Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____

Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 1306 Charles Dr. Jonesboro Ar 72405

Side of Street: North between Mays Rd. and Mabrey LN.

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: R1 Proposed Zoning: RS-7

Size of site (square feet and acres): 20,770.59 Sq. Ft (0.48 Acre) Street frontage (feet): 104.78'

Existing Use of the Site: Vacant R1 Lot

Character and adequacy of adjoining streets: Residential

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 Residential

South Residential

East Residential

West Residential

Physical characteristics of the site:

Vacant Lot

Characteristics of the neighborhood:

Single Family Residential Houses

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 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: Weston Wagner
Address: 336 Natchez Dr.
City, State: Jonesboro Ar ZIP 72404
Telephone: 870-926-7994
Facsimile: _____
Signature: Weston Wagner

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: Weston Wagner

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

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REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to the application answering each of the following questions in detail:

1. **How was the property zoned when the current owner purchased it?**
   - R1

2. **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
   - My property is currently zoned R1 residential. I want to keep it as residential. My lot is .48 of an acre. I would like to build 2 single-family homes on this lot. My road frontage is 104.78'. According to the R-1 code a lot must be 60' wide and a replat would put me at 52-53 foot wide on each lot. My lot does get wider as it goes back. I took this to BZA and during the meetings there were recommendations that I try a rezoning. I would like to rezone to RS-7 because that zoning requires 50' frontage instead of 60'.

3. **If rezoned, how would the property be developed and used?**
   - 2 new construction single family homes

4. **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
   - 2 New Construction Single family homes

5. **Is the proposed rezoning consistent with the Jonesboro Land Use Plan?**
   - Yes. It would remain residential.

6. **How would the proposed rezoning be the public interest and benefit the community?**
   - This lot sits in North Jonesboro where new construction single family homes are rare to see. Building new construction homes in north Jonesboro helps improve the area and contributes to helping existing property values.

7. **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**
   - It would remain the same. It is currently Single family residential, and this would still be single family residential.

8. **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**
   - R1 zoning requires 60' frontage where RS-7 zoning requires 50' frontage. / According to Arkansas House Bill 1503 (that was passed into law on March 18th, 2025) I can build 2 homes on this lot right now. 1 single family Home and 1 ADU up to 1000 Sq Ft. However, I feel that my site plan and property lay out would look better and be better aligned with the neighborhood to have 2 single family homes similar in size with the existing homes in the neighborhood.

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.**
   - With or without a rezoning I would be able to build 2 single family structures on this lot.
   - Property Value: I assume it would help contribute to property value growth in this neighborhood.
   - Traffic: No change
   - Drainage: No Change
   - Visual Appearance: It would be an improvement to have 2 new single-family homes here instead of a vacant lot.
   - Odor: No Change
   - Noise: No Change
   - Light: improvement
   - Vibration: No Change
   - Hours: No Change
   - Restrictions: No Change

10. **How long has the property remained vacant?**
    - Google shows a mobile home on the property in 2008, and then vacant in 2013

11. **What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**
    - No Change

12. If the rezoning is approved, when would development or redevelopment begin?

- 2026

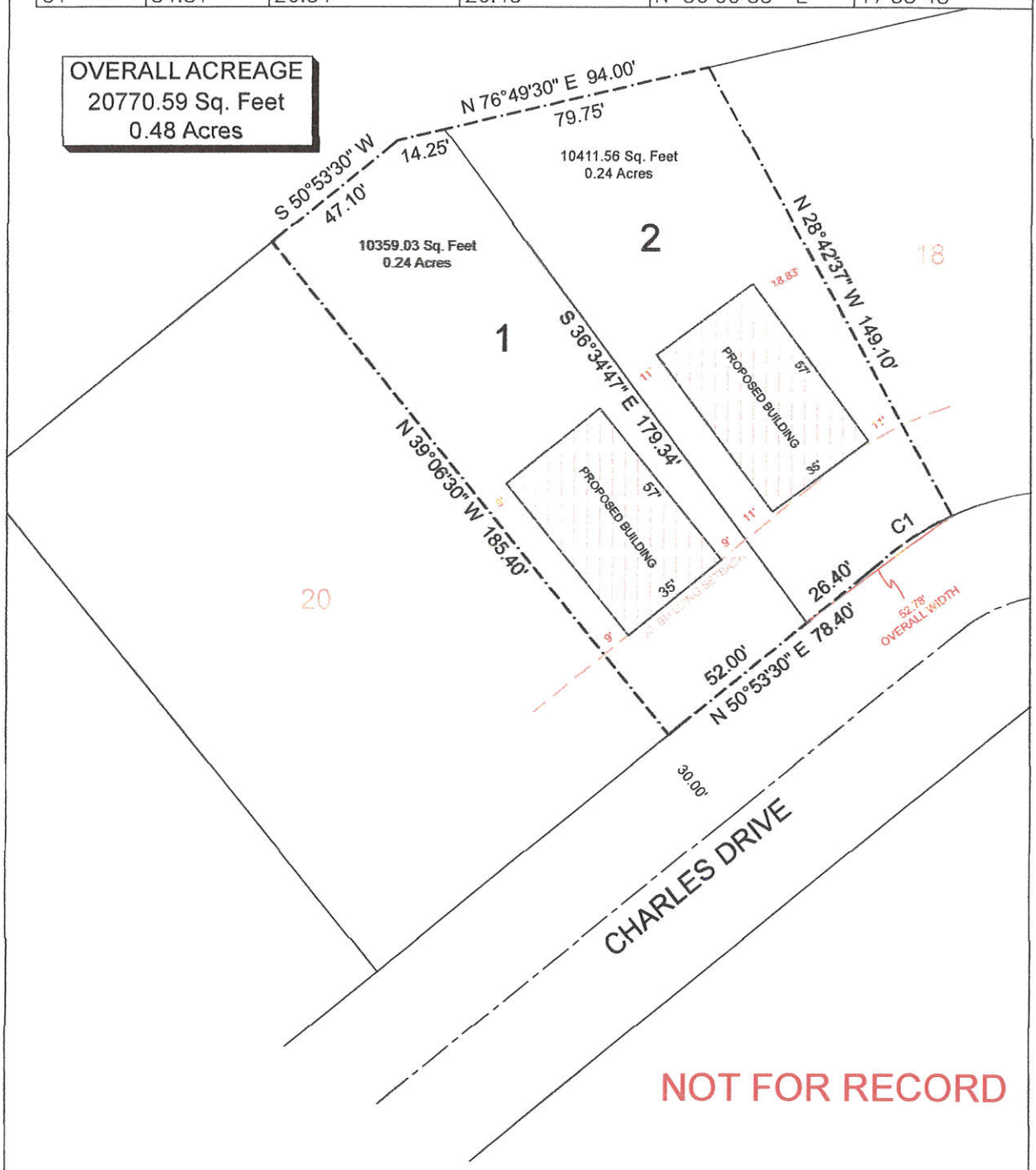
13. How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. If the proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.

