



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

LOCATION:

Site Address: Hancock Road

Side of Street: N between I-555 and County Road 641

Quarter: NE Section: 8 Township: 13 North Range: 5 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: I-2 Proposed Zoning: RS-2

Size of site (square feet and acres): 435,660 sqft, 10.0 ac Street frontage (feet): 250'

Existing Use of the Site: Agricultural crop land

Character and adequacy of adjoining streets: Hancock Road is paved up to east property line, I-555 is along west line (no access)

Does public water serve the site? Yes City Water & Light

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? No

If not, how would sewer service be provided? Septic system

Use of adjoining properties:

North Agricultural

South Agricultural

East Agricultural & residential

West Interstate highway

Physical characteristics of the site: Agricultural crop land

Characteristics of the neighborhood: Rural, agricultural, residential houses (sparse density).

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 18 days prior to the next MAPC meeting. 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? **Property was zoned I-2.**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **Build a residential house. I-2 does not allow houses.**
- (3). If rezoned, how would the property be developed and used? **A residential house on part and remainder would be crop land.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **1 single family house**
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? **Land use plan shows the area to be Industrial Growth Sector.**
- (6). How would the proposed rezoning be the public interest and benefit the community? **It would be consistent with the surrounding uses.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **There are 5 single family houses on Hancock Road, surrounded by crop land.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **I-2 zoning does not allow residential.**
- (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. **The property would function in the same manner as the adjacent properties and would not cause an adverse affect.**
- (10). How long has the property remained vacant? **The property has been used for crop land even prior to annexation.**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **Minimal impact, addition of one single family residence.**
- (12). If the rezoning is approved, when would development or redevelopment begin? **Within six months of rezoning approval.**
- (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. **N/A**

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: Dale & Darlene Wood

Address: 7520 Hancock Road

City, State: Bay, AR ZIP 72411

Telephone: 870-919-3093

Facsimile: _____

Signature: Dale Wood
Darlene Wood

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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