

Donna Jackson

From: Cary Park [park8667@ritternet.com]
Sent: Thursday, May 20, 2004 11:39 AM
To: Donna Jackson
Subject: Rezoning

Donna, per my phone conversation with the city attorney and yourself I would like to remove myself from the agenda. Please let me know that you received this email.

Cary Park
Owner
SERVPRO of Jonesboro
870-934-0501
870-934-0583 Fax
park8667@ritternet.com



Office of City Clerk

Jonesboro, Arkansas

May 19, 2004

To: Phillip Crego, City Attorney

RE: Scott Moore Rezoning

On May 17th the Jonesboro City Council approved the second reading of an ordinance to rezone property located at 2905 W. Washington for a Mr. Scott Moore. The MAPC application (attached) shows the property to be owned by Mr. Scott Moore, however I received a call today from a Mr. Cary Park (whose name also appears on the zoning application as the contact person) stating he was wanting to purchase the land and it did not belong to Scott Moore, but to a Francis Sowle. Mr. Park also signed as the owner of record on the plat (attached) that was submitted to MAPC and Jonesboro City Council.

It was my understanding that only the owner of record could request a zoning change. If I recall we have had this come up before. Please advise me on how to proceed from here. Will the zoning request have to start over, or can we have a certified warranty deed brought in and have Ms. Sowle sign the appropriate MAPC application? Must the current ordinance be voted down since it has been read twice?

As always Phillip, I appreciate your help.

Sincerely,

Donna K. Jackson,
Jonesboro City Clerk

Cc: Mayor Brodell
Aubrey Scott

PETITION FOR REZONING
City of Jonesboro, Arkansas

R2046

We (I) the undersigned, owner(s) of the property described in paragraph 1 below, do hereby petition to amend the present zoning ordinance as described below. The following facts are presented in support of the petition for rezoning.

1. **Legal Description.** The property proposed to be rezoned is described as follows:
Part of The SW 1/4 SW 1/4 SECTION 14, T14N-R3E, Corner of Matthew AND West Washington
 Address of the property (if assigned) 2905 W. Washington
2. **Zoning Classification.** The property is proposed to be rezoned from R1 zone district to C3 zone district.
3. **Why is the zoning change requested?** Property is now zoned (R1). This is a great location for my business therefore need rezoned to C3
4. **Why was the requested zone district selected?** Perfect location in growing street for my business
5. **Why can't the property be used as presently zoned?** City will not allow a commercial business to operate on property zoned R1
6. **Is the property served by public sewer?** No **Is the property served by public water?** yes
7. **Have you spoken with your neighbors about the proposed rezoning?** Yes
 If so, what was their reaction? Glad To See another business in that location
8. **Have any neighborhood meetings been held to discuss the rezoning proposal?** NO

9 9. **Ownership.** The undersigned are the owner(s) of all property within the area that is requested to be rezoned. The undersigned owner(s) represent all owners (including spouses) of the property proposed to be rezoned.

Signature (s) of Petitioner(s)	Printed Name	Address	Phone No.
<u>Scott Moore</u>	<u>Scott Moore</u>	<u>2900 W. Washington</u>	<u>935-4221</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

10. **Professional Advisors in this Matter.**

	Name	Phone No.	Fax No.
Surveyor	<u>Dale Adzmon PLS</u>	<u>870-932-5900</u>	<u>same</u>
Engineer	_____	_____	_____
Architect	_____	_____	_____
Site Planner	<u>Dale Adzmon PLS</u>	<u>870-932-5900</u>	<u>same</u>
Attorney	_____	_____	_____

11 11. **Contact Person for Questions & Information.**

Name	Phone No.	Fax No.
<u>Cary Park</u>	<u>934-0501</u>	<u>934-0583</u>

Please Note: This application must be completed in full before it can be accepted.

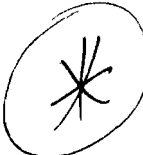


CITY OF JONESBORO

AGENDA METROPOLITAN AREA PLANNING COMMISSION MAY 11, 2004 AT 7:00 P.M.

Huntington Building
900 W. Monroe Avenue

Approval of the minutes of the April 13, 2004 meeting.



#1 RZ04-6 Scott Moore requests approval of rezoning from the R-1, Single Family Medium Density District to the C-3, General Commercial District for .92 acre located on a part of the SW $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 14, T 14N, R 3E. The general location of the property is on the southeast corner of West Washington Avenue and West Matthews Avenue.

#2 RZ04-12 Ruben Griffin requests approval of rezoning from the C-1, Downtown Core Commercial District, to the C-3, General Commercial District, for Lots 25 & 26 of Howard's Addition. The address of the property is 4935 E. Nettleton Avenue and the general location of the property is on the southwest corner of Nettleton and Central Avenue.

#3 RZ04-13 WHB, LLC. requests approval of rezoning from the R-1, Single Family Medium Density District to the R-3, Multi-Family High Density District for 26.38 acres located on a part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and a part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and a part of the SW of the SW $\frac{1}{4}$ of Section 3, T 13N, R 4E. The general location of the property is on the east side of Richardson Road, north of Limestone Drive and west of Limestone Cove.

