



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: **5720 E Johnson Ave. & 5716 E Johnson Ave.**

Side of Street: between **Manchester Drive** and **Greenway Lane**
East & South

Quarter: **SW** Section: **01** Township: **14 NORTH** Range: **4 EAST**

Quarter: **SE** Section: **02** 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/I-1** Proposed Zoning: **C-3 LU-O**

LIMITED USE TO EXCLUDE:
Adult Entertainment
Off-Premises Advertisement

**THE FOLLOWING LIMITED USES
SHALL BE ALLOWED ONLY BY
CONDITIONAL USE APPLICATION /
APPROVAL BY THE MAPC:**

Carwash
Cemetery
Construction Services
Convenience Store
Fast Food Restaurant
Gas Station
General and Limited Vehicle Repair

Size of site (square feet and acres): **2.41 Acres +/-** Street frontage (feet): **334' +/- Manchester Drive**
104,979.6 Sq Ft +/- **315' +/- Johnson Avenue**

Existing Use of the Site: **Single Family Residence – (Vacant)**

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**

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.

Use of adjoining properties:

North Zoned R-1 – Winsor Landing Subdivision & Undeveloped land
South Zoned R-1 – Single family residence across the highway
East Zoned C-3 – Dollar General
West Zoned R-1 – Single family residence

Physical characteristics of the site: See attached aerial photo.

Characteristics of the neighborhood: See attached aerial photo.

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/I1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? Best use of property considering recent developments.
- (3). If rezoned, how would the property be developed and used? Within the restriction of the proposed limited use overlay.
- (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 serving the needs of the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Due to the current developments in the area, the proposed limited uses would be compatible with the surrounding area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? Due to the potential growth and current developments in the surrounding area this property would be best used as 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.

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- (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.*
The public is aware of ongoing development development of area and rezoning is to meet the need of the surrounding area.

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: Compton Dunlap Properties, LLC & C3, LLC

Name: _____

Address: P.O. Box 613

Address: _____

City, State: MOBERTON, AR ZIP 72110

City, State: _____ ZIP _____

Telephone: 501-208-4520

Telephone: _____

Facsimile: n/a

Facsimile: _____

Signature: Stuu Spaton

Signature: _____

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LEGEND:

- FOUND MONUMENT (AS NOTED)
- SET 5/8" BENCH W/ GRADE PLASTIC COP STAMPED W/ DATES P/S 1963* (OR AS NOTED)

CALL-OUT:

LIMITED USE TO EXCLUDE:

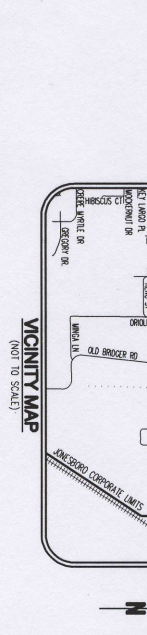
ADULT ENTERTAINMENT
OFF-PRECESS ADVERTISEMENT

THE FOLLOWING LIMITED USES SHALL BE ALLOWED ONLY BY CONDITIONAL USE APPLICATION / APPROVAL BY THE MAPC:

CORNER
CONSTRUCTION SERVICES
COMMERCIAL STORAGE
CONCRETE ESTABLISHMENT
GAS STATION
GENERAL AND LIMITED VEHICLE REPAIR

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH MAY AFFECT TITLE SEARCH MAY DISCLOSE.
- BASES OF BEARINGS, ARKANSAS STATE PLANE GRID NORTH ZONE (D301), BASED ON JONESBORO GPS MONUMENTS 9 AND 93.
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
 - RECORD PLAT, WINDSOR LANDING SUBDIVISION, BY HERBERT C. HALE P.S. 915, RECORDED IN BOOK 8, PAGE 22, DATED MAY 11, 1973.
 - RECORD PLAT, WINDSOR LANDING SUBDIVISION, BY HERBERT C. HALE P.S. 1142, RECORDED IN BOOK 8, PAGE 22, DATED JANUARY 21, 1995.
 - BOUNDARY BY BROOKER P. HANCOCK P.S. 1400, DATED SEPTEMBER 14, 2005.
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 050103008C, EFFECTIVE DATE SEPTEMBER 27, 1991.
- FED NOTES WERE RECORDED IN H&B FIELD BOOK 1116, PAGES 19-23.
- FED WORK WAS COMPLETED ON MAY 18, 2010.



CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES, INC., PROFESSIONAL LAND SURVEYORS, HAVE SURVEYED THE FOLLOWING PARCELS OF LAND:

EXISTING R-1 TO C-3-U-0.

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST THE ABOVE DESCRIBED REZONING.

MADE THIS 1ST DAY OF JULY, 2010

COMPTON-DUNLAP PROPERTIES, LLC AND C3, LLC

REZONING PLAT

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 4 EAST, AND A PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, OF SECTION 2, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

HAYWOOD, KENWARD, BARE & ASSOCIATES, INC.
CIVIL ENGINEERING - SURVEYING - PLANNING
1801 LATOURETTE DRIVE
JONESBORO, ARKANSAS 72404
TEL: 870-932-2019
FAX: 870-932-1076

REGISTERED

STATE OF ARKANSAS
NO. 1563

PROFESSIONAL SURVEYOR

RESIDENCE: JONESBORO, ARKANSAS

CERTIFICATE OF AUTION

HAYWOOD, KENWARD
BARE & ASSOCIATES
No. 234

COMPTON-DUNLAP PROPERTIES, LLC
AND C3, LLC

DATE	BY	DESCRIPTION
07/01/10		1 OF 1

SCALE: 1" = 50'

DATE: 07/01/10

DRAWING NO: 57-338