



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

## Application for a Zoning Ordinance Map Amendment

Meeting Date: 12/10/19 Date Received: 11/14/19  
Meeting Deadline: 11/18/19 Case Number: RZ 19-18

### LOCATION:

Site Address: 2006 Browns Lane  
Side of Street: E between Price and McClellan  
Quarter: SW Section: 29 Township: 14 Range: 04

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: C3 Proposed Zoning: CR1  
Size of site (square feet and acres): 1.11 acres / 48,269.75 sqft. Street frontage (feet): 155.79 Browns Lane  
258.37 McClellan  
Existing Use of the Site: Vacant lot  
Character and adequacy of adjoining streets: Commercial and single family 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 Homeboy Investments, LLC  
South John Layman  
East Arkansas State  
West James Phillips

### Physical characteristics of the site:

1.11 acres, sloping towards McClellan Drive.

### Characteristics of the neighborhood:

mixed single family, zoning B2, zoning to the northeast, C3 zoning to the northwest.

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**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: Burd Hanes LLC  
Address: 2408 Phillips Drive  
City, State: Jonesboro, AR ZIP 72401  
Telephone: 870-847-7653  
Facsimile: 870-277-1449  
Signature: [Signature]

**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: \_\_\_\_\_

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

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