



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: 9/24/19 Date Received: 8/30/19
Meeting Deadline: 8/30/19 Case Number: R2-19-13

LOCATION:

Site Address: 1402 Highland Drive

Side of Street: North between Macarthur Park and Hillcrest Drive

Quarter: SW Section: 20 Township: 14N Range: 04E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.
Lot 4A of Roundtable Holdings LLC Replat

SITE INFORMATION:

Existing Zoning: R-1 Proposed Zoning: C-3

Size of site (square feet and acres): 2.01 ac; 87,500 ft/sq Street frontage (feet): 267.96

Existing Use of the Site: Vacant land

Character and adequacy of adjoining streets: Property is accessible from Highland Drive - Arterial

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 R-1

South R-1/C-4 LUO

East C-4 LUO

West R-1

Physical characteristics of the site: The site is 2.01 acres or approximately 87,500 ft/sq of vacant land

Characteristics of the neighborhood: The property is on Highland Drive. It is bounded on the east by C-4LUO, with R-1 and C-4LUO to the south. Some R-1 to the west and north.

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 on the public meeting schedule. 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 construct an approx. 5,000 ft/sq branch for Armor Bank.
- (3). If rezoned, how would the property be developed and used? See no. 2 above.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Approximately 5,000 ft/sq.
- (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? See attached.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? See attached.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? See attached.
- (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 attached.
- (10). How long has the property remained vacant? Since approximately 2016.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? None.
- (12). If the rezoning is approved, when would development or redevelopment begin? Immediately upon issuance of a building permit.
- (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. See attached.
- (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: _____

Address: _____

City, State: _____ ZIP _____

Telephone: _____

Facsimile: _____

Signature: _____

Applicant:

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

Name: Armor Bank, Chad May, CEO

Address: 1814 Executive Square

City, State: Jonesboro, AR ZIP 72401

Telephone: 501.406.9096

Facsimile: 501.406.9094

Signature: Chad T. May

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

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**ADDENDUM TO APPLICATION FOR A
ZONING ORDINANCE MAP AMENDMENT**

- (6) The land is currently vacant. Development of the property with a small bank branch will contribute to the local economy through jobs and additional tax revenue.
- (7) The property is adjacent to a restaurant, and vacant C-4LUO property is across the street and to the east slightly. The property is on Highland Drive, a major artery through Jonesboro. Sufficient buffers exist between the proposed use and the R-1 properties nearby.
- (8) The property previously had a single family home that was torn down. The highest and best use of the property is not residential.
- (9) Development of the property as proposed by the applicant would not adversely impact property values. The proposed bank branch will be approximately 5,000 ft/sq on an approximately 2 acre lot. The proposed rezoning will not adversely and materially impact drainage, traffic, odor, noise, light, vibration, or hours of use or operation. The proposed structure will be an improvement in visual appearance.

**MINUTES OF NEIGHBORHOOD MEETING
FOR ARMOR BANK REZONING APPLICATION**

On August 28, 2019, at 6:00 p.m., a neighborhood meeting was conducted at the offices of HaagBrown Commercial Real Estate, 2221 Hill Park Cove, Jonesboro, Arkansas. In attendance were Barbara and David Martin, Linda Wofford, Ron Craft, Roy and Cindy Sheppard, and Robert Wells.

Counsel for Armor Bank, James F. (Jim) Gramling, gave opening remarks and described the rezoning process to those in attendance. Chad May, President and CEO of Armor Bank, discussed the history of the bank and the proposed project. Conceptual drawings were presented to those in attendance showing the approximate size and scope of the proposed project. Ron Craft asked about whether the bank would use the entire lot, which was answered in the affirmative. Cindy Sheppard commented that she would like to see quality landscaping and Mr. May responded that the bank's intention was to have a quality building and landscaping that would be a benefit to the area.

No objections to the project were stated and the meeting was adjourned at approximately 6:45 p.m.

By: 

James F. Gramling Jr.,
Counsel for Armor Bank