- Letters went out during the BZA process and I did not receive any letters or phone calls back addressing any issues.

14. If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

- N/A

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	84.81'	26.54'	26.43'	N 56°00'53" E	17°55'43"



NOT FOR RECORD

CERTIFICATE OF AUTHORIZATION
H AND S HIME PROFESSIONAL SURVEYING SERVICES
No. 1432
ARKANSAS

LEGEND

These standard symbols will be found in the drawing.

- FOUND CORNER AS NOTED
- SET 1/2" REBAR W/ CAP
- FD COTTON PICKER SPINDLE
- HIGHWAY RIGHT OF WAY MARKER
- FOUND REBAR
- CALCULATED CORNER
- FENCE LINE
- ELECTRIC
- SET PK NAIL
- POWER POLE

N

0 30 60 90

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
NO. 1783
SIGNATURE
SHAWN L. HIME

H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD. - STE. "F"
JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288
E-MAIL: hshime_butch@yahoo.com

PROPOSED DESIGN

drawn: S. HIME	
date: 1-31-2025	
scale: 1"=30'	client: WESTON WAGNER

STATE CODE: 500-000-000-0-00-000-00-0000

01-144082-14600
0
1306
CHARLES DR
01-144082-14700
0
1304
CHARLES DR

Hello,

My name is Weston Wagner, and I own the property located at 1306 Charles Drive. I am writing this letter because I am starting the rezoning process through the city of Jonesboro and I am required to inform all neighbors whose property is within 200 feet of my property.

Instead of just filling out the bare minimum I wanted to write a narrative to inform everyone of all details.

My property is a vacant lot zoned R1 for single family residential. It is 0.48 acres. I would like to build two brand new construction single family homes on this lot giving each property a ¼ acre. The problem I have is that R1 must have a 60' frontage for each lot. My land is 105' wide (It gets wider the further it goes back) and would give each lot 52-53' of road frontage.

Therefore, I need a rezoning to RS-7 that would allow a 50' road frontage.

Nothing changes with the character of the neighborhood. Nor am I trying to build apartments. The RS-7 zoning is still single-family homes only. I am looking to improve the *neighborhood and property values by adding 2 new single-family homes on a* vacant spot of land.

As the land sits right now, I could build two single family structures. One would be the primary single-family home and the other would be an ADU (Accessory Dwelling unit). The *ADU could be up one thousand Square Feet. Arkansas House Bill 1503 (Passed* March 18th, 2025) Allows an ADU on residential lots.

However, I feel that a rezoning would allow for a better lay out and site plan for the property. I would be able to build 2 new single-family homes that would match the character of the *neighborhood*.

If you have any questions, please feel free to reach out to me.

My cell number is 870-926-7994

Thank You

-Weston Wagner

CITY OF JONESBORO
REZONING PROPERTY OWNER NOTIFICATION

The Metropolitan Area Planning Commission, City of Jonesboro, Arkansas, will hold a public hearing at the City of Jonesboro Municipal Center, 300 S. Church St., Council Chambers, 1st Floor, Jonesboro, Arkansas, on:

TUESDAY, January 13th, 2026 AT 5:30 PM

One item on the agenda for this meeting is a request to the Commission to approve a Rezoning to the zoning ordinance concerning property that is within 200 feet of your property. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision you feel is unfair or unjust, you may appeal the decision to Circuit Court.

REZONING REQUESTED BY: Weston Wagner
DATE: 12-15-25
SUBJECT PROPERTY ADDRESS: 1306 Charles Dr. Jonesboro
DESCRIPTION OF REZONING REQUESTED:
Please see Attached Letter

In affixing my signature below, I am acknowledging my understanding of this request for a Rezoning. I further understand that my signature only indicates my receipt of notification of the request for a Rezoning and does not imply an approval by me or the Rezoning unless so written by me to the Commission.

Ignacio Tolas
Printed Name of Property Adjacent Owner

(Signature) Date

9100 Hwy 49 S.
Address

(870) 268-9207
Phone

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church St., or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

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