



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

11/16/18
Case Number: RZ-18-27

LOCATION:

Site Address: 152.60 AC. on U.S. Hwy No. 49

Side of Street: NORTH between Hwy 49 on South/Flemon on North and Hwy 226 on West/Wilkinson Rd. on East

Quarter: SW Section: 4 Township: 13N 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: AG-1 Proposed Zoning: 135.36 AC. RS-8 / 17.24 AC. C-3 LUO

Size of site (square feet and acres): 6,647,368.26 sq. ft./152.60 AC. Street frontage (feet): 2607.2'(Hwy 49) / 2529.8'(Wilkinson Rd)
2615.7'(Flemon Rd) / 2561.7'(Hwy 226)

Existing Use of the Site: Agricultural

Character and adequacy of adjoining streets: Hwy 49-Good Condition / Wilkinson Rd-Good Condition
Flemon Rd-Good Condition / Hwy 226-Good Condition

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 AG-1 / R-1

South R-1

East AG-1 / R-1

West Outside City Limits

Physical characteristics of the site: Agricultural Farm Land

Characteristics of the neighborhood: Residential / Agricultural

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.

*** SEE ATTACHMENT ***

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: See attachment for answers

- (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 in 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: B. Richard Minter, Trustee
Address: 1809 Canal Pointe
City, State: Little Rock ZIP 72206
Telephone: (501) 526-8189
Facsimile: (501) 526-8199
Signature: [Handwritten Signature]

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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Rezoning Information

- (1). How was the property zoned when the current owner purchased it?
AG-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
So the property can be used for its highest and best use.
- (3). If rezoned, how would the property be developed and used?
To build a residential single family subdivision on 135.36 acres, and Commercial Development on 17.24 acres.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Site planning and design is not completed at this time. Proposed site will be developed in compliance with the current Design standards of the City of Jonesboro.
- (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 to support the growth and economic development of the City of Jonesboro.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property would be very compatible with the surrounding area, and is adjacent to residential along the North and East side of the site with agricultural along the West. Mostly commercial development along Hwy 49 on the South side of the site.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The property cannot be developed as desired with the current 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.
There should be no adverse impact to the adjoining property owners. 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 has been vacant and used for agricultural purposes for many 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 will be no adverse impact on utilities, streets, drainage, and emergency services.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Undetermined at this time.
- (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 meetings have been held.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
17.24 acres requested C-3 LUO (all uses except: Billboards, Adult Entertainment, and Tobacco/Alcohol sales and services.



JB2013R-021026
ANN HUDSON
CRAIGHEAD COUNTY
RECORDED ON:
11/20/2013 01:47PM

BY  D. C.

QUITCLAIM DEED

THAT CAROL BURNS SMELLEY ("GRANTOR"), for and in consideration of the sum of TEN DOLLARS (\$10.00), paid by CAROL BURNS SMELLEY, in her capacity as Trustee of the CBS REVOCABLE TRUST dated November 13, 2013 ("GRANTEE"), the receipt of which is hereby acknowledged, hereby transfers and quitclaims unto the Grantee and unto her successors and assigns forever, all of its right, title, interest, equity, and estate in and to the following property located in Craighead County, Arkansas:

The East Half of the Southeast Quarter of Section 5; the West Half of the Southwest Quarter; the Southeast Quarter of the Southwest Quarter; and the Northeast Quarter of the Southwest Quarter, all in Section 4, Township 13 North, Range 3 East, containing 240 acres more or less.

To have and to hold unto the Grantee and under her successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

EXECUTED this 13th day of November, 2013.

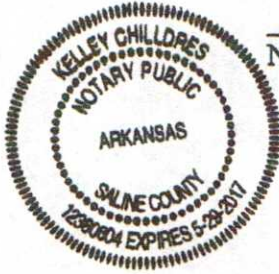

CAROL BURNS SMELLEY

ACKNOWLEDGEMENT

STATE OF ARKANSAS)
)ss
COUNTY OF Pulaski)

On this 13th day of November, 2013, before me, the undersigned Notary Public, personally appeared Carol Burns Smelley, known to me to be the persons whose name is subscribed to the within instrument, and acknowledged that she had executed the same.

Kelley Childress
NOTARY PUBLIC



My Commission Expires:

May 29, 2017

I certify under penalty of false swearing that at least the correct amount of documentary stamps have been placed on this instrument. (If none shown, exempt or no consideration paid.)

Agent: Op Newland + Associates, PLLC

Carol Burns Smelley, Trustee of the CBS Revocable Trust

Grantee's address: 13701 Kanis Road
Little Rock, AR 72211