

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received:

Case Number:

7/1/19  
2219-10

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**LOCATION:**

**Site Address:** 3714 Harrisburg Road, Jonesboro, AR 72404

**Side of Street:** East side of Harrisburg Road

**Quarter:** Part of the Southwest Quarter of the Northwest Quarter of Section 32,  
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, LUO

**Size of site** (square feet and acres): 158,556 S.F. – 3.64 Acres  
**Street Frontage** (feet): 401.63 feet along Harrisburg Road

**Existing Use of the Site:** Currently three residential structures

**Character and adequacy of adjoining streets:** Harrisburg Road is an existing state highway. In this immediate area, there are plans in place for some highway improvements. The timing of those improvements remains not well defined. The proposed improvements should adequately accommodate any additional traffic loading this rezoning would create.

**Does public water serve the site?** There is an existing 6" water line on the southwest side of Harrisburg Road.

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

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

There is an existing sanitary sewer line near the eastern boundary of this site.

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

**Use of adjoining properties:** North: Residential (R-1)

South: One multifamily building (R-3)

East: Three multifamily buildings (R-3)

West: Central Baptist Church (R-1)

**Physical Characteristics of the site:**

The site is currently occupied by three residential structures. The site appears to drain generally to the west, then to the north.

**Characteristics of the neighborhood:**

This site is bounded on the east and south sides by fully developed R-3 property. It is bounded on the north by existing R-1 development. Central Baptist Church occupies the large tract to the west on the opposite side of Harrisburg Road.

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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?**  
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?**  
Considering the existing uses on the south and east sides, this land is not conducive to single family development. This parcel could form a nice commercial node for the area, to supplement the existing gas station, Wal-Mart Neighborhood Store, and the Family Dollar, with a mixture of offices and service businesses.
- (3) **If rezoned, how would the property be developed and used?**  
The applicant does not wish to be the developer, so the land would be for sale as commercial property. This is intended to be an "LUO", which is further defined 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 density would be in accordance with the current allowable standards, including proper drainage, adequate parking, and appropriate green space.
- (5) **Is the proposed rezoning consistent with the Jonesboro Land Use Plan?**  
The *Jonesboro Land Use Plan* indicates this area as Single Family. However, with the proper planning of access, and selection of tenants, this parcel could serve a large area of multifamily housing for incidental commercial and retail needs, without traffic entering Harrisburg Road.



- (6) **How would the proposed rezoning be the public interest and benefit the community?**

With the proper planning of access, and proper selection of tenants, this parcel could serve a large area of multifamily housing for incidental commercial and retail needs, without traffic entering Harrisburg Road.

- (7) **How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

This land is surrounded by mixed uses. The request for C-3 would maintain consistency with many of the parcels close by to the north.

- (8) **Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**

When consideration is applied to the surrounding area, this land is no longer conducive to single family development.

- (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.**

This proposed zoning classification should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions

**(10) How long has the property remained vacant?**

It is currently occupied by three residential structures.

**(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**

Considering the Limited Uses, a change in the zoning from R-1 to C-3, LUO 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?**

Only the real estate market could determine those answers.

**(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.***

The neighbors have not been contacted about this request, aside from the required certified mail.

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

This request is for a Limited Use Overlay. The proposed limitations are:

- A) Prohibited Uses:  
Animal Care, Bed and Breakfast, Cemetery, College or University, Construction Sales and Service, Adult Entertainment, Funeral Home, Golf Course, Hospital, Hotel or Motel, Commercial Parking Lot, Pawn Shop, Recreation/Entertainment Outdoor, RV Park, School, Service Station, Billboard, Vehicle and Equipment Sales, Vehicle Repair,
- B) Privacy fencing where abutting existing residential lots or structures.

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**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:

Evone Roberts  
700 West Monroe  
Apartment "C"  
Jonesboro, AR 72401



Evone Roberts, Owner

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

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