



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: 8/13/24 Date Received: 7/17/24  
Meeting Deadline: 7/17/24 Case Number: RZ-24-12

## LOCATION:

Site Address: 5425 SOUTHWEST DR. JONESBORO AR. 72404

Side of Street: \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_

Quarter: \_\_\_\_\_ Section: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_

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: R1 Proposed Zoning: C3

Size of site (square feet and acres): 2.12 ACRES Street frontage (feet): 232

Existing Use of the Site: OPEN LAND

Character and adequacy of adjoining streets: HIGH TRAFFIC / FOUR LANE HIGHWAY WITH MERGING LANE

Does public water serve the site? YES

If not, how would water service be provided? \_\_\_\_\_

Does public sanitary sewer serve the site? NO

If not, how would sewer service be provided? SEPTIC TANK

Use of adjoining properties:

North R1

South C4

East R1

West C4

Physical characteristics of the site: OPEN, FLAT LAND

Characteristics of the neighborhood: HIGH TRAFFIC, MAJORITY COMMERCIAL

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**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.

**Applicant:**

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

Name: BRIAN FRENCH  
 Address: 17 CR 201  
 City, State: JONESBORO AR ZIP 72404  
 Telephone: (870) 219-7542  
 Facsimile: \_\_\_\_\_  
 Signature: 

Name: Bruno Azemi  
 Address: 3000 JEROME  
 City, State: BATESVILLE AR. ZIP 72501  
 Telephone: (870) 476-5071  
 Facsimile: \_\_\_\_\_  
 Signature: 

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

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## 5425 Southwest Drive Rezoning Information

**1. How was the property zoned when the current owner purchased it?**

- *Answer: The property is zoned residential.*

**2. What is the purpose of the proposed rezoning? Why is rezoning necessary?**

- *Answer: To rezone to commercial and construct a restaurant.*

**3. If rezoned, how would the property be developed and used?**

- *Answer: The lot would be cleared and leveled. A modern restaurant building will be constructed and a parking lot will be paved.*

**4. What would be the density or intensity of the development?**

- *Answer: 3000 to 4000 square feet*

**5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the future land use plan?**

- *Answer: Yes*

**6. How would the proposed rezoning be in the public interest and benefit the community?**

- *Answer: This development will provide a family friendly dining option in a newly developed residential area with few options and ample space.*

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

- *Answer: While we aim to serve the surrounding residential area, there is already substantial commercial property in the area. Therefore, our restaurant will not impose on a strictly residential area but will benefit from it.*

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

- *Answer: To operate a restaurant on this lot it must be rezoned to commercial*

**9. How could the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, use of hours of operation and any restriction to the normal and customary use of the affected property?**

- *Answer: Family friendly restaurants often add value to homes in areas of residential development like this one. Traffic is expected to increase slightly but will be well within the limits to a main highway. A civil engineer will consult to insure the lot and development have proper drainage. Hours of operation will be Monday - Thursday and Sunday from 11AM to 9PM and Friday & Saturday will be from 11AM to 10PM. No restrictions apply.*

**10. How Long has the property remained vacant?**

- *Answer: it is an undeveloped lot and has always been vacant.*

**11. What impact would the proposed rezoning and development utilities, streets, drainage, parks, open space, fire, police and emergency medical services?**

- *Answer: Full utilities will be installed on the lot but are already available at the street. Streets themselves will be relatively unaffected only adding entrances to the lot. A civil engineer will consult to insure proper and minimal drainage. The remainder will be unaffected by the development.*

**12. If the rezoning is approved, when would the development or redevelopment be scheduled to begin?**

- *Answer: 12 to 24 Months*

**13. How do neighbors feel about rezoning?**

- *Answer: In early conversations with neighbors the majority are very excited about the addition of a restaurant in the area. Very few have any opposition. We plan to go door to door with informative flyers and collect signatures for support.*

**14. If this application is for a Limited Use Overlay (LUO), specify restrictions.**

- *Answer: NA*