



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 8-25-2020
Case Number: R2 20-12

LOCATION:

Site Address: 1330 W. Monroe

Side of Street: North between 1334 W. Monroe and 1314 W. Monroe Ave

Quarter: B Section Section: 13 Township: 14 Range: 03

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: C-3 Proposed Zoning: RS-7

Size of site (square feet and acres): 7250 sq ft Street frontage (feet): 50 ft of Monroe
166 acres

Existing Use of the Site: empty

Character and adequacy of adjoining streets: Floyd + Puryear St

Does public water serve the site? yes City Water + Light

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 C-3 Commercial / R-2 Residential

South R-2 Residential

East R-2 Residential

West R-2 Residential

Physical characteristics of the site: empty lot

Characteristics of the neighborhood: Single family / Duplexes / Multi family
Commercial - Abilities Unlimited

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? C-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? RS-7
- (3). If rezoned, how would the property be developed and used? RS-7
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 1 residential units, 1050 sq ft
- (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? New single family
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? There are single family homes in the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Property is really small for 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. There would be none.
- (10). How long has the property remained vacant? Over 10 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? There would be none.
- (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? 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. NO

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.

Applicant:

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

Name: Alberto Morales
 Address: 221 Hollis St
 City, State: Bono, Arkansas ZIP 72416
 Telephone: 870-273-3818
 Facsimile: _____
 Signature: X [Signature]

Name: Alberto Morales
 Address: 221 Hollis St
 City, State: Bono, Arkansas ZIP 72416
 Telephone: 870-273-3818
 Facsimile: _____
 Signature: X [Signature]

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

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