



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Date Received: 03-19-12
Case Number: RZ 12-03

LOCATION:

Site Address: 4500 E JOHNSON

Side of Street: _____ between _____ and _____

Quarter: _____ Section: _____ Township: _____ Range: _____

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): 61941.8 / 1.42 Street frontage (feet): 318.6

Existing Use of the Site: HOME SITE

Character and adequacy of adjoining streets: _____

Does public water serve the site? YES

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? YES

If not, how would sewer service be provided? _____

Use of adjoining properties:

North OPEN GROUND

South JOHNSON AVE C3

East C3 HOME SITE

West R1/C3 HOME SITE

Physical characteristics of the site: OLD R1 MOST CHANGING TO C3

Characteristics of the neighborhood: MOST ALL C3

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? R1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? C3 SUBWAY
- (3). If rezoned, how would the property be developed and used? SUBWAY
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? 10750 COMMERCIAL
- (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? NEW JOBS
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? MOST ALL C3
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? NO
- (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. ADDED VALUE
- (10). How long has the property remained vacant? WILL VACANT 4/30/12
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? ADD. 20-70 NEW JOBS
- (12). If the rezoning is approved, when would development or redevelopment begin? ASAP
- (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. NEIGHBOR ON EAST SIDE RESERVED C3 NEIGHBOR ON WEST SIDE WANTS C3
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must 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:

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

Name: JUSTFOODIT INVESTMENTS LLC
 Address: P.O. Box 19068
 City, State: JONESBORO AR ZIP 72403
 Telephone: 870-243-7915
 Facsimile: _____
 Signature: [Signature]

Name: DAVID JUSTIANO
 Address: P.O. Box 19068
 City, State: JONESBORO AR ZIP 72403
 Telephone: 870-243-7915
 Facsimile: _____
 Signature: [Signature]

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

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231.60

SCOTT VAUGHN
JOHNSON AVE MINOR PLAT

C-3

R-1

N 00°00'00" W
294.75'

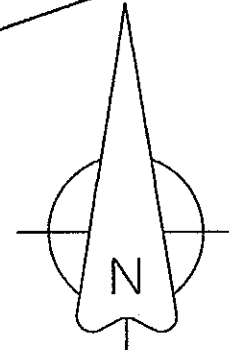
61941.8 SQ. FT.
1.42 ACRES

175.02'

C1

R-1

C-3



BEARINGS ASSM'D



S 72°06'30" W
38.13'

DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northeast corner of said Section 10; thence South 88°54'58" West 867.90 feet along the North line of said Section 10 to the point of beginning proper; thence South 19°03'38" East 175.02 feet Northerly right of way of Arkansas Highway No. 49 (Johnson Ave.); thence with a curve turning to the left with an arc length of 280.47', with a radius of 2963.43', along said right of way; thence South 72°06'30" West 38.13 feet along said right of way; thence North 00°00'00" East 294.75 feet to the North line of said Section 10; thence North 88°54'58" East 231.60 feet along said North line to the point of beginning proper, having an area of 61941.84 square feet, 1.42 acres more or less and being subject to all public and private roads and easements.

OWNER CERTIFICATION:

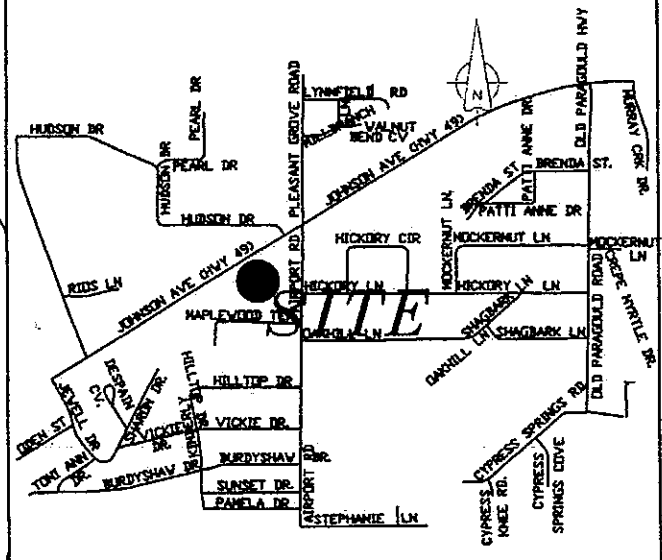
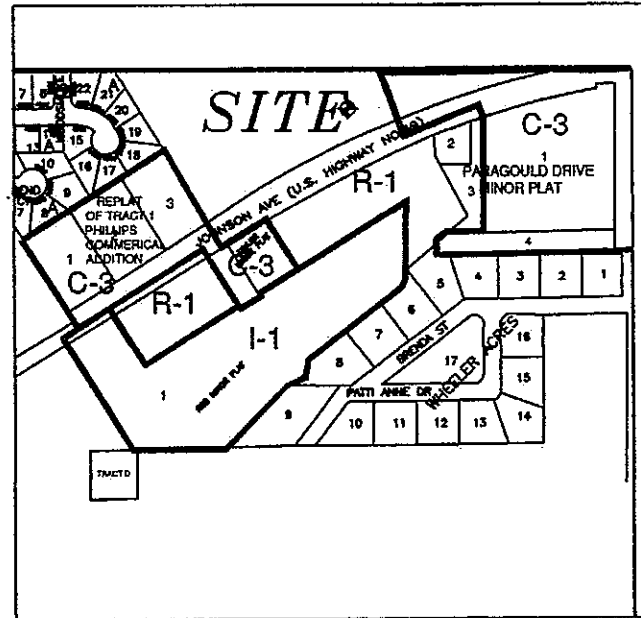
WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

SURVEYOR'S CERTIFICATION:

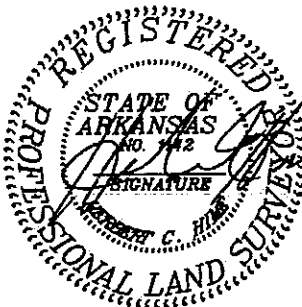
THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND AND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES

POB No. 353
BROOKLAND, ARKANSAS 72417



VICINITY MAP



H&S Hime Professional Surveying Services
POB No. 353
BROOKLAND, ARKANSAS 72417

REZONING PLAT

drawn by:
HH

R-1 EXISTING

105.0'

15' DRAINAGE ESMT

PROPOSED
8750 S.F.
BLDG.

PROPOSED
SUBWAY
1750 S.F.
BLDG.

20504 S.F.
0.47 AC

43940 S.F.
1.01 AC

JOHNSON AVE.

