



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_

Case Number: \_\_\_\_\_

## LOCATION:

Site Address: NW corner of Stadium Blvd. and Stallings Ln.

Side of Street: N between Stadium Blvd. and Pardew St.

Quarter: NW Section: 21 Township: 14 N Range: 04 W

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 + C-S Proposed Zoning: C-3 L.U.O.

Size of site (square feet and acres): 1.55 Acres Street frontage (feet): Stadium Blvd. 281.64'  
Stallings Ln. 255.2'

Existing Use of the Site: Residential Houses

Character and adequacy of adjoining streets: High volume of traffic (1 highway, 1 city street)

Does public water serve the site? yes South side of Stallings Lane

If not, how would water service be provided? N.A.

Does public sanitary sewer serve the site? yes, along Stallings Lane

If not, how would sewer service be provided? N.A.

Use of adjoining properties:

North Commercial

South Car-Mart (commercial)

East Offices

West Residential

Physical characteristics of the site: Existing site has two houses and two out buildings

5 residential driveways along N side of Stallings Lane

Characteristics of the neighborhood: Commercial / offices to South and East, Residential

to West

*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? ✓
- (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? NA
- (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. NA

**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: Herb Stallings  
 Address: 1207 Dove Rd  
 City, State: Jonesboro IA 72401  
 Telephone: 870 935-4448  
 Facsimile: (Same)  
 Signature: Herb Stallings

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: Casey's Marketing Co.  
 Address: 1 Convenience Blvd  
 City, State: Ankeny, IA ZIP 50021  
 Telephone: 515-945-6521  
 Facsimile: 515-945-6107  
 Signature: Melani Samora - Agent for Casey's Marketing Co.

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## EXHIBIT A

### Boundary Description:

All Of Lots 9, 19, And 20, Part Of Lot 10, And The East Half Of Lot 18 Of Stallings 5th Addition To The City Of Jonesboro, Arkansas, Being More Particularly Described As Follows:

Beginning At An Existing 1 ½" Pipe, Marking The Southeast Corner Of Said Lot 20; Thence Along The South Line Of Said Lot 20, S89°37'11"W A Distance Of 150.12 Feet, To An Existing 1 ½" Pipe, Marking The Southeast Corner Of Said Lot 19; Thence Along The South Line Of Said Lot 19, S89°38'31"W A Distance Of 75.02 Feet, To An Existing 1 ½" Pipe, Marking The Southeast Corner Of Said Lot 18; Thence Along The South Line Of Said Lot 18, S89°36'36"W A Distance Of 30.07 Feet, To A Set ½" Rebar, Capped PS 1728, Marking The Southwest Corner Of The East Half Of Said Lot 18; Thence Along The West Line Of Said East Half, N01°13'06"E A Distance Of 139.83 Feet, To A Set ½" Rebar, Capped PS 1728, On The South Line Of Said Lot 10; Thence Along The South Line Of Said Lot 10, S89°48'00"W A Distance Of 17.50 Feet, To An Existing 3" Pipe, Marking The Southwest Corner Of Said Lot 10; Thence Along The West Line Of Said Lot, N01°11'32"E A Distance Of 80.11 Feet, To The Proposed Purchase Line; Thence Along Said Proposed Purchase Line, N89°47'10"E A Distance Of 122.55 Feet, To A Point On The West Line Of Said Lot 9; Thence Along Said West Line, N01°14'29"E A Distance Of 60.22 Feet, To An Existing 1 1/2" Pipe, Marking The Northwest Corner Of Said Lot 9; Thence Along The North Line Of Said Lot 9, N89°07'05"E A Distance Of 165.20 Feet, To A Set ½" Rebar, Capped PS 1728, Marking The Northeast Corner Of Said Lot 9; Thence Along The East Line Of Said Lot, S06°06'13"W A Distance Of 141.43 Feet, To An Existing 1 ½" Pipe Marking The Southeast Corner Of Said Lot 9; Thence Along The South Line Of Said Lot, S79°58'33"W A Distance Of 3.23 Feet, To An Existing 1 ½" Pipe Marking The Northeast Corner Of Said Lot 20; Thence Along The East Line Of Said Lot 20, S01°07'32"W A Distance Of 140.21 Feet, To The Point Of Beginning. Containing 1.55 Acres, More Or Less.

# VICINITY MAP

