



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: 07-16-09
Case Number: RZ-09-13

LOCATION:

Site Address: 2510 East Johnson, Jonesboro, Arkansas

Side of Street: _____ between Caraway Road and Stadium Blvd

Quarter: Southwest Section: 9 Township: 14 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: R-1 Proposed Zoning: C-3

Size of site (square feet and acres): 521,686. 11.98 acres Street frontage (feet): 246.27

Existing Use of the Site: Undeveloped

Character and adequacy of adjoining streets: State/Federal Highway specifications, AHTD improved in 2003

Does public water serve the site? YES

If not, how would water service be provided? NA

Does public sanitary sewer serve the site? YES

If not, how would sewer service be provided? NA

Use of adjoining properties:

North Pasture Land

South Hwy 49 ASU Property, transformer station, public land

East Home Site, zoned high density multifamily

West Gray Home Site, PO-RM, C-3 and C-4 (mixed use)
Cell Tower and Apartments

Physical characteristics of the site: Undeveloped, small and large trees and bushes, land slopes south to north on most of the property and west to east on some part of the property, generally level land

Characteristics of the neighborhood: SEE ATTACHMENT I

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 1st 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? R-1
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? To allow owner/developer to develop a commercial subdivision and amenities. Highest and best use of property.
- (3). If rezoned, how would the property be developed and used? The property could become a part of a commercial node located across the street from ASU. Appropriate development for four lane road.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? To Be Determined
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? YES and existing
- (6). How would the proposed rezoning be in the public interest and benefit the community? To meet unmet needs for redevelopment commercial development in North Jonesboro (North of Johnson) Meets a need to improve options.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? Provide for a cohesive zoning that will compliment appropriate redevelopment of a major corridor.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? City changed neighborhood over 10 years ago by relocating Green Leaf Mental Health Hospital to what was a single family neighborhood.
- (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. SEE ATTACHMENT II
- (10). How long has the property remained vacant? HOUSE VACANT 3 YEARS. Balance of property vacant over 10 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? PLEASE REFER TO ATTACHMENT III
- (12). If the rezoning is approved, when would development or redevelopment begin? Less than 2 years
- (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. Neighborhood support commercial development. See attached letters
- (14). If this application is for a Limited Use Overlay (L.U.O), 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.

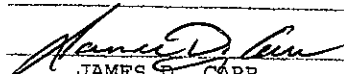
Name: James D. Carr, et. al.

Address: 105 Wyatt Cove

City, State: Hot Springs, AR ZIP 71913

Telephone: 501/520-0466 / 501/538-7470

Facsimile:

Signature:  JAMES D. CARR

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 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.

**CARR Application
Rezoning Request
Attachments**

ATTACHMENT I: CHARACTERISTICS OF THE NEIGHBORHOOD – Page 1

Past History: Single Family Neighborhood until the redevelopment and commercial growth changed the neighborhood from Stadium Blvd. to Caraway Road. This ended the single family neighborhood. The state improved Johnson (Highway 91 and Highway 49) in 2003 to improve traffic flow and create a new enlarged traffic corridor.

Present History: Due to road improvements, the location of the Fire Station #1 and other improvements, our area of Johnson Avenue is redeveloping. Our neighborhood starts at Caraway Road running east to the Johnson intersection with 49 North/bypass. The redevelopment to date includes: Subway, Church of Christ Student Center, Furniture Store, St. Bernard's Behavioral Health and the Catholic Student Center. There is one home that operates as student housing. There is only four single family homes left in our neighborhood on Johnson, which includes our home at 2510 East Johnson. We are working with our neighbors to redevelop our area into appropriate land usage for our extended neighborhood. There are new apartments located at the back of our property and east of our land is zoned for high density multifamily.

ATTACHMENT II: REZONING AFFECT ON NEARBY PROPERTY - #9 Page 2

The potential impact of the requested zoning would:

- Increase and stabilize property value
- Traffic was addressed in the 2003 AHTD improvements.
- Storm Water Drainage was addressed in the 2003 AHTD improvements but there would be some additional work required to meet Storm Water Requirements. Associated Engineering and Testing has completed topographical and storm water retention studies.
- Visual appearance will be enhanced
- There will be no odor
- We do not perceive that noise level will be increased
- There will be improvements to lighting.
- No activity will be allowed that causes vibrations.
- Hours of use and operation will be those normal to development.
- The only restrictions would be those required by the City of Jonesboro

**CARR Application
Continued**

ATTACHMENT III: IMPACT OF PUBLIC SERVICES - #11 Page 2

The impact of the proposed rezoning and development on Public Services are:

- All utilities are located in front of 2510 East Johnson Avenue which include trunk lines for water and sewer, major CWL electrical transformer station directly across from 2510 East Johnson, and gas lines
- Johnson Avenue is State Highway 91 and 2510 Johnson Avenue is approximately .2 of a mile from the intersection of Johnson Avenue and Highway 49 north/bypass. In 2003 Johnson Avenue was improved by the AHTD to enhance daily traffic usage.
- When AHTD improved Johnson Avenue, significant drainage work was completed. We recognize that there will be some requirements in development for compliance with the Storm Water Drainage Ordinances.
- There are no Parks located in eastern Jonesboro.
- Open space requirement will fully comply with the City of Jonesboro Ordinances.
- Jonesboro Fire Station #1 is located approximately .3 miles from this site which would make response times more than adequate.
- Those normally provided by police and other emergency services, as provided by the City of Jonesboro and other providers..
- 2510 E. Johnson is located 2.2 miles from the new Baptist Hospital and 3 miles from the existing Baptist NEA Hospital.