



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 07-16-10
Case Number: RZ-10-12

LOCATION:

Site Address: 2822 E. Nettleton

Side of Street: N between Caraway and Stadium

Quarter: S. E. Section: 21 Township: 14 North Range: 4 East

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-3 Proposed Zoning: C-3

Size of site (square feet and acres): (.311 acres) (13,577.14 sq. ft.) Street frontage (feet): 80

Existing Use of the Site: Duplex

Character and adequacy of adjoining streets: Nettleton-Active Commercial; Pardew minimal traffic

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 R-3 Vacant house

South C-3

East C-3

West C-4

Physical characteristics of the site: Level site on corner of Pardew and Nettleton

Characteristics of the neighborhood: Primarily commercial; only 1 other R-3 area on Nettleton
from Caraway to Stadium

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 17th 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-3 used as Duplex
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To be sold as a commercial site
- (3). If rezoned, how would the property be developed and used? It would be used as a local drug store
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Approximately 2500 sq. ft building to be on property
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? In this area of E. Nettleton, the City has rezoned all but one (1) parcel into Commercial use.
- (6). How would the proposed rezoning be the public interest and benefit the community? The access to Pardew street, would benefit older customers, make easier to enter and exit the pharmacy.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? This part of E. Nettleton has started to grow and improve in appearance. It will help other business in this area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Existing zoning will not allow Commercial Business on this site.
- (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. See Attached Sheet.
- (10). How long has the property remained vacant? The duplex has been vacant for 6 months because of pending sale
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? see attached.
- (12). If the rezoning is approved, when would development or redevelopment begin? see attached.
- (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.* see attached.
- (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.

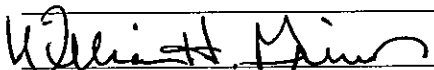
Name: William H. Grimes

Address: 912 Fairway Circle

City, State: Jonesboro ZIP AR

Telephone: 870-931-9096

Facsimile: _____

Signature: 

Applicant:

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

Name: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

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

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9. Property value in area will increase because of new commercial building. Traffic may increase slightly on Pardew street but should not be a problem. Drainage should not be a problem. I have had a business in University Center for 17 years and water has not been a problem. Visual appearance will be enhanced with a new commercial building on this site. The issue of odor, noise and vibration should not be a problem. Lighting in area should improve because of added lighting of new commercial building.

11. There should be no impact on utilities, streets, drainage, parks, open space, fire, police, and emergency services. The majority of E. Nettleton is zoned commercial.

