



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

## Application for a Zoning Ordinance Map Amendment

Date Received:

3/27/17

Case Number:

82-17-07

### LOCATION:

Site Address: 3701 E Parker Rd, Jonesboro, AR, 72404

Side of Street: SOUTH between GAMBLIN DR and RED WOLF BLVD

Quarter: NW Section: 34 Township: T14N Range: R04E

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: C3

Size of site (square feet and acres): 275338.14 SQ. FT./6.32 AC Street frontage (feet): N/A

Existing Use of the Site: VACANT, RESIDENTIAL SINGLE FAMILY

Character and adequacy of adjoining streets: N/A

Does public water serve the site? NO

If not, how would water service be provided? N/A. WILL BE GRAVEL EQUIPMENT PARKING

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? N/A. WILL BE GRAVEL EQUIPMENT PARKING

Use of adjoining properties:

North C-3, RIGGS EQUIPMENT PARK ADDITION

South R-1, ELIZABETH MOORE TRUST ETAL

East R-1, DEAN LEE LLC

West I-2, MEADOWS CONSTRUCTION REPLAT

Physical characteristics of the site: FLAT, OPEN, VEGETATED

Characteristics of the neighborhood:

NORTHERLY RIGGS CAT EQUIPMENT STORAGE, VACANT RESIDENTIAL PROPERTY TO THE EAST AND SOUTHSIDE, LANSING BUILDING PRODUCTS TO THE WEST

*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? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? ADJOINS PROPERTY WITH EXISTING USE AS RIGGS CAT COMMERCIAL EQUIPMENT SALES
- (3). If rezoned, how would the property be developed and used? AS RIGGS CAT EQUIPMENT STORAGE
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? N/A
- (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 ECONOMY'S COMMERCIAL NEEDS
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? THE PROPOSED REZONING WOULD MATCH THE NORTHERLY PROPERTY'S USE, BY THE PROPOSED OWNERS
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? NO
- (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; REZONING WILL INCREASE VALUE OF ADJOINING PROPERTY, IMPROVE DRAINAGE. NO IMPACT ON TRAFFIC, ODOR, NOISE, LIGHT, VIBRATION, AND WILL OPERATE DURING NORMAL WORKING HOURS
- (10). How long has the property remained vacant? 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? NO ADDITIONAL IMPACT
- (12). If the rezoning is approved, when would development or redevelopment begin? WITHIN THE YEAR
- (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.*  
EXISTING COMMERCIAL PROPERTY NORTH AND WEST; THE PROPERTY TO EAST AND SOUTH IS OWNED BY THE PROPERTY OWNER REQUESTING THE REZONING
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.  
SEE PLAT FOR LIMITED USES

### 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: Elizabeth Moore  
Address: 3206 Rook Rd  
City, State: Jonesboro, AR ZIP 72404

#### Applicant:

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

Name: David Bednar  
Address: 3206 Rook Rd  
City, State: Jonesboro, AR ZIP 72404

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Telephone: 870-935-3731

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

Signature: Elizabeth Moore

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

Telephone: 870-935-3731

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

Signature: David Bednar

POA/Elizabeth Moore  
(sister)

Carolyn Meyer  
3581 Elma St.  
Camarillo, CA 93610

Carolyn Meyer  
POA/Elizabeth Moore  
(sister)

ph: 805-987-4876