



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 09-19-11
Case Number: RZ 11-22

LOCATION:

Site Address: UNITED METHODIST
~~First Christian Church~~ - 901 South Main

Side of Street: W between Mathews Avenue and Oak Avenue

Quarter: NW Section: 19 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: C-2 Downtown Fringe Commerical Proposed Zoning: C-1 Downtown Core Commercial

Size of site (square feet and acres): 39,530 SQ FT - 0.90AC Street frontage (feet): Main Street - 207.45'
Union Avenue - 206.82'

Existing Use of the Site: Church Building - First Christian Church

Character and adequacy of adjoining streets: Main Street - 2-Lane Asphalt,
Union Avenue - 2-Lane Asphalt.

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 - First Baptist Church

South Commercial - Law Offices

East COMMERCIAL Parking Lot

West Commercial - Parking Lot

Physical characteristics of the site: Current Church Building - First Christian Church

Characteristics of the neighborhood: OLDER COMMERCIAL DOWNTOWN AREA, WITH STABLE COMMERCIAL AND RESIDENTIAL IN THIS 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 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 this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? C-2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? TO REPLAT LOTS INTO ONE AND MAKE ZONING CONSISTENCE
- (3). If rezoned, how would the property be developed and used? PROPOSED CHURCH EXPANSION.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? DESIGN IS FOR RENOVATION AND ADDITIONS TO EXISTING – APPROXIMATLEY 10,000 S.F. IN NEW 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? ALLOW FIRST METHODIST CHURCH TO SERVE THE COMMUNITY BETTER.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? ZONING WOULD BE CONSISTENT WITH THE CURRENT DEVELOPMENT IN THE AREA.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? THE PROPERTY NEEDS TO BE REZONED TO ALLOW FOR REPLATTING.
- (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 REZONING WILL NOT ADVERSLY AFFECT ANY OF THE ABOVE.
- (10). How long has the property remained vacant? THE PROPERTY HAS BEEN DEVELOPED FOR SEVERAL YEARS..
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? IT WILL HAVE NO IMPACT SINCE THE PROPERTY IS CURRENTLY DEVELOPED.
- (12). If the rezoning is approved, when would development or redevelopment begin? WOULD LIKE TO PERMIT CONSTRUCTION IN EARLY FALL.
- (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.* NO MEETINGS WERE HELD TO DISCUSS THE PROPOSED DEVELOPMENT.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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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:

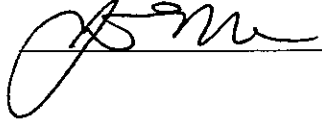
I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

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:

____ Chairman, Board of Trustee, First Methodist Church _____

Name: Justin Miles
Address: 901 South Main
City, State: Jonesboro AR ZIP 72401
Telephone: 870-
Facsimile: _____
Signature: 

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