



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 625 Gant Street, 641 Gant Street, & 907 Kitchen Street

Side of Street: Southwest Corner of Gant Street and Kitchen Street.
between _____ and _____

Quarter: _____ Section: _____ Township: _____ Range: _____

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-2 Proposed Zoning: PD-RM

Size of site (square feet and acres): 18,800 SF / .43 AC Street frontage (feet): 134'-4" Gant St.
140'-6" Kitchen St.

Existing Use of the Site: No structures.

Character and adequacy of adjoining streets: Gant is a neighborhood street & Kitchen is a collector on the MSP.

Does public water serve the site? YES 4" water line on Gant St. & 6" water line on Kitchen St.

If not, how would water service be provided? n/a

Does public sanitary sewer serve the site? YES 6" sewer line on Gant St. & 6" sewer line on Kitchen St.

If not, how would sewer service be provided? n/a

Use of adjoining properties:

North 622 Gant St. C-1, 636 Gant St. C-1, 640 Gant St. C-1

South 628 East Oak -R-2 (MULTI-FAMILY)

East 904 Kitchen St. R-2, 906 Kitchen St. R-2, 922 Kitchen St. R-2

West 621 Gant St. C-1 (LARGE COMMERCIAL PARKING LOT)

Physical characteristics of the site: The property naturally slopes to the southeast corner. There are no structures on the property.

Characteristics of the neighborhood: There is a mix of residential uses with C-1 zoning adjacent and across the street from this property.

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?
- (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 in 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: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

Applicant:

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


Name: Cooper Mixon Architects
Tim Coper

Address: 505 South Church Street

City, State: Jonesboro, AR ZIP 72401

Telephone: (479)236-6629

Facsimile: EMAIL: TCOOPER@COOPERMIXON.COM

Signature: 

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

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