

Print

Rezoning Application - Submission #9614

Date Submitted: 9/30/2021

**Metropolitan Area Planning Commission APPLICATION FOR
REZONING**

Date Received:

10/1/21

LOCATION:

Case Number:

R2 21-14

Site Address:

4600 East Nettleton, Jonesboro, AR 72401

Side of Street:

east

Between:

Stevens Street

and:

4608 East Nettleton

Please provide which side
of the street the rezoning
is on (i.e. N.S.E.W.)

Quarter:

NE 1/4 of NW 1/4

Section:

27

Township:

14 N

Range:

04 E

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-2 Low Density Multi- ▼

Proposed Zoning

C-3 General Commerc ▼

Size of site (square feet and acres):

1,018 sq. ft. (0.02 acres)

Street frontage (feet):

E. Nettleton Ave.: 105 ft. ; Stevens St.: 215 ft.

(Example: Hollywood St.: 100 ft.; Brown Street: 75 ft.)

School Board Notification.

Yes

No

If this petition is to rezone for Multi-family Use, please check if you have notified the School Board of your rezoning application/proposal. You are required to notify the School Board/Superintendent prior to the public hearing(s).

Existing or Previous Use of the Site:

Church

Character and adequacy of adjoining streets:

Nettleton Ave. is a busy thoroughfare and Stevens St. is an alleyway

Does public water serve the site?

YES

NO

If not, how would water service be provided?**Use of adjoining properties:**

Example: "Vacant C-3 Commercial"; "R-1 Single Family Residential Home"; "Agricultural Crop", etc.

North:

Hair Dresser

South:

870 Nutrition Takeout

East:

Family Residential Home

West:

Perkins Auto Sales

Physical characteristics of the site:

Building with chat parking lot

Characteristics of the neighborhood:

Mixed Commercial and Residential Neighborhood

REZONING INFORMATION

The applicant is responsible for explaining and justifying the proposed rezoning. Please carefully answer each of the following questions in detail:

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

R-2

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

The type of business has changed from a church to a counseling center.

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

Structure will stay the same. The property will be used for a counseling center

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

1,100 sq. ft. existing commercial building with some 11,000sq. ft. of parking lot and green space.

(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?

Would allow for a counseling center.

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

Most of the surrounding area has similar zoning.

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

Businesses cannot operate in a property zoned R-2

(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.

Less traffic, minimal changes from existing.

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

n/a

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

none

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

As soon as possible.

(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.

Letters will be sent out notifying the neighbors.

(14). If this application is for a Town Center or Village Residential Overlay, please specify all uses desired to be permitted.

n/a

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.

Applicant:

Administrator McAlister Engineering

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

Name:

Jerrett Holladay

Name:

Megan McAlister

Address:

3231 E Matthews Ave

Address:

736 West Oak Avenue

City, State:

Jonesboro, AR

ZIP

72401

City, State:

Jonesboro, AR

ZIP

72401

Telephone:

8709197183

Telephone:

8702751639

Facsimile:**Facsimile:**

Signature:*

Jerrett Holladay 2021

Please type your full name followed by the four digit current year (Example: John Doe 2014) as verification that you certify the answers to the above questions and any statements made are true and complete to the best of your knowledge.

Signature:*

Megan McAlister 2021

Please type your full name followed by the four digit current year (Example: John Doe 2014) as verification that you certify the answers to the above questions and any statements made are true and complete to the best of your knowledge.

Deed: Please attach a copy of the deed for the subject property and a Surveyor Sealed Rezoning Plat

Copy of Property Deed*

2019R-007136[1796].pdf

Please attach a Copy of the Property Deed

Rezoning Plat Upload:*

PLATModel (1).pdf

Please attach a digital copy of the Surveyor's Sealed Rezoning Plat

Minutes from Neighborhood Meeting or Statement of Why No Meeting:*

Statement for Neighborhood Meeting.docx

Please attach the Minutes from any/all Neighborhood Meetings or Statement of Why No Meeting:

Supplemental Site Plans & Project Drawings

[Browse...](#)

Please attach any Project Drawings here that support your petition for rezoning.

Project Concept Manual

[Browse...](#)

Please attach your project manual or design pattern book, if applicable.