



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

## LOCATION:

Site Address: **2807 Stadium Boulevard & 2833 Race Street**

Side of Street: **West & South** between **Race Street** and **Phillips Drive**

Quarter: **SW** Section: **28** 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: **C-3** Proposed Zoning: **PD-C**

Size of site (square feet and acres): **9.7 Total** Street frontage (feet): **173' +/- Stadium Boulevard**  
**175' +/- Race Street**

Existing Use of the Site: **Vacant**

Character and adequacy of adjoining streets: **Asphalt surface, good condition, adequate for traffic flow.**

Does public water serve the site? **YES**

If not, how would water service be provided? **N/A**

Does public sanitary sewer serve the site? **YES**

If not, how would sewer service be provided? **N/A**

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Use of adjoining properties:

North **Zoned R-1 & C-3 –Church & Bank**  
South **Zoned C-3 – Hotels**  
East **Zoned C-3 – Retail & Restaurants**  
West **Zoned C-3 – Vacant Commercial Subdivison Lots**

Physical characteristics of the site: **See attached aerial photo.**

Characteristics of the neighborhood: **See attached aerial photo.**

### **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? **C-3**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **Best use of property considering recent developments, access and layout.**
- (3). If rezoned, how would the property be developed and used? **Within the restriction of the proposed PD-C zoning.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **Within the restriction of the proposed PD-C zoning.**
- (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? **By serving the needs of the area.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **Due to the current developments in the area, the PD-C would be compatible with the surrounding area.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **Due to the potential growth and current developments in the surrounding area this property would be best used as the requested zoning district.**
- (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. **Positive impact.**
- (10). How long has the property remained vacant? **The subject parcel has never been developed.**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **N/A**
- (12). If the rezoning is approved, when would development or redevelopment begin? **Not determined at this time.**

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- (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 public is aware of ongoing development development of area and rezoning is to meet the need of the surrounding area.**

**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 the rezoning proposal:

\_\_\_\_\_

Name: **G&P Development, LLC**

Name: \_\_\_\_\_

Address: **PO Box 17426**

Address: \_\_\_\_\_

City, State: **Jonesboro, AR** ZIP **72403**

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: **870-897-5623**

Telephone: \_\_\_\_\_

Facsimile: **870-972-5571**

Facsimile: \_\_\_\_\_

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

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

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