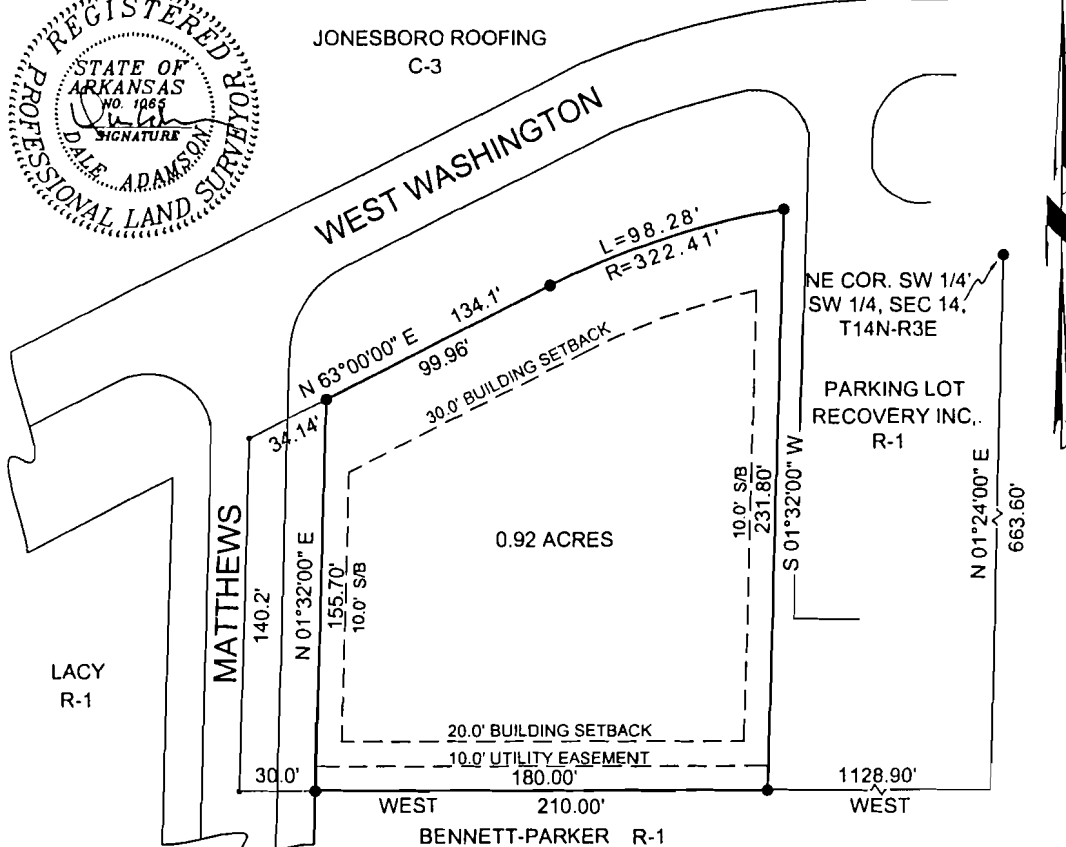
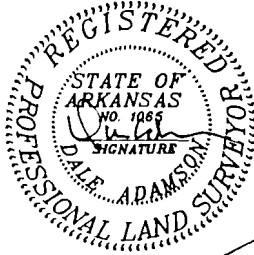
#4 RZ04-14 H.A.M.L. Inv., LLC, requests approval of rezoning from the C-5, Neighborhood Office District to the R-3, Multi-Family High Density District for Lot 6 of South Caraway Village and from the C-3, General Commercial District to the R-3, Multi-Family High Density District for Lot 5 of South Caraway Village. The general location of the property is on the south side of Latourette Drive, on the east and west sides of Latourette Lane.

#5 RZ04-15 Anita Arnold requests approval of rezoning from the R-1, Single Family Medium Density District to the R-3, Multi-Family High Density District for 20.03 acres located on the south one half of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, T 14N, R 4E. The general location of the property is approximately $\frac{1}{4}$ mile north of Johnson Avenue and approximately $\frac{1}{4}$ mile west of Bridger Road.

**PARK PLACE ADDITION
TO THE CITY OF
JONESBORO, ARKANSAS**

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 14, T14N-R3E, CRAIGHEAD COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 14; THENCE S 01°24'00" W 663.6 FEET; THENCE WEST 1128.9 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST 210.0 FEET; THENCE N 01°32'00" E 140.2 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST WASHINGTON STREET EXTENDED; THENCE N 63°00'00" E ON SAID RIGHT-OF-WAY 134.1 FEET; THENCE ON A CURVE TO THE RIGHT (RADIUS 322.41 DELTA ANGLE 17°27'56") ARC LENGTH OF 98.28 FEET; THENCE S 01°32'00" W 231.8 FEET TO THE POINT OF BEGINNING, CONTAINING 0.92 ACRES, MORE OR LESS, SUBJECT TO STREET RIGHT-OF-WAY ACROSS THE WEST SIDE.

REQUEST TO REZONE R-1 TO C-3

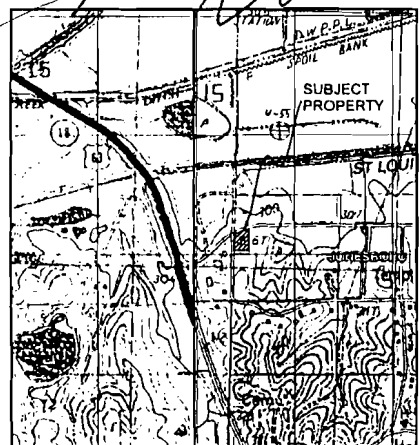


THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE, COMMUNITY PANEL 050048 0043 C, EFFECTIVE SEPT. 27, 1991.

OWNERS CERTIFICATE:
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DEDICATE PERPETUAL USE OF ALL STREETS AND EASEMENTS AS SHOWN.

OWNERS SIGNATURE: *[Signature]* DATE: 5/12/04

Cary Park



PLAT OF SURVEY	
CARY PARK SERVPRO OF JONESBORO 223 GEE JONESBORO, ARKANSAS	
ADAMSON LAND SURVEYING-1504 BRANCHWOOD LANE JONESBORO, ARKANSAS 72404 PH: 932-5900	PLAN SCALE 1"=60.0'
REVISION	
DATE 01/21/2004	SHEET ONE OF ONE