12. This would be subject to rezoning and the new owners discretion when to build the new pharmacy.

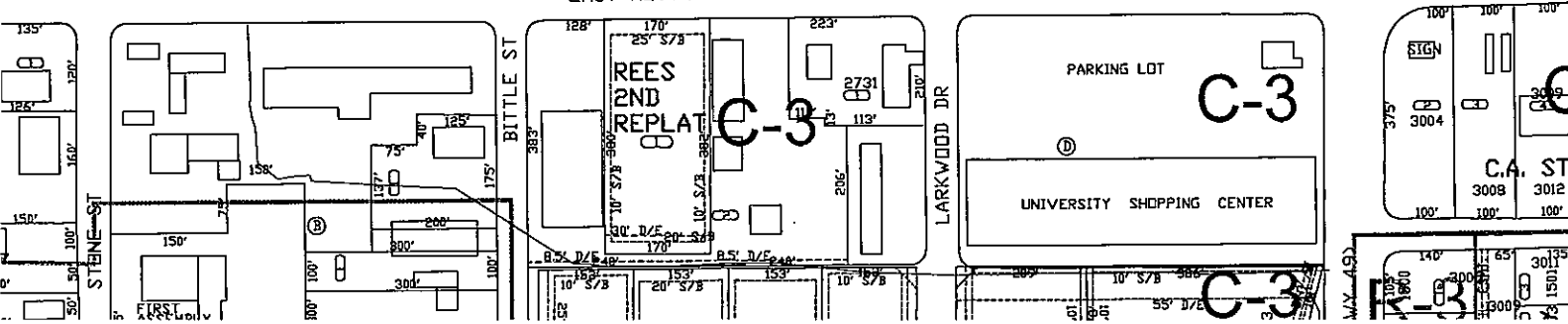
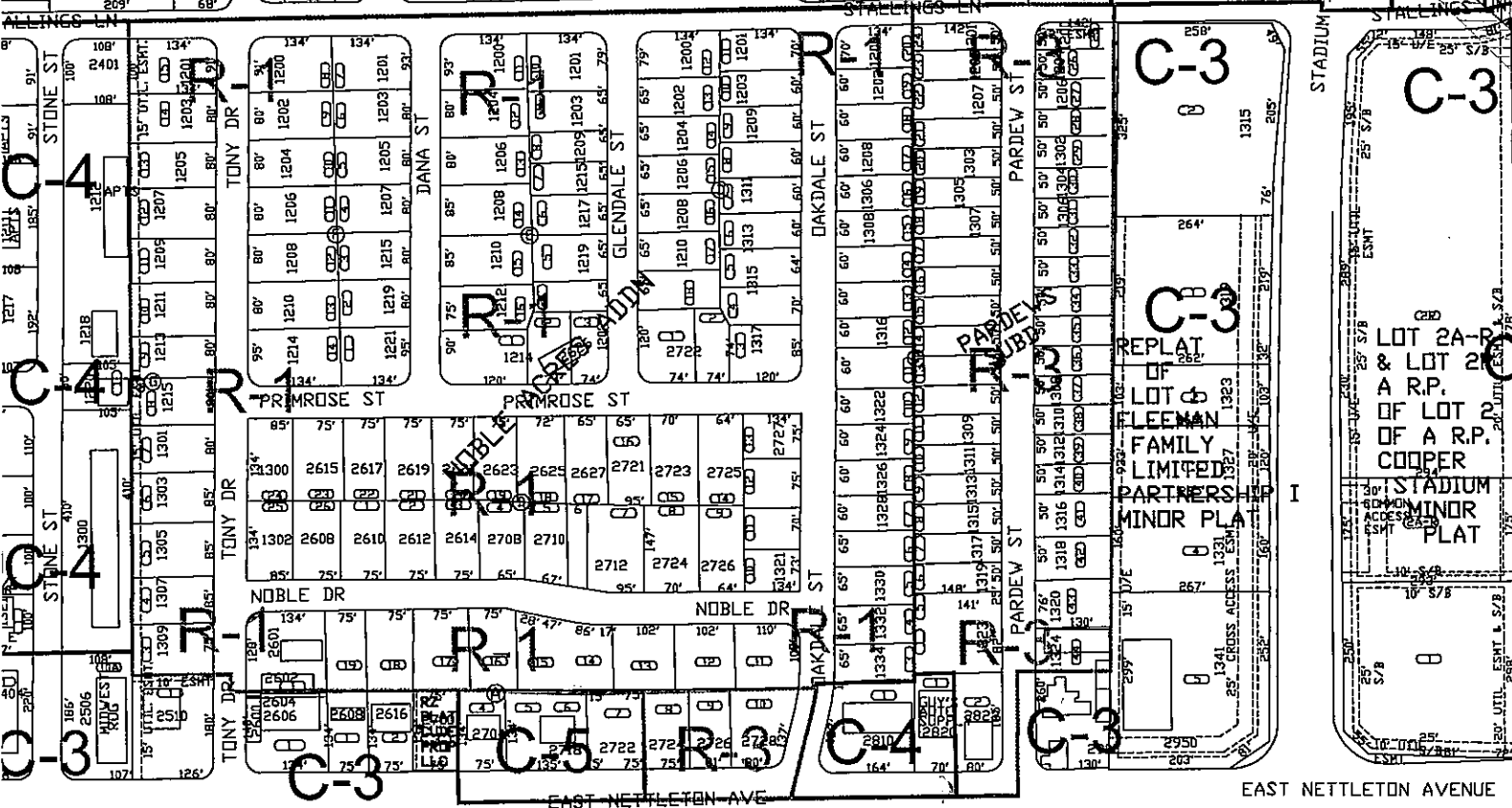
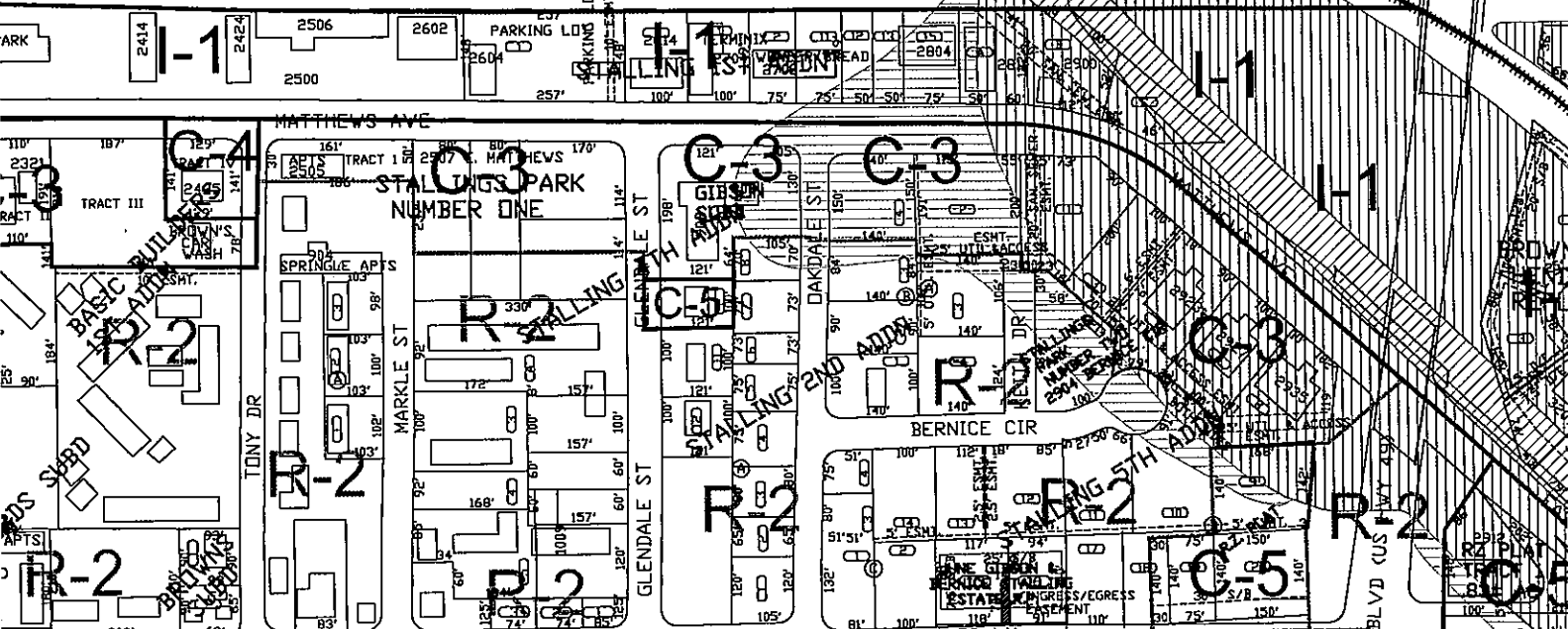
R-2

