



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: July 9th 2024 Date Received: June 17th 2024
Meeting Deadline: June 17th 2024 Case Number: RZ-24-11

LOCATION:

Site Address: 5441 East Nettleton

Side of Street: between NA - Address Listed and

Quarter: Section: 26 Township: 14 Range: 04

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 Proposed Zoning: C-3
225.6 ft on E. Nettleton

Size of site (square feet and acres): 39,639sqft/0.91 Acres Street frontage (feet): 163.8 on Access Rd./ 389.4 Total

Existing Use of the Site: Residential - Vacant Lot

Character and adequacy of adjoining streets: Streets nearby are equipped & already support high levels of traffic.

Does public water serve the site? Yes

If not, how would water service be provided? NA

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? NA

Use of adjoining properties:

North Highway 463

South Vacant Commercial (C-3)

East Access Road & Highway Department Land

West Vacant Commercial (C-3)

Physical characteristics of the site: Vacant Land

Characteristics of the neighborhood: Commercial Vacant

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 on the public meeting schedule. 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:

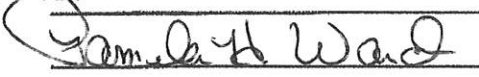
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential 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 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: Pamela H. Ward
Address: 6803 C.W. Post Road
City, State: Jonesboro, Arkansas ZIP 72401
Telephone: 870-243-2698
Facsimile: NA
Signature: 

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

Applicant:

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

Name: Angela Dickson
Address: 1001 South Main Street
City, State: Jonesboro, Arkansas ZIP 72401
Telephone: 870-930-6772
Facsimile: NA
Signature: 

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REZONING INFORMATION ATTACHMENT

(1). How was the property zoned when the current owner purchased it?

The property was inherited in 2021. It has been zoned R-1 since our family owned it.

(2). What is the purpose of the proposed rezoning? Why is it necessary?

Currently, it is zoned R-1 and is only 0.91 acres. The lot is surrounded by C-3 property. We would like to sell our 0.91 acres.

(3). If rezoned, how would the property be developed and used?

The land is to be used to the highest and best use in the future.

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

Unknown, Commercial.

(5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and Future Land Use Plan?

Yes. The High Intensity Growth Sector should favor C-3 zoning for this property.

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

The proposed zoning (C-3) follows the land-use plan.

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

The proposed zoning would be the same zoning as the adjacent owners' land (C-3).

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

All surrounding property is zoned C-3, making our property the only land in the area that is currently R-1. The value of our property is diminished by the surrounding property's industrial and commercial service uses.

(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?

It would not have a negative impact in any way because the surrounding area already serves industrial and commercial uses.

(10). How long has the property remained vacant? **Since at least 1996.**

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

By rezoning the property to C-3, the property would be like what surrounds it and there would be no effect 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?
The 0.91 acre, vacant lot would be listed for sale immediately.

(13). How do neighbors feel about the proposed rezoning? (Attach notes from discussion & copy of letter to neighbor - there's only one.)

See EXHIBIT B.

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

Not Applicable