

Application  
for a  
Zoning Ordinance Map Amendment  
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METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 12-17-07  
Case Number: RZ-07-48

**LOCATION:**

Site Address: No address assigned at this time.

Side of Street: South side of highway 49, between Oriole Drive and Old Bridger Road.

Quarter: NE¼ Section 11, 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: Commercial R-1	Proposed Zoning: Commercial C-3 L.U.O.
Size of site (square feet and acres): 87,232 SF 2.00 Acres	Street Frontage (feet): 276.52 feet (Highway 49)
Existing Use of the Site: This site is currently undeveloped.	
Character and adequacy of adjoining streets: Highway 49 is a five lane highway, which currently accommodates the traffic in the area.	
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?	The owners are currently researching the possibility of installing a septic system and extension of the gravity sewer to determine the feasibility of each alternative, prior to making a decision.
Use of adjoining properties:	
North:	Undeveloped Residential.
South:	Existing single family lots.
East:	Vacant residential.
West:	One single family residence.
Physical Characteristics of the site: The site is currently undeveloped. The terrain gently slopes in a general eastern direction. There is no significant vegetation of substantial size on this site.	
Characteristics of the neighborhood:	The surrounding area is primarily residential in nature at this time, but commercial development is appearing in several areas nearby.

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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 was zoned R-1 when it was purchased.
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
The purpose is to prepare the site for development, and the developer desires to develop and use the property in accordance with the uses listed under the C-3 classification, with limitations, as listed below.
- (3) If rezoned, how would the property be developed and used?  
There are currently plans for this site to be a new low-traffic retail and businesses.
- (4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
The plans have not been formalized. Pictures of the proposed building are included for illustration.
- (5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?  
It appears that the classification of "Thoroughfare Commercial" is indicated nearly adjacent to this property.
- (6) How would the proposed rezoning be in the public interest and benefit the community?  
The proposed rezoning would allow development of the site as a low-traffic commercial, and potentially contain businesses that are a part of the support for the residential citizens of the area.
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
The buildings are planned to be a style which is compatible with the area. Though not exactly of a residential appearance, they will not be obtrusive.
- (8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?  
The property is not desirable residential land, with the frontage being on a five lane highway, and the depth being only approximately three hundred feet.
- (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.  
Property Value:  
There should be a positive impact on property values as the site is developed under the current standards and specifications of the City of Jonesboro.  
Traffic:  
Considering the current level of traffic on Highway 49, it is unlikely the development of this site will have a measurable impact on the traffic.  
Drainage:  
Any development of this site will be in accordance with the current standards and specifications of the City of Jonesboro. Drainage must, by definition, be handled on site.

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Visual Appearance:

Please refer to the pictures provided. As can be seen, the development of this site will blend in well with the area. By example (Southwest Commons), it can be seen the applicants will make the site appearance aesthetically pleasing.

Odor:

There are currently no proposed uses under consideration that have inherent odors associated with it.

Noise:

There are currently no proposed uses under consideration that have inherent noises associated with it.

Light:

There are currently no proposed uses under consideration that have offensive lighting associated with it.

Vibration:

There are currently no proposed uses under consideration that have inherent vibration associated with it.

Hours of Use:

There are currently no proposed uses under consideration that have unusual hours of operation associated with it. The developers plan to restrict the hours of business from 6:00 a.m. until 8:00 p.m.

- (10) How long has the property remained vacant?

This site is undeveloped.

- (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:

The reclassification and development of this site should have no impact on existing utilities. Depending upon the final development plan, minor utility extensions may become necessary.

Streets:

Considering the current level of traffic on Highway 49, it is unlikely the development of this site will have a measurable impact on the traffic.

Parks:

The re-development of this site will have little, if any impact on the park system.

Open Space:

The site will be developed in accordance with the current standards and specifications of the City of Jonesboro, and open space will be addressed during the preparation of the site development plans.

Fire:

The re-development of this site should pose no unusual demands on the Jonesboro Fire Department.

Police:

The re-development of this site should pose no unusual demands on the Jonesboro Police Department.

Emergency Medical Services:

The re-development of this site should pose no unusual demands on the existing

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- emergency medical services available in Jonesboro.
- (12) If the rezoning is approved, when would development or redevelopment begin?  
The site planning is in the early stages, taking into account considerations for parking and drainage. We would anticipate development during 2008.
- (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.*  
No meeting has been held. There is no anticipated opposition to this request.
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

This application is intended to be a Limited Use Overlay (L.U.O.).

The proposed allowable and prohibited uses are listed below:

PERMITTED USES:

Automated Teller Machine  
Bank or Financial Institution  
Church  
College or University  
Construction Sales and Service  
Funeral Home  
Government Service  
Library  
Medical Service / Office  
Museum  
Nursing Home  
Office, General  
Parking Lot, Commercial  
Post Office  
Retail / Service  
Safety Services  
School / Elementary/Middle/High  
Sign, Off-Premise  
Utility, Major  
Utility, Minor  
Vocational School  
Research Services  
Veterinarian Office  
Agriculture, Farmers Market

PROHIBITED USES:

Animal Care, General  
Animal Care, Limited  
Auditorium or Stadium  
Bed and Breakfast  
Car Wash  
Cemetery  
Communication Tower  
Convenience Store  
Day Care, limited (family home)  
Day Care, General  
Entertainment, Adult  
Golf Course  
Hospital  
Hotel or Motel  
Parks and Recreation  
Pawn Shop  
Recreation / Entertainment, Indoor  
Recreation / Entertainment, Outdoor  
Recreational Vehicle Park  
Restaurant, fast-food  
Restaurant, general  
Service Station  
Vehicle and Equipment Sales  
Vehicle Repair, General  
Vehicle Repair, Limited  
Warehouse, residential (mini-storage)  
Freight Terminal  
Agriculture, Animal

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**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 this rezoning proposal:

Name: C & O Enterprises, LLC  
Mr. Gary Childers, and Mr. David Onstead  
Address: 2400 East Highland Drive  
City, State: Jonesboro, AR 72401  
Telephone: (870) 243-7915  
Facsimile: (870) 931-9644

Signature: \_\_\_\_\_



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

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