

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: 5/13/22

Case Number: RZ 22-10

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**LOCATION:**

**Site Address:** 4913 East Johnson Avenue, Jonesboro, AR 72405

**Side of Street:** South side of East Johnson Avenue

**Quarter:** Part of the Northwest Quarter of the Northeast Quarter of Section 11,  
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:** Residential R-1  
**Proposed Zoning:** Commercial C-3

**Size of site** (square feet and acres): 34,499 SF; 0.79 Acres  
**Street Frontage** (feet): +/- 125 feet along East <sup>Johnson</sup>~~Nettleton~~ Avenue

**Existing Use of the Site:** Currently undeveloped residential land

**Character and adequacy of adjoining streets:** East Johnson Avenue in this area is currently a four-lane highway with a center left-turn lane, under the jurisdiction of ArDOT, with input from the City of Jonesboro being important in the design of any new access locations. It currently appears to accommodate the traffic needs quite well.

**Does public water serve the site?** There is an existing 8" water main on the south side of East Johnson Avenue

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

**Does public sanitary sewer serve the site?** There is an existing sanitary sewer line along the south side of East Johnson Avenue.

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

**Use of adjoining properties:** **North:** Commercial C-3, LUO and Residential R-1  
**South:** Commercial C-3, and Residential R-1  
**East:** Residential R-1  
**West:** Commercial C-3

**Physical Characteristics of the site:**

The site shows few signs of prior development, mainly in the form of older structures in need of removal. A local requirement will be to properly address storm water management and detention. There is approximately five feet (5') of fall across the property, primarily in a west / southwest direction.

**Characteristics of the neighborhood:**

The area is nearly fully developed. There are various medical entities to the west, and this site is not far removed from NEA Baptist Hospital. To the south is Cornerstone United Methodist Church. To the east is a fully developed residential subdivision with larger lots. These lots are primarily served with septic systems because sewer is not available at the time of the development. The proposed development could easily be considered as "quiet" development. The intended use is for a counseling center.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th 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 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?**  
The desired product does not meet the parameters of the R-1 requirements. Similarly, this parcel is not conducive to residential development. The desired development requires a commercial classification, and C-3 fits with the intended product. Therefore, this request is being made to change the classification to be consistent with the properties to the west.
- (3) **If rezoned, how would the property be developed and used?**  
The applicant desires to develop this site as a counseling center, being only one of several locations operated by this owner/developer. The final building configuration has yet to be published until the owner received approval for the rezoning.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**  
This site has been planned. The preferred layout has been included as a part of the rezoning request. Please refer to that drawing for more information on the proposed development. The development will be consistent with the surrounding development to the west and the proposed use complies with the Overlay District Regulations.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Land Use Plan*?**  
Yes, this application is consistent with the *Jonesboro Land Use Plan*.



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

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is in very close proximity to developments of a similar nature. The requested classification is a consistent use and density.

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

This proposed development supports the City of Jonesboro *Land Use Plan*. This request is in very close proximity to developments of a similar nature. The requested classification is a consistent use and density.

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

The desired product is not a permitted use in the Residential R-1 classification. Therefore, this request is being made to change the classification to be consistent with the adjacent properties to the west.

**(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 attributes 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?**

This property shows no signs of having ever been developed other than a couple of storage structures that appear to be quite old, and in need of removal.

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

A change in the zoning classification from R-1, to C-3 should have no detrimental impact on any of the following attributes.

- 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?**

The commencement of construction of is anticipated during 2022, if this rezoning request is approved.

**(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.***

As of the date of this application, no contact has yet been made with the surrounding owners. They will be notified by certified mail, as is required by the City of Jonesboro.



- (14) **If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**  
This request is not for a Limited Use Overlay.

**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.

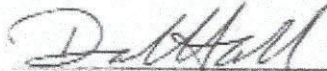
**Owner of Record:**

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:



Hall Premier Development, LLC

The applicant is the proposed buyer of the property for which this request is being made.

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