



METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

# Application for a Zoning Ordinance Map Amendment

Date Received:

10/3/16

Case Number:

R216-24

## LOCATION:

Site Address: 3500 East Johnson Avenue, Jonesboro, AR

Side of Street: North Between Highway 351 North and Peachtree Road

Quarter: NW Section: 10 Township: 14N Range: 4E

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, C-3 and C-3, LUO Proposed Zoning: C-3, LUO

Size of site (square feet and acres): 335,415 Sq Ft – 7.70 Ac Street frontage (feet): 677.31 (Johnson Ave.) and 596' (Hwy. 351)

Existing Use of the Site: Existing Bank Branch/Vacant

Character and adequacy of adjoining streets: Johnson Avenue (asphalt highway – 4-lanes with center turn lane)  
Highway 351 (asphalt street – 2-lane)

Does public water serve the site? YES

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

Does public sanitary sewer serve the site? Yes

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

Use of adjoining properties:

North	Commercial
South	Commercial
East	Commercial
West	Commercial

Physical characteristics of the site: Existing Bank Branch/Vacant/Wooded

Characteristics of the neighborhood: Commercial node at this location. Banks, food markets, commercial strip mall and stand alone commercial business in the area.

*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 the 17<sup>th</sup> 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 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 in 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: \_\_\_\_\_

Address: \_\_\_\_\_

City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

Telephone: \_\_\_\_\_

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

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.

*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.*

**First National Bank, 3500 Johnson Avenue, Jonesboro, AR**

**REZONING INFORMATION:**

- (1) The property was zoned R-1, C-3 and C-3, LUO when the current owner purchased it.
- (2) The purpose of the proposed rezoning is to bring the property under one zoning.
- (3) The property would be re-developed as commercial (banking) to expand the commercial opportunities in the area.
- (4) The development density is a five-story commercial building with underground parking. Square footage to be approximately 100,000 sq. ft. total.
- (5) The Future Land Use Plan has this property listed as High Intensity Growth Sector, common for the Johnson Avenue corridor.
- (6) The proposed rezoning would be in the public interest and benefit of the community by providing expanded services in banking and new office spaces.
- (7) Property would be compatible with the zoning in the area. Area is heavily commercial with restaurants, shopping strip malls and fast food establishments.
- (8) Overall property has multiple zoning classifications. Bank and financial institutions are not allowed within the R-1 Zoning.
- (9) The property will have a minimum impact on the existing infrastructure in the area. Owner has an existing bank branch on the site.
- (10) The property has been vacant to a degree for several years.
- (11) The property will have minimal effect on utilities, streets, parks and emergency services.
- (12) Grading operations are currently in process at this time.
- (13) Due to the nature of the development and the surrounding areas being commercial, no feedback has been received at this time. No meetings with the neighbors have been held.
- (14) Requesting the current C-3, LUO be expanded to cover the entire tract (Ord. 13:071).

15165-Rezoning Information

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**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: Frist National Bank  
Address: 200 West Court Street  
City, State: Paragould, Arkansas ZIP 72450  
Telephone: 870-239-8521  
Facsimile: \_\_\_\_\_  
Signature: WM

**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.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Facsimile: \_\_\_\_\_  
Signature: \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
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