



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 02-17-11
Case Number: RZ 11-01

LOCATION:

Site Address: 5431 Southwest Drive, Jonesboro, Arkansas

Side of Street: N between Darr Hill and Maple Valley Drive

Quarter: SW Section: 2 Township: 13N 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: R-1 Proposed Zoning: C-4 LUO

Size of site (square feet and acres): 68,881 ft/1.58 ac Street frontage (feet): 228.14 feet

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Frontage is Southwest Drive - 5 lane

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 Vacant/Residential

South Agricultural/Vacant

East Vacant

West Vacant

Physical characteristics of the site: Flat

Characteristics of the neighborhood: Developing commercial

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 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.

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:*

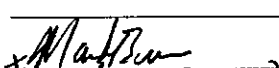
- (1). How was the property zoned when the current owner purchased it?
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
- (3). If rezoned, how would the property be developed and used?
- (4). What would be the density or intensity of development (e.g. number of residential 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.

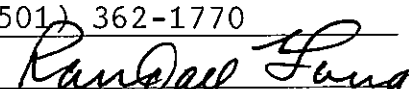
Name: Mark and Lisa Bowers
 Address: 5431 Southwest Drive
 City, State: Jonesboro, AR ZIP 72404
 Telephone: (870) 219-2421
 Facsimile: _____
 Signature: 

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

Applicant:

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

Purchaser

Name: Fireside Investments, LLC
 Address: 2000 Hwy 25 B North, Ste. D2
 City, State: Heber Springs, AR ZIP 72453
 Telephone: (501) 362-1711
 Facsimile: (501) 362-1770
 Signature: 
 member

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Fireside Properties, LLC

Attachment to Rezoning Application

1. The property is currently zoned R-1, and this appears to be the zoning when the property was acquired by the current owner.
2. The applicant seeks to rezone the property so that it can be used for commercial retail operations.
3. If the property is rezoned, it would be developed for a Dollar General store.
4. Approximately 9,100 square feet and accommodating approximately 37 parking spaces.
5. The Jonesboro Comprehensive Plan and Future Land Use Plan show the property as residential; however, the Plan also shows C-4 across the street and adjacent to this property along Highway 49.
6. This rezoning is in the public interest as it would allow for the orderly development and use of the property.
7. The property adjoining to the East is already zoned C-4. The property to the west is also zoned C-4. To the southeast is a shopping center that was developed in the last few years (which is zoned C-4).
8. The current zoning of the property is R-1, which does not allow commercial retail uses for the development of a Dollar General store.
9. The proposed use would not have a negative impact on any adjoining owner or user. Development would increase adjacent property values. The infrastructure and its services are sufficient to handle this proposed development. With the recent completion of and expansion of Highway 49 to 5 lanes, increased traffic will be easily accommodated.
10. The property has been used for agricultural purposes and appears never to have been occupied, to the best of Applicant's knowledge and belief.
11. The only impact to city services would be positive as the Applicant would keep the property clean and free of debris. The Applicant would develop the property in accordance with all applicable ordinances and statutes, and would maintain any improvements in a manner consistent with the area. The property would not have a negative impact on fire, police, other services and traffic.
12. If Applicant is successful in this rezoning effort, Applicant will initiate work as soon as possible. Dollar General has already approved the site for development pending the rezoning effort.
13. Representatives of Applicant have discussed proposed rezoning with the adjoining owners and no opposition has been encountered. Mark and Lisa Bowers, the owners of the subject property, also own the property to the north and east and is in favor of the proposed rezoning. The owner to the

west, David Hartshorn, expressed his support for the rezoning. Ken Yarborough, who owns agricultural land to the south indicated a preference that it remain vacant, but would not oppose the rezoning. This property is not adjacent to a developed neighborhood, and thus there have been no neighborhood meetings.

14. The proposed LUO is for service retail which will allow for the development of a Dollar General store.