



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received: 03-13-08  
Case Number: RZ-08-04

## LOCATION:

Site Address: ON JOHNSON AVE.

Side of Street: S between PARAGOULD DRIVE and AIRPORT ROAD

Quarter: NE Section: 10 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: R-1 Proposed Zoning: C-3

Size of site (square feet and acres): 33.663 SQ FT - 0.77AC Street frontage (feet): 191'

Existing Use of the Site: VACANT LAND

Character and adequacy of adjoining streets: JOHNSON AVE IS A 5 LANE PAVED STREET

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 SINGLE FAMILY / VACANT / UNDEVELOPED C-3

South SINGLE FAMILY HOUSING (R-1)

East SINGLE FAMILY HOUSING/ COMMERCIAL BUSINESS (C-3)

West SINGLE FAMILY HOUSING/ COMMERCIAL BUSINESS (C-3)

Physical characteristics of the site: VACANT OPEN LAND

Characteristics of the neighborhood: COMMERCIAL BUSINESSES ALONG JOHNSON SURROUNDED BY SINGLE FAMILY RESIDENTIAL

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**REZONING INFORMATION:**

The applicant is responsible for explaining and justifying the proposed rezoning. Please provide 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-3
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? TO ALLOW CONTINUOUS ZONING THROUGH OUT THE OWNERS ENTIRE TRACT ALONG JOHNSON
- (3). If rezoned, how would the property be developed and used? UNKNOWN AT THIS TIME
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? UNKNOWN AT THIS TIME
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? YES AND NO, IT SHOWS THE PROPERTY AS THOROUGHFARE COM., MEDIUM DENSITY RES.
- (6). How would the proposed rezoning be the public interest and benefit the community? IT WOULD ALLOW FOR A COMMERCIAL DEVELOPMENT.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? ZONING WOULD BE COMPATIBLE WITH THE MAJORITY OF THE ZONING LOCATED ALONG JOHNSON IN THIS AREA.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? COMMERCIAL DEVELOPMENT ARE NOT ALLOWED IN R-1.
- (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. THIS REZONING SHOULD NOT ADVERSLY EFFECT ANY OF THE ABOVE.
- (10). How long has the property remained vacant? 2-5 YEARS.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? IT SHOULD HAVE MINIMAL IMPACT ON THESE SERVICES.
- (12). If the rezoning is approved, when would development or redevelopment begin? UNKOWN 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.* NO NEIGHBORHOOD MEETING HAS BEEN HELD
- (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: BURROW FAMILY TRUST  
BRUCE BURROW, TRUSTEE  
Address: 2400 E. HIGHLAND DR.  
SUITE 5000  
City, State: JONESBORO, AR ZIP 72401  
Telephone: 870-932-1400 761.4905  
Facsimile: \_\_\_\_\_  
Signature: [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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