

APPLICATION
FOR A
ZONING ORDINANCE MAP AMENDMENT

Rezoning information:

- (1) How was the property zoned when the current owner purchased it?**

Residential, R-1.

- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

The purpose of the rezoning is to allow the owner of the property to improve the property and allow for additional commercial development. The changes in the rezoning for the property are necessary for it to be developed in accordance with its highest and best use, given the change in the amount of traffic and other development along Southwest Drive since the property was originally zoned R-1.

- (3) If rezoned, how would the property be developed and used?**

The property would be developed in a residential commercial nature, similarly to the property immediately Southwest of the proposed site. Access to and from the property will be directly off of Southwest Drive. There will be no access to the residential properties bordering the subject tract.

- (4) What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**

Residential Commercial building would have roughly a 0.25 acre lot to work with, including a 2,762 square foot building.

- (5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?**

According to the City of Jonesboro Future Use Plan, the proposed rezoning to C-4, Residential Commercial is consistent, as the subject property is shown to be Mixed Use in nature.

- (6) How would the proposed rezoning be in the public interest and benefit the community?**

The subject property would be put to its highest and best use. With the proposed change to C-4 Residential Commercial, the property would be developed and improved, allowing for continued progression of the use of this property located on Southwest Drive and near future I-555. The community would also benefit through the increase in taxes collected from the property once it becomes commercial in nature.

(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?

The subject property is located in an area which is increasingly becoming more commercial. Immediately Northwest of the subject property is Southwest Drive with ever increasing traffic. Residential Commercial and business uses exist directly to the Southwest of the property. As a proposed C-4, Residential Commercial rezoning, the property would become commercial in nature, but maintain a residential look. This would allow for the subject property to receive its best use, while maintaining the residential aesthetics that resemble the residential neighborhood near the subject property.

(8) Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The present zoning of the property as Residential, R-1 does not allow for the development of the property in accordance with its highest and best use, as the subject property has direct access to Southwest Drive which has become more commercialized since the property's initial R-1 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.

The proposed changes should not affect anything in the area. The property would maintain the look of a residential property while allowing for commercial development, thus allowing for the best use of the property while maintaining a residential feel.

(10) How long has the property remained vacant?

The property is currently occupied by the present owner/applicant at this time.

(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

As commercial development has already begun in the surrounding area, there should not be any adverse effect on utilities, streets, or any other service in the area. Fire, police, and medical services will not be hindered by including the requested additional uses.

(12) If the rezoning is approved, when would development or redevelopment begin?

We are unsure as to the specific date, however it would likely be soon after the change in requested zoning.

- (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.**

It is possible the residents of the neighborhood adjoining portions of the property would oppose any change to the zoning of the subject property. However, the adjoining property to the Southwest, which also has frontage to Southwest Drive, is currently zoned C-4, the proposed zoning we are requesting.

- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**

N/A