



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: 4/9  
Meeting Deadline: 3/18

Date Received: 3/15  
Case Number: R2-24-06

## LOCATION:

Site Address: 5415 Southwest Drive

Side of Street: \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_

Quarter: \_\_\_\_\_ Section: 2 Township: 13 Range: 3

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: R1 Proposed Zoning: C3

Size of site (square feet and acres): 15,680 / .36 Street frontage (feet): 174 & 73

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: corner of Southwest & Darr Hill

Does public water serve the site? NO

If not, how would water service be provided? NOT NEEDED

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? NOT NEEDED

## Use of adjoining properties:

North Residential

South Commercial

East Residential

West Commercial

Physical characteristics of the site: vacant lot - former grocery store

Characteristics of the neighborhood: Frontage is Southwest / Hwy 49 which is marked for commercial use in the City's master plan

*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: Jeremy & Cara Moore  
 Address: 2013 Jamestown  
 City, State: Jonesboro, AR ZIP 72404  
 Telephone: 870-919-3369  
 Facsimile: \_\_\_\_\_  
 Signature: [Handwritten Signature]

**Applicant:**

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

Name: Jeremy Moore  
 Address: 2013 Jamestown  
 City, State: Jonesboro, AR ZIP 72404  
 Telephone: 870-919-3369  
 Facsimile: \_\_\_\_\_  
 Signature: [Handwritten Signature]

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

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## REZONING INFORMATION

1. R1 Residential
2. The purpose is to conform to the most reasonable zoning for the lot and area to coincide with the City's Future Land Use Plan.
3. Currently we have a self-contained coffee shop that would like to occupy the.
4. One building consisting of 400sqft +/-
5. Yes
6. There is lack of similar establishments in the area
7. Commercial is sitting to the West and South of the property
8. The current zoning of R1 would not be compatible for a coffee shop
9. There would be no negative impact on surrounding properties
10. 20+ years
11. There would be no impact on utilities because there is no water or sewer available
12. As soon as possible
13. Letters were sent to all neighbors
14. N/A