



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: _____ Date Received: _____

Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 3703 S. Culberhouse Street

Side of Street: West between Sadie Lane and Farm Creek Road

Quarter: NE SE Section: 36 Township: 14N Range: 3E

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: RS7 & C4 Proposed Zoning: C-3 LUO & C-4

Size of site (square feet and acres): 17.6 +/- Street frontage (feet): 650' +/-

Existing Use of the Site: Reclaimed gravel pit & former landscaping business

Character and adequacy of adjoining streets: Culberhouse (Collector) is a 2 lane road.

Does public water serve the site? Yes

6" water main

If not, how would water service be provided? N/A

Yes sewer is available with std. extension.

Does public sanitary sewer serve the site? Yes

N/A

If not, how would sewer service be provided? N/A

Use of adjoining properties:

North Residential subdivision
South Residential subdivision
East Residential Subdivision
West Commercial & residential subdivision under const.
Site generally slopes to Culberhouse.

Physical characteristics of the site: Commercial & residential neighborhoods.

Characteristics of the neighborhood: Commercial & residential neighborhoods.

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 on the public meeting schedule. 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? **RS7 & C4**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **provide the necessary services for the growing single family and multi-family residences in the area**
- (3). If rezoned, how would the property be developed and used? **General commercial and neighborhood commercial**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Density will be determined during the development of final plans.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **Yes, show area as high intensity**
- (6). How would the proposed rezoning be the public interest and benefit the community?
Road & trail connectivity to Culberhouse with neighborhood commercial opportunities.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
Development provides amenities to surrounding neighborhoods.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Current zoning creates higher densities, and a less controlled development.
- (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 development will enhance the surrounding area.
- (10). How long has the property remained vacant?
A portion of the property was formerly a landscaping business.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
Drainage, & utilities will be improved, added street connectivity for improved
- (12). If the rezoning is approved, when would development or redevelopment begin? **emergency response times**
Within 6 months
- (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.*
Neighborhood meetings will take place through the planning process.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
Please see Exhibit A.

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: Chris Futrell
Address: 3703 South Culberhouse St.
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-588-5042
Facsimile: _____
Signature: Chris Futrell

Applicant:

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

Name: Michael Daniels, PS
Address: 2520 Alexander Dr, Suite C
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-203-7876
Facsimile: _____
Signature: Michael Daniels

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

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Exhibit A

This C-3 Limited Use Overlay (LUO) rezoning request allows the following uses:

- a. Animal Care, General
- b. Animal Care, Limited
- c. Auditorium or Stadium
- d. Automated Teller Machine
- e. Bank or Financial Institution
- f. Bed and Breakfast
- g. Carwash
- h. Cemetery
- i. Church
- j. College or University
- k. Communication Tower
- l. Convenience Store
- m. Construction Sales and Service
- n. Day Care, Limited
- o. Day Care, General
- p. Funeral Home
- q. Golf Course
- r. Government Service
- s. Homeless Shelter
- t. Hospital
- u. Hotel or Motel
- v. Library
- w. Medical Marijuana Dispensary
- x. Medical Service/Office
- y. Museum
- z. Nursing Home
- aa. Office, General
- bb. Parking Lot, Commercial
- cc. Parks and Recreation
- dd. Pawn Shops
- ee. Pharmacy
- ff. Post Office
- gg. Recreation/Entertainment, Indoor
- hh. Recreation/Entertainment, Outdoor
- ii. Recreational Vehicle Park
- jj. Restaurant, Fast-Food
- kk. Restaurant, General
- ll. Retail/Service
- mm. Safety Services
- nn. School, Elementary, Middle, and High
- oo. Service Station
- pp. Sign, Off-Premises
- qq. Utility, Major
- rr. Utility, Minor
- ss. Vehicle and Equipment Sales
- tt. Vehicle Repair, General
- uu. Vehicle Repair, Limited
- vv. Vocational School
- ww. Warehouse, Residential (Mini) Storage
- xx. Freight Terminal
- yy. Research Services
- zz. Agriculture, Animal
- aaa. Agriculture, Farmer's Market