



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 2/18/14
Case Number: RZ14-02

LOCATION:

Site Address: BRIAR LANE

Side of Street: WEST between RED WOLF BOULEVARD and BRIAR LANE

Quarter: SE Section: 28 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-1 Proposed Zoning: I-1

Size of site (square feet and acres): 0.52 ACRES +/- Street frontage (feet): 150' +/-

Existing Use of the Site: MINI STORAGE

Character and adequacy of adjoining streets: ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.

Does public water serve the site? YES

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

Does public sanitary sewer serve the site? YES

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

Use of adjoining properties:

North ZONED C-3 LUO - COMMERCIAL, VACANT

South ZONED I-1 - INDUSTRIAL, VACANT

East ZONED R-1 - RESIDENTIAL, SINGLE-FAMILY

West ZONED C-33 - COMMERCIAL, LUMBER YARD

Physical characteristics of the site: SUBJECT PROPERTY CONTAINS EXISTING MINI STORAGE BUILDINGS

Characteristics of the neighborhood: NEIGHBORHOOD IS CURRENTLY A COMBINATION OF SINGLE-FAMILY HOUSING AND COMMERCIAL AND INDUSTRIAL VACANT PROPERTY.

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-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? BEST USE OF PROPERTY WITH PONTENTIAL FOR DEVELOPMENT.
- (3). If rezoned, how would the property be developed and used? WITHIN THE RESTRICTIONS OF THE PROPOSED ZONING.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? N/A
- (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 the public interest and benefit the community? BY PROVIDING THE OPPORTUNITY TO INCREASE THE NEEDS OF THE AREA.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE AREA.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? DUE TO THE EXISTING ZONING, THE PROPERTY IS A NON-CONFORMING USE. THE PROPERTY WOULD BE A CONFORMING USE WITH THE REQUESTED ZONING DISTRICT.
- (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. POSITIVE IMPACT.
- (10). How long has the property remained vacant? N/A
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? N/A
- (12). If the rezoning is approved, when would development or redevelopment begin? NOT DETERMINED AT THIS TIME.
- (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.* PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF AREA AND REZONING IS TO MEET THE NEED OF SURROUNDING AREA.
- (14). If this application is for Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
N/A

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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.

Applicant:

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

Name: HERMAN ALSTON

Name:

Address: 1304 LEOMINSTER COVE

Address:

City, State: JONESBORO, AR ZIP 72401

City, State: ZIP

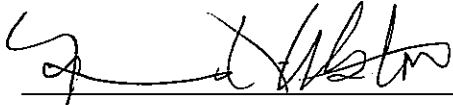
Telephone:

Telephone:

Facsimile:

Facsimile:

Signature:



Signature:

Vivian O. Alston

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**NOTICE OF PUBLIC HEARING
ON APPLICATION FOR REZONING**

NOTICE IS HEREBY GIVEN THAT an application by Herman Alstont for a rezoning has been filed with the City Planning Commission of Jonesboro wherein the request is made to change the zone classification of the property located on Briar Lane and described as:

Lot 3 and Lot 4, Block 3 of Carter Addition to the City of Jonesboro, Craighead County, Arkansas, Containing 0.52 Acres, more or less.

The Rezoning will be from "R-1" to "I-1" by amendment to the Jonesboro Zoning Regulations.

A PUBLIC HEARING on said application will be held by the Jonesboro City Council at 6:00 P.M. on the ___ day of _____, 2014 at the council meeting room in the Jonesboro City Council Chambers.

ALL PARTIES INTERESTED MAY BE HEARD at the same time and place or may notify the Planning Commission by letter of their views on this matter.

THE PROPOSED AMENDMENT is on file for public inspection at the City Clerk's Office in City Hall.

Dated this 18th day of February, 2014.

By: _____
Donna K. Jackson
Jonesboro City Clerk

ORDINANCE NO. _____-2014

**AN ORDINANCE TO AMEND CHAPTER 117, KNOWN AS THE ZONING
ORDINANCE PROVIDING FOR CHANGES IN ZONING BOUNDARIES**

BE IT ORDAINED BY THE CITY COUNCIL OF JONESBORO, ARKANSAS:

SECTION I: CHAPTER 117, KNOWN AS THE ZONING ORDINANCE OF THE CITY OF JONESBORO, ARKANSAS BE AMENDED AS RECOMMENDED BY THE METROPOLITAN AREA PLANNING COMMISSION BY THE CHANGES IN ZONING CLASSIFICATION AS FOLLOWS:

FROM (R-1) SINGLE - FAMILY MEDIUM DENSITY DISTRICT TO (I-1) LIMITED INDUSTRIAL DISTRICT, THE FOLLOWING DESCRIBED PROPERTY:

LOT 3 AND LOT 4, BLOCK 3 OF CARTER ADDITION TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, CONTAINING 0.52 ACRES, MORE OR LESS.

SECTION II: THE CITY CLERK IS HEREBY DIRECTED TO AMEND THE OFFICIAL ZONING DISTRICT BOUNDARY MAP OF THE CITY OF JONESBORO, ARKANSAS, INsofar AS IT RELATES TO THE LANDS DESCRIBED HEREINABOVE SO THAT THE ZONING CLASSIFICATION OF SAID LANDS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THIS ORDINANCE.

PASSED AND ADOPTED this ____ day of FEBRUARY, 2014.

CITY OF JONESBORO

By: _____
Harold Perrin, Mayor

ATTESTED:

Donna K. Jackson, City Clerk