



METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Application for a Zoning Ordinance Map Amendment

Meeting Date: 6/12/18

Date Received: 5/17/18

Meeting Deadline: 5/17/18

Case Number: R218-13

LOCATION:

Site Address: 920 Union Street

Side of Street: East between Warner Ave. and Oak Ave.

Quarter: NW Section: 19 Township: 14N 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-2 Proposed Zoning: C-1

Size of site (square feet and acres): 5,618 s.f. 0.13 acres Street frontage (feet): Union St. = 58.71'
Oak Ave. = 95.52'

Existing Use of the Site: Office

Character and adequacy of adjoining streets: Union Ave.- 2-Lane Asphalt, Oak Ave.- 2-Lane Asphalt

Does public water serve the site? Yes

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

Does public sanitary sewer serve the site? Yes

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

Use of adjoining properties:

North Future Youth Building for First United Methodist Church

South Residential. Zoned C-2

East Future Youth Building for First United Methodist Church

West Residence converted to office. Zoned C-2

Physical characteristics of the site: Small office building with parking.

Characteristics of the neighborhood: Stable commercial downtown area transitioning to residential toward the south.

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? C-2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? Future replatting of this property to combine with other church properties located toward the north.
- (3). If rezoned, how would the property be developed and used? Future youth building for church.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? Proposed 3-story building with approximately 41,000 total square feet planned.
- (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?
Allow First United Methodist Church to better serve the community.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The rezoning would be consistent with the current development in the area.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? This property is not currently zoned the same as the other properties involved in a replat for the youth building.
- (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. This rezoning will not adversely affect any of the above.
- (10). How long has the property remained vacant? N/A
- (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 similar impact as compared to the current development.
- (12). If the rezoning is approved, when would development or redevelopment begin? Fall of 2018.
- (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.*
A meeting was not scheduled due to a lack of anticipated opposition from the neighbors.
- (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.

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:

Chair of Building Committee
First United Methodist Church

Name: Marvin Day
Address: 801 S. Main St.
City, State: JONESBORO, AR ZIP 72401
Telephone: 870-932-7479
Facsimile: _____
Signature: 

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

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