



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 08-18-08  
Case Number: RZ-08-25

LOCATION: Lot 48 Cobbs Survey  
Site Address: 301 & 303 E. Cherry Avenue, Jonesboro AR 72401  
Side of Street: S between Church and Cobbs  
Quarter: NW NE Section: 19 Township: 14N 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-4

Size of site (square feet and acres): 9310 SF .21 AC Street frontage (feet): 66.5 ft.

Existing Use of the Site: Duplex Residential Rental

Character and adequacy of adjoining streets: pavement - 2 lane

Does public water serve the site? yes

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 Hair Salon C-1  
Apartment R-2

South Apartments R-2 or R-3

East Apartments R-2 or R-3

West Therapy Clinic - C-4 C-5

Physical characteristics of the site: Old home converted into a duplex years ago

Characteristics of the neighborhood: Mixed Commercial - multi-family

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 17<sup>th</sup> 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? R-2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? Expansion of Children's Therapy Services business
- (3). If rezoned, how would the property be developed and used? file storage, office space, social skills groups
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? ± 1200 SF
- (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? Children's Therapy Services provides a much needed service to the community
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Continuation of similar services
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? It is currently residential
- (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. decreased night & weekend traffic
- (10). How long has the property remained vacant? 2 months
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? none
- (12). If the rezoning is approved, when would development or redevelopment begin? immediately
- (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.*  
Neighbors approve
- (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: \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_

Facsimile: \_\_\_\_\_

Signature: \_\_\_\_\_

**Applicant:**

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

Investment Properties of NEA, LLC

Name: Joanne Steed, Owner

Address: 3005 Pinewood Cir

City, State: Jonesboro ZIP NC

Telephone: 810 972 1084

Facsimile: 810 932 5552

Signature: Joanne Steed

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

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Approved as to form by:  
John Bartfelt, Attorney at Law  
Transactional data completed by The Title Company

*(ATC)*

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

*A-1 Rentals, LLC.*  
That ~~BO~~ GRANTOR for and in consideration of the sum of TEN AND NO/100 Dol-lars (\$10.00) and other good and valuable considerations, in hand paid by INVESTMENT PROPERTIES OF NEA, LLC, Grantee(S), the receipt of which is hereby acknowledged, hereby grant, bargain, sell and convey unto said Grantee(S), and unto Grantee(s) successors and assigns forever, the following lands lying in Craighead County, Arkansas.

**Lot 48 and the West 10 feet 6 inches of Lot 49 of Cobb's Survey of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter of Section 19, Township 14 North, Range 4 East.**

To have and to hold the same unto the said GRANTEE(S), and unto Grantee(s) successors and assigns forever, with all appurtenances thereunto belonging

And Grantor(s) hereby covenant with said GRANTEE(S) that it will forever warrant and defend the title to the said lands against all claims whatever.

WITNESS my hand and seal on this 31st day of May, 2007.

A-1 RENTALS, LLC

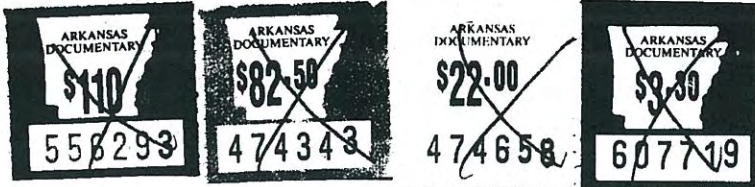
*[Signature]*  
BOBBY WILLIAMS-Member

*[Signature]*  
KARLA WILLIAMS-Member

"I certify under penalty of False Swearing that the legally correct amount of documentary stamps have been placed

on this instrument."

*The Title Co* Grantee/Agent  
Grantee's Address *3005 Pine wood Circle*  
*Jonesboro, AR 72404*



ACKNOWLEDGMENT

STATE OF ARKANSAS

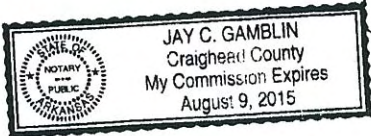
COUNTY OF   CRAIGHEAD  

On this day, personally appeared Bobby Williams and Karla Williams, Member of A-RENTALS LLC before me known to me to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

WITNESS my hand and official seal this   31st   day of   May  , 2007.  
My commission expires:

*Jay C Gamblin*  
\_\_\_\_\_  
Notary Public.