R-2

R-2

R-2

WHITMAN CREEK



2

24-42368J

Revenue Stamps = \$ 445.50

WARRANTY DEED

Lenders Title Company
2207 Fowler Avenue
Jonesboro, Arkansas 72401
24-42368J

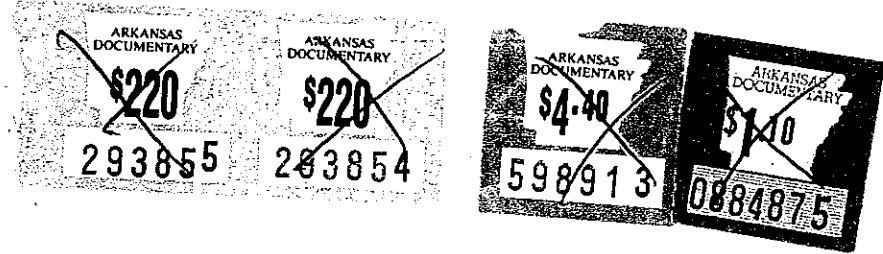
Know All Men By These Presents:

THAT I, Berley Don Nall, a single person

for and in consideration of the sum of Ten and 00/100 *****
***** (\$10.00) DOLLARS
and other valuable consideration to me in hand

paid by William H. Grimes and Kelly A. Grimes, his wife, as tenants by the entirety
William H. Grimes, Grantee S, the receipt of which is hereby
acknowledged, do hereby grant, bargain, sell and convey unto the said Grantee S, and unto their
heirs and assigns forever, the following lands lying in the County of W Craighead and State of Arkansas, to wit:

All of Lot 2 of Guy A. Pardew's Subdivision of part of the West Half of the
East Half of the Southeast Quarter of the Northwest Quarter of Section 21,
Township 14 North, Range 4 East, LESS AND EXCEPT the North 7 1/2 feet thereof,
and LESS AND EXCEPT the East 5 feet thereof.



Subject to existing easements, building lines, restrictions
and assessments of record, if any.

I certify under penalty of false swearing that the legally correct amount of documentary stamps
have been placed on this instrument. If none shown, exempt or no consideration paid
Grantee or Agent William H. Grimes

Grantee's Address Jonesboro, Arkansas 72401 * 913 FAIRWAY JONESBORO 72401

TO HAVE AND TO HOLD the same unto the said Grantee S and unto their heirs and assigns
forever, with all appurtenances thereunto belonging.

And I hereby covenant with said Grantee S that I will forever warrant and defend the title to said lands
against all lawful claims whatever.

WITNESS my hand and seal on this 13th day of January, 20 05

Berley Don Nall
Berley Don Nall

I approve of the rezoning of 2822 East Nettleton
to C3 Commercial Property.

Shunee Bailey 2820 E Nettleton Jonesboro, Ar 72401

Harry Scott 131A Parden

Paul Roberts 1309 Parden

Dustin Linn 1304 Parden, Jonesboro, Ar 72401

Peggy Trusty 1201 Parden, Jonesboro AR

Howell A Johnson 1200 PARDEN

Majine Cooper 2726 E Nettleton

Bobby B. Ruff 2724 E. Nettleton

Tom Clark 2722 E Nettleton

Karen Carter 2810 E. Nettleton

Pat Hamlin 2420 E. Nettleton

Dillon Beaman 2400 E Nettleton