



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 03/12/2024

Date Received: _____

Meeting Deadline: 02/20/2024

Case Number: _____

LOCATION:

Site Address: 1323 STRAWFLOOR DR.

Side of Street: WEST between I-555 and STRAWFLOOR DR.

Quarter: SW Section: 23 Township: 14N Range: 03E

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-3 LUO

Size of site (square feet and acres): 2.43 Street frontage (feet): 462.18 FT.

Existing Use of the Site: VACANT

Character and adequacy of adjoining streets: STRAWFLOOR DR. & I-555 IN GOOD CONDITION

Does public water serve the site? YES

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? UTILITY EXTENSION/SEPTIC

Use of adjoining properties:

North UNDEVELOPED

South I-555

East VACANT

West I-555

Physical characteristics of the site: VACANT WITH FEW TREES

Characteristics of the neighborhood: RESIDENTIAL/INTERSTATE

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:* SEE ATTACHED


- (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: TILLER LAND DEVELOPMENT, LLC
Address: 2216 WINELAND ST.
City, State: JONESBORO, AR ZIP 72404
Telephone: _____
Facsimile: _____
Signature: 

Applicant:

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

Name: HORIZON LAND SURVEYING, LLC
Address: 2918 WOOD ST.
City, State: JONESBORO, AR ZIP 72404
Telephone: 870-243-0092
Facsimile: _____
Signature: 

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

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Rezoning Information

- (1). How was the property zoned when the current owner purchased it?
R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
So the property can be used for its highest and best use.
- (3). If rezoned, how would the property be developed and used?
The property will be developed for a commercial use.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
If rezoned the new development would be required to build per the regulations of the new zoning.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
No, the property is in the Moderate Intensity Growth Sector, however, it is adjacent to both I-555 and C-3 zoned properties.
- (6). How would the proposed rezoning be the public interest and benefit the community?
This rezoning would be a benefit to the nearby residents by allowing some commercial services to be closer to the area.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property would be consistent with neighboring properties along I-555 with regards to zoning, however, most adjoining properties are undeveloped at this time.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The existing zoning does not permit the desired development by the applicant.
- (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.
There should be no adverse impact to the adjoining property owners.
- (10). How long has the property remained vacant?
Undetermined. Property has been unutilized for several years.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
There will be no adverse impact on utilities, streets, drainage, or emergency services.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Not known at this time.
- (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.*
No meeting has been held at this time.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
**All allowed per zoning with exclusion of:
Carwash; Cemetery; Communication Tower; Convenience Store; Adult Entertainment;
Homeless Shelter; Hotel or Motel; Medical Marijuana Dispensary; Pawn Shops; Fast Food Restaurant;
Service Station; and Vehicle Repair, general.**