(SEAL)



DEED BK 751 PG 447 - 448  
DATE 06/19/2007  
TIME 11:00:16 AM  
RECORDED IN,  
OFFICIAL RECORDS OF  
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ANN HUDSON  
CIRCUIT CLERK  
*Ann Hudson*, D.C.  
RECEIPT# 163544

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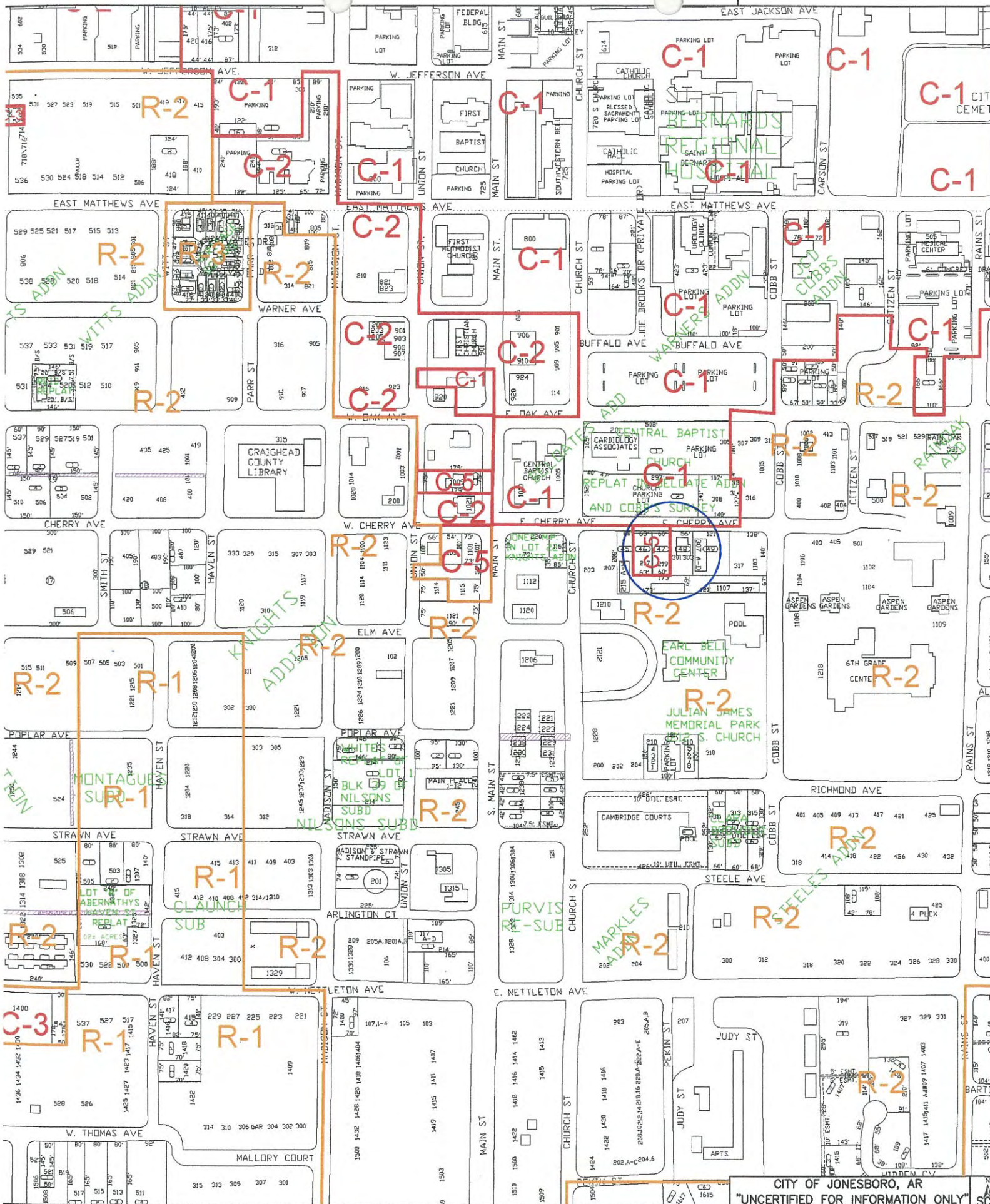
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T14N-R04E-HALF SECTION 18 SOUTH



ATION ONLY"

T14N-R04E-HALF SECTION 19 SOUTH

CITY OF JONESBORO, AR  
"UNCERTIFIED FOR INFORMATION ONLY"