



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

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

## LOCATION:

Site Address: 309 and 311 E. Oak/1005 Cobb St./316 E. Cherry

Side of Street: West between Cherry Ave and Oak Ave.

Quarter: NE Section: 19 Township: 14 N Range: 4E

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-1 LUO

Size of site (square feet and acres): 43127 sq. ft. 0.99 Acres Street frontage (feet): 150' - Oak  
323' - Cobb  
112' - Cherry

Existing Use of the Site: Single-Family

Character and adequacy of adjoining streets: Paved and adequate

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 C-1

South R-2

East CR-1 LUO/R-2

West C-1

Physical characteristics of the site: \_\_\_\_\_

Characteristics of the neighborhood: Commerical/Multi Family Residences/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:*

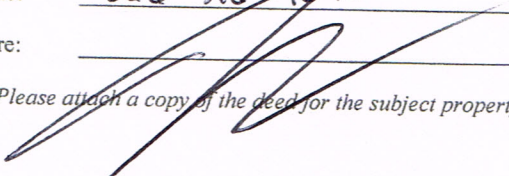
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential 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.

Name: Midtown Development  
 Address: 308 E Cherry Ave  
 City, State: Jonesboro AR ZIP 72401  
 Telephone: 870-932-0000  
 Facsimile: 800-316-9092  
 Signature: 

**Applicant:**

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

\_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City, State: SAME ZIP \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 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?  
**To consolidate the existing property for a mixed use development.**
- (3). If rezoned, how would the property be developed and used?  
**Mixed use multifamily/Single Family Residences**
- (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-Two Bedroom Townhouses/2-One Bedroom Townhouses/5-Single Story Houses**
- (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?  
**The property would be used for its highest and best use and allow affordable housing to be available for young professionals in the downtown area.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
**Consistent with current trends in the area**
- (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.  
**There should be no adverse impact to the adjoining properties. There will be minimal impacts with regards to noise, light, and existing infrastructure in the immediate area.**
- (10). How long has the property remained vacant?  
**The property is currently used for residential purposes.**
- (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, which are already adequate to handle the proposed development of the property.**
- (12). If the rezoning is approved, when would development or redevelopment begin?  
**The property is planned to be developed in 1 phase. It is anticipated that development would begin within 3 months.**
- (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 negative opinions from current adjacent property owners**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.  
**All uses excluding the following:  
Carwash, Cemetery, Communication Tower, Service Station, Vehicle Repair**