

Application
for a
Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____

Case Number: _____

=====

LOCATION:

Site Address: 4115 East Johnson Avenue (a.k.a. Highway 49)

Side of Street: South Side of East Johnson Avenue

Quarter: Northeast **Section:** 10, **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: R-1 **Proposed Zoning:** C-3 Limited Use

Size of site (square feet and acres): 44,001 S.F. = 1.01 Ac.

Street Frontage (feet): 216.32' (Johnson Avenue)

Existing Use of the Site: Two residences

Character and adequacy of adjoining streets: Johnson Avenue is a five-lane highway, with a center turn lane, which should easily handle any additional traffic generated by a commercial setting.

Does public water serve the site? Yes.

There is an existing 8" water line on the south side of Johnson Avenue.

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

Does public sanitary sewer serve the site? Yes.

There is an existing sanitary sewer approximately two hundred feet to the south of this site.

If not, how would sewer service be provided? For gravity sewer service, an extension of the main would be necessary.

Use of adjoining properties:

| | |
|-------------------|-----------------|
| North: | Commercial C-3 |
| South: | Residential R-1 |
| East: | Residential R-1 |
| West: | Residential R-1 |
| Southwest: | Commercial C-3 |

Physical Characteristics of the site:

The site is relatively level, generally sloping to the east. The site contains two existing residences and some relatively mature vegetation.

Characteristics of the neighborhood:

The surrounding area immediately to the east and west is residential in nature. On the north side of Johnson Avenue, and a very short distance to the east there is existing commercial development.

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 question in detail:*

- (1) **How was the property zoned when the current owner purchased it?**
The property was zoned R-1 when the owner acquired it.
- (2) **What is the purpose of the proposed rezoning? Why is the rezoning necessary?**
This area is becoming more highly developed in a commercial manner. Therefore, they have requested a Classification of C-3, Limited Use.
- (3) **If rezoned, how would the property be developed and used?**
The property will be developed as an office setting.
- (4) **What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**
At this time, the buyers plan to remove the existing structures and erect a moderate size commercial building.
- (5) **Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**
The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be Thoroughfare Commercial. Therefore, the requested zoning classification of C-3, Limited Use is 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?**
The proposed rezoning would allow the existing residential structures to be removed from the property, and the parcel be redeveloped into a more modern facility.

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

The character of the general area is presently undergoing change. The proposed rezoning would be very compatible with the existing facilities and those developments that are currently underway.

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

The location of the property, and the age and condition of the existing structures present costly alternatives when considered for continuation of their existing use.

(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.

A) Property Values:

This proposed zoning classification should have no detrimental impact on surrounding property values.

B) Traffic:

The traffic demands for this type venture should have very little, if any impact on traffic in the area.

C) Drainage:

The existing drainage features of this site should accommodate the proposed use. When and if the rezoning is granted, re-development of the property would have to be in compliance with the current standards at the time of development.

D) Visual Appearance:

There are currently two relatively old residences on the property. Re-development of the site would create a more aesthetically pleasing structure.

E) Odor:

The selected permitted uses as listed, do not have any inherent odors associated with them.

F) Noise:

The selected permitted uses as listed, do not have any inherent, extraordinary noise associated with them.

G) Light:

The selected permitted uses as listed, do not have any inherent burdens of light associated with them.

H) Vibration:

The selected permitted uses as listed, do not have any inherent vibration associated with them.

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- J) Hours:** The selected permitted uses as listed, do not have any inherent unusual hours of operation associated with them.
- K) Restrictions:** The selected permitted uses as listed, do not restrict any existing surrounding uses.
- (10) How long has the property remained vacant?**
The property is not 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?**
- A) Utilities:** There will be no impact on the existing utilities at this site.
- B) Streets:** There will be no significant increase of traffic in the general area.
- C) Drainage:** Redevelopment of the site will be in compliance with the current standards being utilized as the development guidelines. Drainage considerations will necessarily include proper storm water management.
- D) Parks:** This proposed rezoning should have no impact on the City's parks.
- E) Open Space:** The requested C-3, Limited Use Classification will be in compliance with the current standards.
- F) Fire:** The re-development of the site will include a more modern building, thus lowering the demands of fire protection.
- G) Police:** No impact on the police protection in the area is anticipated.
- H) Emergency Medical Services:**
No impact on the emergency medical services in the area is anticipated.

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- (12) **If the rezoning is approved, when would development or redevelopment begin?**

Any work involved in re-development would begin soon after approval.

- (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.***

Contact is planned with the surrounding neighbors, though no detailed information is readily available at the time of the submittal of this application

- (14) **If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**

This requested rezoning is intended to be a C-3, Limited Use. The buyer is planning to submit a list of the proposed permitted uses, under a separate cover.

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:

The owner of the property is: June Roberts and Pearl Roberts
4115 East Johnson Avenue
Jonesboro, AR 72401
C/O Mr. Lee Aspinwald
(870) 933-1792

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 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.*