



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 11/20/13  
Case Number: RZ13-20

## LOCATION:

Site Address: **1804 Old Greensboro Road**

Side of Street: \_\_\_\_\_ between : \_\_\_\_\_ And: \_\_\_\_\_

Quarter: **NW** Section: **10** Township: **14-N** Range: **4-E**

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 LUO**

Size of site (square feet and acres): **173,967 sq. ft. - 3.99 Acres+/-** Street frontage (feet): **330.11 FT**

Existing Use of the Site: **Residential**

Character and adequacy of adjoining streets: **Old Greensboro Rd. (Hwy 351) - 2 Lane minor arterial 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? **No**

If not, how would sewer service be provided? **Proposed sewer extension from existing sewer line located off-site near the southeast corner of the property.**

Use of adjoining properties:

North **Wooded lot zoned R-1**

South **Mini-storages zoned I-1**

East **Wooded lot zoned R-1**

West **Wooded lot zoned R-1/C3 LUO**

Physical characteristics of the site: **One existing residential home on a wooded lot.**

Characteristics of the neighborhood: **A few residential homes with wooded acreage.**

*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 the 17<sup>th</sup> 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 this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
- (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?
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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.
- (10). How long has the property remained 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?
- (12). If the rezoning is approved, when would development or redevelopment begin?
- (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: David Overstead  
 Address: PO Box 19068  
 City, State: JONESBORO AR ZIP 72403  
 Telephone: 870-243-7915  
 Facsimile: Tru David @ yahoo.com  
 Signature: [Signature]

**Applicant:**

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

Professional Land Surveyor

Name: Mike McNeese, PS  
 Address: 3008 Newcastle Drive  
 City, State: Paragould, AR ZIP 72450  
 Telephone: 870-565-6322  
 Facsimile: N/A  
 Signature: [Signature]

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

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## Rezoning Information

- (1). How was the property zoned when the current owner purchased it?  
**R-1**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
**So the property can be used for its highest and best use**
- (3). If rezoned, how would the property be developed and used?  
**C-3 General Commercial District**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
**Commercial (to be determined)**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?  
**Yes**
- (6). How would the proposed rezoning be the public interest and benefit the community?  
**New business that would support the growth and economic development of the City of Jonesboro**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
**The subject property would be compatible with the surrounding area and is labeled in the Master Land Use Plan as a future commercial node**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
**Yes, current zoning is not best use for the property and surrounding area**
- (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.  
**There should be no adverse impact to the adjoining property owners. Property values have increased significantly due to new developments in the area. There will be minimal impacts with regards to noise, light, and existing infrastructure in the immediate area**
- (10). How long has the property remained vacant?  
**The property in the past has been used for residential purposes however is presently uninhabited**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?  
**There will be no adverse impact on utilities, streets, drainage, and emergency services, which are already adequate to handle the proposed development of the property**
- (12). If the rezoning is approved, when would development or redevelopment begin?  
**The property will be developed immediately for commercial business use**
- (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.*  
**The adjoining property owner to the north anticipates rezoning their property to C-3 in the near future. The adjoining property owner to the east is a relative of the grantor of the subject property and has no objection to the rezoning.**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.  
**All uses except the following:**
  - 1. Adult entertainment/adult retail shoppes**
  - 2. Tobacco/Alcohol Retail stores**