

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received:

8/17/16

Case Number:

RZ16-18

LOCATION:

Site Address: 623 West Parker Road

Side of Street: South Side of Parker Road, East of Culberhouse Street

Quarter: Northwest **Section:** 31, **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: R-1 **Proposed Zoning:** C-3 - L.U.O.

Total Size of site (square feet and acres): 19,199 S.F.; 0.44 Acres
Street Frontage (feet): 114.59 feet along Parker Road

Existing Use of the Site: Currently one single family home.

Character and adequacy of adjoining streets: Parker Road is an existing two lane road which is also a part of the Arkansas Highway and Transportation Department right-of-way, which currently accommodates the traffic needs of the area. It should be adequate to accommodate one additional commercial development in this area.

Does public water serve the site? Existing 18" - south side of Parker Road;

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

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Does public sanitary sewer serve the site?

Existing sewer along the south side of the site.

If not, how would sewer service be provided?

N/A

Use of adjoining properties: North:

I-555

South:

R-1; Brentwood Subdivision

East:

C-3; Vetcare, Inc.

West:

C-3 L.U.O.; J. Christopher Toy Store

Physical Characteristics of the site:

The site is occupied one single family home, which is occupied by the applicant. The overall property contains a well-established stand of grass and drains generally to the north and east.

Characteristics of the neighborhood:

To the west is an existing, well maintained building that served many years as a single family home, but was converted circa 2009 into the J. Christopher Toy Store. To the east is also a well maintained building. It is a commercial building occupied by Vetcare, Inc. To the south is Brentwood subdivision. It too is well maintained, and is separated from the applicant's property by an existing privacy fence. To the north is I-555.

Applications will not be considered complete until all items have been supplied.

Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. 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 the application answering each of the following questions in detail:*

(1) How was the property zoned when the current owner purchased it?

The property was zoned R-1 at the time of acquisition.

(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

With the recent commercial growth in this area, this tract is a prime location for the location of a small commercial business. There are numerous types of development in the immediate area including a toy store, a veterinary clinic, and an electronics store. This site is no longer conducive to single family development. This parcel will be developed in a manner very consistent with the increasing needs for the area. The rezoning becomes necessary following study of the site and the current trends in the area.

(3) If rezoned, how would the property be developed and used?

The parcel would be developed in a manner consistent with the current standards and specifications within the City of Jonesboro. This is proposed to be a C-3 LUO and the proposed permitted uses are listed later in this application.

(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

The proposed density will be in compliance with the current standards of the City of Jonesboro.

(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?

The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this specific area to be Thoroughfare Commercial. Because there is an existing interstate highway to the north, and existing commercial properties on either side of this parcel, a request of this nature emerges as being appropriate.

(10) How long has the property remained vacant?

Aside from the existing home, the property 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?

A newly developed site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

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

The proposed development time-frame would be in the foreseeable future, as market trends mandate.

(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.*

No meeting has been held with the adjacent owners because they are already zoned commercial.

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

This requested rezoning is intended to be a Limited Use Overlay (LUO). The applicant requests a zoning classification of C-3 L.U.O., with the proposed permitted uses being listed below:

- 1) Animal Care, General or Limited
- 2) Automated Teller Machine;
- 3) Bank or Financial Institution;
- 4) Day Care, Limited or General;
- 5) Library;
- 6) Medical Service or Medical Office;

Permitted Uses (continued)

- 7) Office / general;
- 8) Retail;
- 9) Service;
- 10) Restaurant, General; or
- 11) Parking.

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 an 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:

The owner of the property is:

Ralph and Mary Taylor
623 West Parker Road
Jonesboro, AR 72404

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

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