
Timber Acres: 0.00
Sec-Twp-Rng: 10-14-04
Lot/Block: /
Subdivision:
Legal Description: PT NW NE
School District: NE JB NETTLETON CITY
Homestead Parcel?: Yes
Tax Status: Taxable
Over 65?: No

*1.62 acres in part
 of the NW 1/4 of the
 NE 1/4 of section 10,
 Township 14N, Range 4
 East in Craighead County
 AR.*

Land Information

Land Divisions:	Land Type	Quantity	Front Width	Rear Width	Depth 1	Depth 2	Quarter
	RESHS	0.62 acres					NW
	RESHS	1.00 acres					NW

Valuation Information

	Appraised	Assessed
Land:	23,100	4,620
Improvements:	124,100	24,820
Total Value:	147,200	29,440
Taxable Value:		29,440
Millage:		0.0441
Estimated Taxes [?]:		\$1,298.30
Assessment Year:		2008

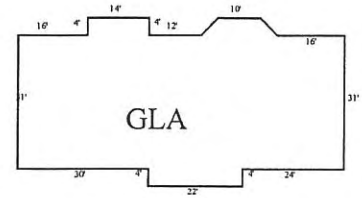
Sales History

Date	Price	Grantor	Grantee	Book	Page	Deed Type
11/19/1997	0	MURPHY	MURPHY	551	72	WD(WARRANTY DEED)

Improvement Information

Residential Improvements

Residential Improvement #1



Living Area 1st Floor 2,556
Living Area 2nd Floor 0

Basement Unfinished 0
Basement Finished w/Partitions 0
Basement Finished w/o Partitions 0
Basement Total SF 0

Living Area Total SF 2,556

Occupancy Type: Single Family

Grade: D4+10

Story Height: 1 Story

Year Built: Year Built Not Available

Effective Age: 20

Construction Type: Masonry

Roof Type: Asphalt

Heat / AC: Central

Fireplace: 1 Single 1-Story Good

Bathrooms: 2 full 0 half

Foundation Type: Slab

Floor Type: Elevated Slab

Floor Covering: carpet: 1,326 sq ft
 ceramic: 1,230 sq ft

Additive Items: **Additive Item Quantity Size Description**

PCB	400		PATIO COVER, BUILTUP
MW	100		WALLS BRICK OR STONE
PS	480		PATIO SLAB
CDW	1120		CONCRETE DRIVEWAY

Outbuildings / Yard Improvements: **OBYI Item Quantity Size Description**

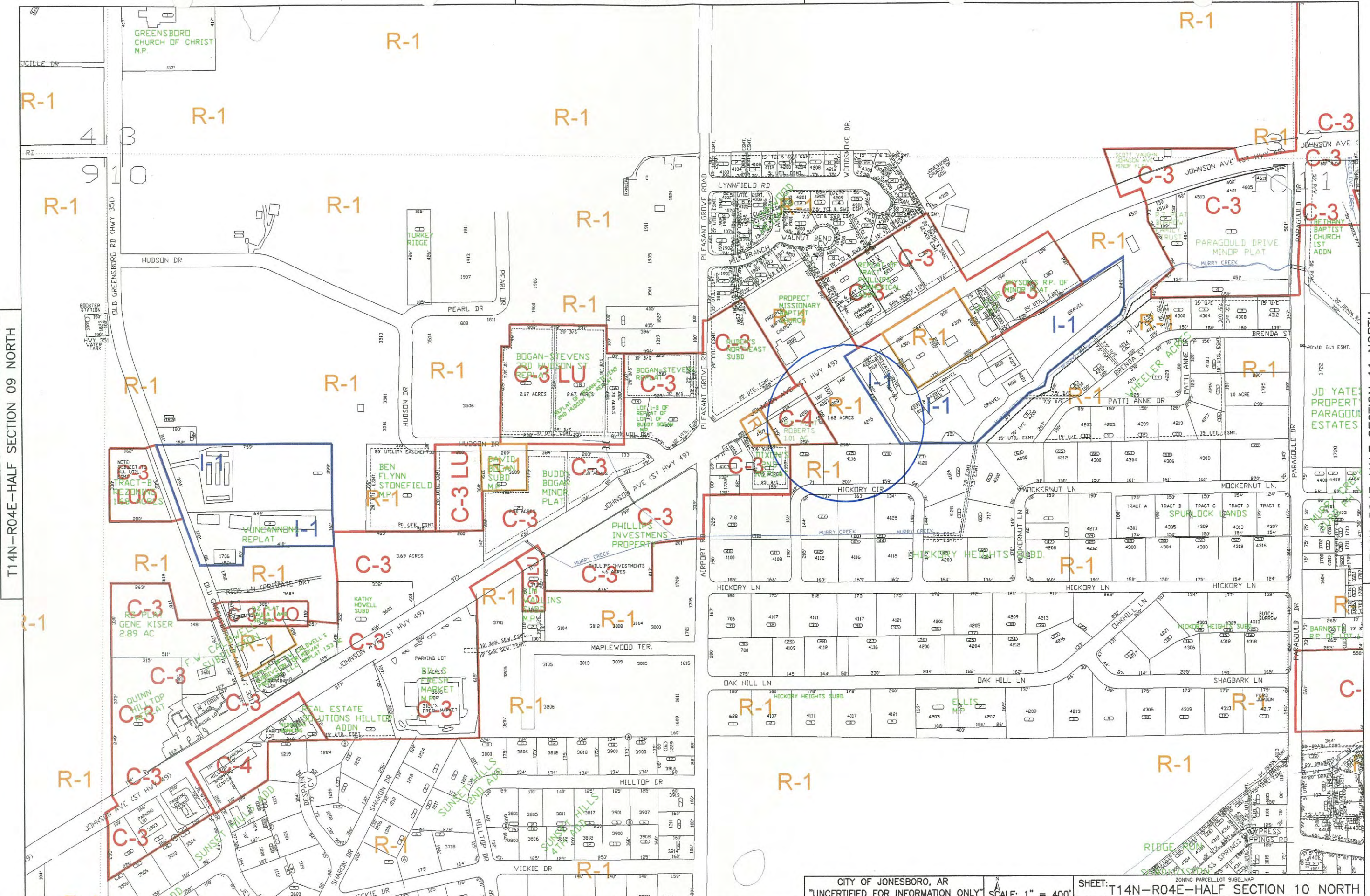
FLAT METAL OB	0		
GLA OVER MUD	1		
MUD	784		MAS UNFIN DETACHED
PCA	2		PATIO COVER, ALUM
WFX6	300		6' WOOD PRIVACY

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T14N-R04E-HALF SECTION 09 NORTH

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