



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: 1.14.20  
Meeting Deadline: 12.17.19

Date Received: 12/17/19  
Case Number: RZ19-21

## LOCATION:

Site Address: 5201 Stadium Blvd (Highway 1)

Side of Street: W between Summer Place and Colony Drive

Quarter: SW Section: 4 Township: 13N Range: 04E

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-3 Proposed Zoning: PD-m

Size of site (square feet and acres): 128,836 sq. ft. , 2.96 ac. Street frontage (feet): 350

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Highway & city street, asphalt.

Does public water serve the site? Yes

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? Yes

If not, how would sewer service be provided? \_\_\_\_\_

## Use of adjoining properties:

North R-1, Southside Softball Park

South R-3 & C-3, Single Family Residences & Church

East C-3, Commercial

West R-3, Single Family Residences

Physical characteristics of the site: Flat & open terrain.

Characteristics of the neighborhood: Single family residences & a sports park.

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**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-3**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **Single family houses. Residential not allowed in C-3**
- (3). If rezoned, how would the property be developed and used? **Single family houses.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **31 residential units. (19 detached, 12 attached)**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
- (6). How would the proposed rezoning be the public interest and benefit the community? **Would be similar to surrounding area.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
**Would be residential, similar to adjacent properties.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
**C-3 does not allow residential houses.**
- (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. **Would be the same use as adjacent property.**
- (10). How long has the property remained vacant? **Has always been 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? **Utilities are on site, street will be privately maintained, minimal increase to emergency services.**
- (12). If the rezoning is approved, when would development or redevelopment begin? **Within a few 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.*
- (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: C & O Enterprises, LLC (David Onstead)

Address: P.O. Box 19068

City, State: Jonesboro, AR ZIP 72403

Telephone: 870-243-7915

Facsimile: \_\_\_\_\_

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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