



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received:

5/2/16

Case Number:

R216-08

## LOCATION:

Site Address: The property is located at 1425 East Johnson Ave

Side of Street: South between Leggett St and N. Rogers St

Quarter: NW Section: 17 Township: 14 N 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-4 Proposed Zoning: C-3 LUO

Size of site (square feet and acres): 32,000 sq. ft. 0.73 Acres Street frontage (feet): E. Johnson Ave-160 ft  
N. Rogers St -200 ft

Existing Use of the Site: Vacant Property

Character and adequacy of adjoining streets: East Johnson Ave-Major Arterial in good condition  
North Rogers St-Local Street in good condition

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 C-3/C-3 LUO

South R-3

East C-4

West C-4

Physical characteristics of the site: Vacant lot with some concrete

Characteristics of the neighborhood: Mixture of commercial buildings and multi-family residences

*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 18 days prior to the next MAPC meeting. 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 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 (LUO), 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:     Ayad F. Talib    

Address:     805 E. Hettleton    

City, State:     Jonesboro     ZIP     AR    

Telephone:     (870) 273-4490    

Facsimile: \_\_\_\_\_

Signature:     *[Signature]*    

**Applicant:**

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

\_\_\_\_\_  
Name:     Same    

\_\_\_\_\_  
Address: \_\_\_\_\_

\_\_\_\_\_  
City, State: \_\_\_\_\_ ZIP \_\_\_\_\_

\_\_\_\_\_  
Telephone: \_\_\_\_\_

\_\_\_\_\_  
Facsimile: \_\_\_\_\_

\_\_\_\_\_  
Signature: \_\_\_\_\_

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

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## Rezoning Information

- (1). How was the property zoned when the current owner purchased it?  
**C-4**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
**So the property can be used for its highest and best use**
- (3). If rezoned, how would the property be developed and used?  
**The property would be developed within the C-3 zoning guidelines**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
**Commercial building square footage is unknown at this time**
- (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 in the public interest and benefit the community?  
**Rezoning the property would create new economic opportunities and enhance the Johnson Ave. corridor west of the Arkansas State University Campus**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
**The subject property adjoins property zoned R-3 to south, C-4 to the east and west, and a C-3/C-3 LUO to the north**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
**Yes, current zoning is not best use for the property**
- (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.  
**There should be no adverse impact to the adjoining property owners**
- (10). How long has the property remained vacant?  
**The property has been vacant for a couple of 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?  
**There will be no adverse impact on utilities, streets, drainage, and emergency services**
- (12). If the rezoning is approved, when would development or redevelopment begin?  
**The property is planned to be developed within 12 months**
- (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 meeting has been held at this time**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.  
**All uses excluding the following:**
  - 1. Adult Entertainment**
  - 2. Alcohol/Tobacco Retail Sales**