



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: E. Highland Drive (300 Block)

Side of Street: N between Wofford and Rains

Quarter: SE Section: 19 Township: 14N Range: 4E

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: C-4 L.U.O. Proposed Zoning: C-4 L.U.O

Size of site (square feet and acres): 105318.3 sq. ft 2.42 acres
Street frontage (feet): 280.01

Existing Use of the Site: vacant

Character and adequacy of adjoining streets: _____

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 C-4 - L.U.O.

South _____

East C-4 - L.U.O.

West C-3

Physical characteristics of the site: The site is undeveloped and adjacent to a multi-story bank building and an auto parts store.

Characteristics of the neighborhood: The property is located on an arterial thoroughfare. High capacity commercial operations are near to the West; the residential neighborhood to the North is buffered by a 136 foot permanent drainage easement.

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? **C-4 L.U.O.**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **See attached Addendum**
- (3). If rezoned, how would the property be developed and used? **See attached Addendum**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **See attached Addendum**
- (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? **See attached Addendum**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
See attached Addendum
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. It will not be used as a bank.
- (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 Addendum**
- (10). How long has the property remained vacant? **See attached Addendum**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **None**
- (12). If the rezoning is approved, when would development or redevelopment begin? **Unknown**
- (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 Addendum
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
See attached Addendum

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: First Nat. Bank & Trust Co (Integrity First Bank)
 Address: 400 E. Highland Drive
 City, State: Jonesboro AR ZIP 72403
 Telephone: 870 935 8400
 Facsimile: _____
 Signature: _____

Applicant:

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

Attorney For Applicant
 Name: Robert J. Gibson
 Address: Po Box 1700
 City, State: Jonesboro AR ZIP 72403
 Telephone: 870 931 1700
 Facsimile: 870 931 1800
 Signature: [Signature]

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

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**ADDENDUM TO APPLICATION FOR A
ZONING ORDINANCE MAP AMENDMENT**

- (2) The property will not be developed in its current restricted use. Slightly expanding the limitations upon its use will encourage tasteful development of the property, consistent with the adjoining bank property.
- (3) Most likely as an office building or similar use.
- (4) Unknown, but within the parameters of a C-4 zoning.
- (6) Quality development in this area of Jonesboro will contribute to the process of re-investing in the heart of Jonesboro.
- (7) The use will be similar to that of the bank to the East, but perhaps lesser in capacity than the uses to the South and West (Harp's, Andy's, McDonald's, Walgreens).
- (9) Development of the property will increase the surrounding property values. Its effect upon traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation would be consistent with the bank property.
- (10) The property was used as a residence many years ago, prior to the house being removed.
- (13) No formal neighborhood meeting has been conducted. However, contact has been made with several of the persons who were in opposition to the rezoning application in 2007. No one contacted has voiced opposition to the proposed expansion of permitted uses, consistent with that of a bank.
- (14) Bank or financial institution; church; college or university; government service; library; medical service/office; museum; office, general; post office; restaurant, general.