

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received:

4/3/15

Case Number:

R2 15-07

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**LOCATION:** 7310 E HIGHLAND DR.  
**Site Address:** ~~No address assigned at this time~~ – none necessary at this time  
**Side of Street:** North Side of Highland Drive; West Side of Roger's Chapel Road  
**Quarter:** Southwest    **Section:** 19, **Township:** 14 North, **Range:** 5 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 (+/- 63,958 SF = +/- 1.47 Ac.)    **Proposed Zoning:** C-3  
I-2 (+/- 290,200 SF = +/- 6.66 Ac.)

**Size of site** (square feet and acres): 354,157.7 S.F. – 8.13 Acres

**Street Frontage** (feet): 299.84' along East Highland Drive  
1,202.64' along Roger's Chapel Road

**Existing Use of the Site:** The site is currently undeveloped and was last used as agricultural.

**Character and adequacy of adjoining streets:** East Highland Drive is a five-lane road in this area. Roger's Chapel Road is two lanes, and the intersection of the two is signalized. These roads are both currently accommodating the traffic load adequately. They should be adequate to accommodate the proposed zoning classification.

**Does public water serve the site?** Yes. Existing water main on the west side of the property.

**If not, how would water service be provided?** N/A

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**Does public sanitary sewer serve the site?** No.

**If not, how would sewer service be provided?** Septic system for each lot.

**Use of adjoining properties:**

**North:** Agricultural

**South:** Agricultural

**East:** Agricultural

**West:** Agricultural

**Physical Characteristics of the site:**

The site has little topographic relief, and drains generally to the west and south. There is existing crop residue on the majority of the site.

**Characteristics of the neighborhood:**

There is no neighborhood in this vicinity. All the surrounding land is currently under agricultural uses.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following questions in detail:*

- (1) **How was the property zoned when the current owner purchased it?**  
From the center-line of East Highland Drive, the land was zoned R-1. The remainder of the land north to the City Limits was zoned I-2.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
The proposed classification is necessary for the best use of the land. This is not a typical residential setting. Commercial uses are more likely than industrial uses on small parcels such as this.
- (3) **If rezoned, how would the property be developed and used?**  
The owner is not likely to be the developer. The plans are uncertain at this time.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
The density would have to be consistent with the C-3 classification.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**  
The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be Light Industrial and Thoroughfare Commercial. Therefore, a classification of this nature seems to be an appropriate request.

**(6) How would the proposed rezoning be the public interest and benefit the community?**

The proposed development involves further development of vacant land, thereby providing jobs for the area.

**(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

Compatibility is not an issue, as none of the surrounding land is developed.

**(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**

The proposed classification is necessary for the best use of the land. This is not a typical residential setting. Commercial uses are more likely than industrial uses on small parcels such as this.

**(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.**

The proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions:  
None known and none proposed.

**(10) How long has the property remained vacant?**

This property has never been developed.

**(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**

A newly rezoned site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

**(12) If the rezoning is approved, when would development or redevelopment begin?**

The owner is uncertain of any time-frames.

**(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***

There are no neighbors in the immediate area.

**(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**

This application requests a general C-3 classification.

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**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:**

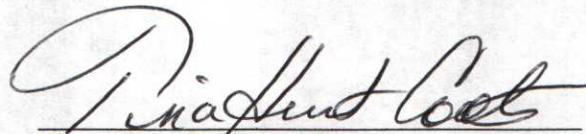
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

**Applicant:**

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

The owner of the property is:

Sontina Enterprises, Inc.  
PO Box 576  
Bono, AR 72416  
(870) 243-5014



Tina Coots, President

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

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STATE OF TEXAS, COUNTY OF DALLAS

OFFICE OF THE COUNTY CLERK

ALL persons are hereby notified that the following is a true and correct copy of the original as filed in the office of the County Clerk, Dallas, Texas, on the 1st day of January, 1900.

The above is a true and correct copy of the original as filed in the office of the County Clerk, Dallas, Texas, on the 1st day of January, 1900.

Witness my hand and the seal of the County Clerk of Dallas, Texas, on the 1st day of January, 1900.

*[Handwritten Signature]*  
County Clerk, Dallas, Texas

I hereby certify that the above is a true and correct copy of the original as filed in the office of the County Clerk, Dallas, Texas, on the 1st day of January, 1900.