

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

11-17-09

Case Number:

R2 09-23

LOCATION:

Site Address: 5930, and 5934 East Highland Drive

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

Quarter: Southwest **Section:** 24, **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): 170,972 S.F.; 3.93 acres

Street Frontage (feet): 425.32' along the north side of Highland Drive

Existing Use of the Site: Commercial - Elam Enterprises;
Commercial - business office for prosthetics company

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 the existing buildings into compliance with their current uses. There will be no changes in the uses, therefore there are no increased 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

ELAM / YATES
REZONING APPLICATION
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Use of adjoining properties:North: Vacant
South: Industrial Classification - mixed uses
East: Industrial use in an R-1 Classification
West: Vacant

Physical Characteristics of the site:

These sites are currently developed, and housing businesses. Elam Enterprises has been an ongoing business for numerous years in this location. The building to the west is used by one of the prosthetic companies in Jonesboro, and as we understand it, houses the accounting function of that business.

Characteristics of the neighborhood:

The immediate surrounding area is classified as Commercial and Industrial, thereby making this a "spot" of Residential classification within a commercial and industrial area. To the south of Highland Drive, there are some residential structures.

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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?**
The property had no zoning classification when purchased, as it had not yet been annexed in to the City Limits of Jonesboro.
- (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 compliance with the former and current uses. There are no proposed land sales as a driving force, but rather a aspiration of bringing the property into compliance with the use.
- (3) **If rezoned, how would the property be developed and used?**
There are no proposed changes in the current use of the property.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
There are currently no considerations for building expansion, nor change in the use of the property.
- (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 thoroughfare commercial. The proposed development is consistent with the existing surrounding classifications and current uses.
- (6) **How would the proposed rezoning be the public interest and benefit the community?**
The proposed rezoning would bring the existing buildings and uses into compliance with the appropriate classification.

- (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?**

The property is currently being used in a manner consistent with the request.

- (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:**

There are no proposed changes in the use of the property.

B) **Traffic:**

There are no proposed changes in the use of the property.

C) **Drainage:**

There are no proposed changes in the use of the property.

D) **Visual Appearance:**

There are no proposed changes in the use of the property.

E) **Odor:**

There are no proposed changes in the use of the property.

F) **Noise:**

There are no proposed changes in the use of the property.

G) **Light:**

There are no proposed changes in the use of the property.

H) **Vibration:**

There are no proposed changes in the use of the property.

J) **Hours:**

There are no proposed changes in the use of the property.

K) Restrictions:

There are no proposed changes in the use of the property.

(10) How long has the property remained vacant?

The property is not vacant. This request is to bring the zoning classification into compliance with the current use.

(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: There are no proposed changes in the use of the property.

B) Streets: There are no proposed changes in the use of the property.

C) Drainage: There are no proposed changes in the use of the property.

D) Parks: There are no proposed changes in the use of the property.

E) Open Space: There are no proposed changes in the use of the property.

F) Fire: There are no proposed changes in the use of the property.

G) Police: There are no proposed changes in the use of the property.

H) Emergency Medical Services:

There are no proposed changes in the use of the property.

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

There are no proposed changes in the use of the property. The applicant has not indicated there is any current desire to further improve the property.

- (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 proposed changes in the use of the property. 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.

The owners of the property are Jack Elam, and David Yates.

Applicant:

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



Elam Enterprises

~~Jonesboro-Prosthetics~~ SEE back page

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.*

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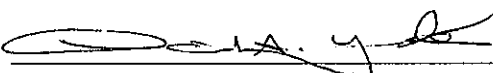
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Elam Enterprises



Yates Living Trust - David Yates, Trustee

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