



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 10.8.19

Date Received: 9/17/19

Meeting Deadline: 9.17.19

Case Number: 2219-14

LOCATION:

Site Address: 4301 E JOHNSON AVE

Side of Street: SE between PLEASANT GROVE RD and PARAGOULD DRIVE

Quarter: NW Section: 10 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: R1 Proposed Zoning: C3

Size of site (square feet and acres): 42,423 1 Acre Street frontage (feet): 179

Existing Use of the Site: RESIDENTIAL

Character and adequacy of adjoining streets: COMMERCIAL

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 INDUSTRIAL

East COMMERCIAL

West INDUSTRIAL

Physical characteristics of the site: DELAPIDATED HOUSE AND OVERGROWN TREES AND BUSHES

Characteristics of the neighborhood: COMMERCIAL / RETAIL

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 on the public meeting schedule. 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 (LZO), 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: ESTATE OF MILDRED M. MOSIER
G/O HARRY WEATHERBEE
 Address: 514 BARKER STREET
 City, State: WELLINGTON, OH ZIP: 44090
 Telephone: 440-871-5431
 Facsimile: _____
 Signature: Harry Weatherbee - Executor

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

Applicant:

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

***CONTRACTED PURCHASER**

Name: RHODES DEVELOPMENT COMPANY, LLC
 Address: 2075 CORPORATE CIRCLE, PO BOX 779
 City, State: CAPE GIRARDEAU, MO ZIP: 63702
 Telephone: 573-338-1800
 Facsimile: 573-336-2246
 Signature: Steve L. Rhodes, Manager

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REZONING INFORMATION ATTACHMENT

4301 E JOHNSON AVE

1. RESIDENTIAL
2. TO DEVELOP, CONSTRUCT, AND OPERATE A RETAIL TIRE SALES AND AUTOMOTIVE REPAIR SERVICE BUSINESS. THIS IS THE ONLY R-1 PROPERTY NEAR BY AS ALL ADJACENT PROPERTIES ARE ZONED C-3 OR INDUSTRIAL.
3. TO DEVELOP, CONSTRUCT, AND OPERATE A RETAIL TIRE SALES AND AUTOMOTIVE REPAIR SERVICE BUSINESS
4. +/- 6,400-7,000 SQUARE FEET OF COMMERCIAL SPACE
5. YES
6. IT WOULD DEVELOP UNDERUTILIZED PROPERTY AND ADD TO THE REAL ESTATE TAX AND SALES TAX BASE. ADDITIONALLY, IT WOULD OFFER GOODS AND SERVICES TO THE RESIDENTS AND VISITORS OF JONESBORO.
7. NEIGHBORING PROPERTIES ARE ZONED COMMERCIAL OR INDUSTRIAL
8. THE HOUSE ON THE PROPERTY IS DELAPIDATED AND NEEDS TO BE DEMOLISHED. IT WOULD NOT BE FEASIBLE TO REDEVELOP THE PROPERTY AS RESIDENTIAL. FURTHERMORE, WHEN CONSIDERING THE CURRENT USE OF THE SURROUNDING PROPERTIES IT WOULD NOT BE THE HIGHEST AND BEST USE AS A RESIDENTIAL PROPERTY.
9. NEIGHBORING PROPERTIES ARE ALREADY ZONED C-3 OR INDUSTRIAL, AND THE PROPOSED DEVELOPMENT WILL COST MORE THAN \$750K WHICH SHOULD HAVE A POSITIVE IMPACT ON PROPERTY VALUE. A TIRE AND AUTO SERVICE BUSINESS CREATES A MINIMAL TRAFFIC IMPACT WHEN COMPARED TO RESTAURANTS, CONVENIENCE STORES AND DRUG STORES. DRAINAGE WOULD BE WORKED OUT WITH CIVIL ENGINEERING AND APPROVAL BY THE CITY. THIS PROPERTY IS LOCATED IN THE JOHNSON AVE OVERLAY DISTRICT, AND THIS BUSINESS DOESN'T CREATE ANY SMELL, NOISE, LIGHT, OR VIBRATIONS. THE HOURS OF OPERATION WOULD BE 7AM-7PM MONDAY-FRIDAY AND 7AM-5PM SATURDAY. CURRENTLY, PLAZA TIRE SERVICE IS NOT OPEN FOR BUSINESS ON SUNDAY.
10. THIS PROPERTY HAS BEEN VACANT FOR APPROXIMATELY ONE (1) YEAR
11. THE DEVELOPMENT SHOULD HAVE MINIMAL EFFECT ON UTILITIES, STREETS, DRAINAGE, PARKS, OPEN SPACE, FIRE, POLICE, AND EMERGENCY MEDICAL SERVICES.
12. DEVELOPMENT WOULD BEGIN WITHIN THE NEXT TWELVE (12) MONTHS
13. AT THIS TIME THERE HAVE BEEN NO MEETINGS WITH THE NEIGHBORS. GIVEN THAT ALL NEIGHBORING PROPERTIES ARE C-3 OR INDUSTRIAL WE DO NOT THINK THAT IT IS NECESSARY FOR A NEIGHBOR MEETING.