

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 11-17-09  
Case Number: RZ 09-22

**LOCATION:**

**Site Address:** 1840, and 1846 East Highland Drive

**Side of Street:** North side of Highland Drive (AKA Highway 18)

**Quarter:** Southeast      **Section:** 20, **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:** C-3

**Size of site (square feet and acres):** 55,146 S.F.; 1.27 acres

**Street Frontage (feet):** 175.04' along the north side of Highland Drive

**Existing Use of the Site:** Single Family Residential

**Character and adequacy of adjoining streets:** Highland Drive is also known as AR Highway 18. There are no proposed street improvements. This request is to bring consistency to the area, which is bounded on either side by Commercial C-3. Based upon the current status of this commercial area, there are no noticeable increases in the traffic demands.

**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

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|                                     |               |                |
|-------------------------------------|---------------|----------------|
| <b>Use of adjoining properties:</b> | <b>North:</b> | Residential    |
|                                     | <b>South:</b> | Commercial C-3 |
|                                     | <b>East:</b>  | Commercial C-3 |
|                                     | <b>West:</b>  | Commercial C-3 |

**Physical Characteristics of the site:**

These sites are currently developed as single family residences, in a relatively poor state of repair. Either side of the requested are is developed commercial properties.

**Characteristics of the neighborhood:**

The immediate surrounding area is classified as Commercial, except to the north. There are existing homes to the north, and along the far northern boundary, there is a wooden privacy fence in place, in good condition. To the south of Highland Drive, is Wal-Mart Super-Center, a Wal-Mart gasoline island, and an existing restaurant.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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 the application answering each of the following question in detail:*

- (1) **How was the property zoned when the current owner purchased it?**  
It would appear the property was residential at the time of acquisition. This land has been in the family for a number of years.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**  
The desire of the applicants is to bring the zoning classification into a consistent setting with the surrounding classifications. This property is no longer residential in nature, and future development as residential would be unwise, and not marketable.
- (3) **If rezoned, how would the property be developed and used?**  
There are no immediate plans to develop the property. Revision of the current classification makes a parcel that could be viably developed in this area.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
Any subsequent development of the property would be in compliance with the standards and specifications of the City of Jonesboro, at the time of re-development.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**  
This proposed classification is consistent with the current *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*. This area is designated as Regional Commercial.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**  
The proposed rezoning would bring the existing parcels into a consistent setting with the surrounding parcels, as well as removal of two structures that appear to be rather old, and somewhat in a state of disrepair.

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- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**  
This proposed rezoning would be very compatible with the existing surrounding uses on the adjacent properties.
- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**  
This property is currently not a marketable parcel as single-family residential. Therefore the applicants are submitting this application.
- (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.**
- A) **Property Values:**  
Based upon the current conditions, rezoning and re-development would enhance the property values.
- B) **Traffic:**  
Based upon the current commercial activity in this immediate area, there would be no appreciable increase in traffic.
- C) **Drainage:**  
Any development or re-development would be in compliance with the standards and specifications of the City of Jonesboro at the time of the development.
- D) **Visual Appearance:**  
Re-development of the property would most-likely involve re-development, and new construction, which should improve the visual appearance.
- E) **Odor:**  
Appropriate choices in the future use of the property should prohibit uses which would emit any objectionable odors.
- F) **Noise:**  
Appropriate choices in the future use of the property should prohibit uses which would emit high noise levels.
- G) **Light:**  
Appropriate site design in the future use of the property should prohibit light "spillage" onto other sites.

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- H) Vibration:**  
Appropriate choices in the future use of the property should prohibit uses which would involve significant vibrations.
- J) Hours:**  
Appropriate choices in the future use of the property should prohibit uses which would involve non-traditional hours of operation.
- K) Restrictions:**  
There are no proposed restrictions in the uses of the property, aside from the standards and specifications of the City of Jonesboro.
- (10) How long has the property remained vacant?**  
The property is not vacant.
- (11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**
- A) Utilities:** Based upon the current uses in the immediate area, there should be no increased demand upon the utilities.
- B) Streets:** Based upon the current uses in the immediate area, there should be no increased demand upon the streets.
- C) Drainage:** Any re-development of this property would have to follow the guidelines of the City of Jonesboro.
- D) Parks:** Based upon the current uses in the immediate area, there should be no increased demand upon the area parks.
- E) Open Space:** Based upon the current uses in the immediate area, there should be no concerns regarding open space.
- F) Fire:** Based upon the current uses in the immediate area, there should be no increased demand upon the fire department.
- G) Police:** Based upon the current uses in the immediate area, there should be no increased demand upon the police department.
- H) Emergency Medical Services:**  
Based upon the current uses in the immediate area, there should be no increased demand upon the local EMS.
- (12) If the rezoning is approved, when would development or redevelopment begin?**  
The applicant has not announced any desired product nor proposed development 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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***  
There are no immediate proposed changes in the use of the property. All adjacent uses to the south, east, and west are commercial, therefore no meeting has been held with any of the neighbors.
- (14) **If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**  
This requested zoning classification is intended to be C-3. No other restrictions are proposed for this parcel.

**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:

The owner of the property is the Windle Family Trust. Civilogic has been granted permission to sign this application by e-mail.

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Windle Family Trust, by Civilogic, by George Hamman, President

**Deed:** *Please attach a copy of the deed for the subject property. Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas 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.*